

ORDINANCE NO. 2020- 45

ORDINANCE AUTHORIZING THE ACQUISITION OF  
EASEMENTS FOR THE GARDEN AND MILL  
SIGNALIZATION AND ROAD IMPROVEMENT  
PROJECT

WHEREAS, on August 25, 2020, the State of New Jersey, Department of Transportation approved a grant from the Federal Highway Authority in the amount of \$246,300.00 to be used for the acquisition of easements/fee title necessary for the completion of the Garden Road & Mill Road Signalization (ROW) project;

WHEREAS, acquisition of easements and/or fee interests across the properties on the attached Parcel List are necessary for erecting, constructing, maintaining, operating, modifying, inspecting and continued operation of the traffic signals to be located at the intersection of Garden Road and Mill Road, and the widening, of the intersection and approaches thereto, including the laying, relaying, replacing, repairing, cleaning, maintaining, and operating of highway facilities to be located within the areas of the easements, including the right to trim or fell trees, shrubs or brush in or upon said Property, with the free right to enter and depart over and across the area of the easement;

WHEREAS, the intersection of N. Mill Road and Garden Road is heavily traveled and is subject to a large volume of commercial traffic coming from and to the Vineland Industrial Park which extends along N. Mill Road on both sides of its intersection with Garden Road, and is one of the most dangerous intersections in the City of Vineland. Accordingly, the acquisition of the easements will promote the safety and welfare of the public;

WHEREAS, the City of Vineland has obtained appraisals from Jerome J. McHale, MAI for each of the easements and/or fee interest on the attached Parcel List in the amounts set forth on the attached Parcel List;

WHEREAS, the City of Vineland has secured agreements to purchase said easements for the price set forth on the attached Parcel List for Parcels E3; E5; E8; E9; E10; E11; E13; E14; E15; and E16; and is negotiating with the owner of Parcels E1; E2; E17 and E17A for the purchase of easements for the amount set forth on attached Parcel List, and is negotiating with the owner of Parcel E-4 to acquire a fee interest for the amount set forth on the attached Parcel List;

WHEREAS, the a good faith offer to purchase the easement in the amount of \$10,300.00, the appraised value of the easement, has been made to the owner of Parcel E12, which offer has been rejected by the owner of Parcel E12.

WHEREAS, traffic signals at the intersection of N. Mill Road and Garden Road and the widening of the intersection and approaches to the intersection is desirable and necessary for the protection of the public safety; and

WHEREAS, City Council finds it to be in the best interests of the City of Vineland to acquire the easements and/or fee interest across the Parcels identified on the Parcel List by way purchase and condemnation, if necessary;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that the Solicitor of the City of Vineland, or his designee, is authorized to take any and all action that is reasonable or necessary, including by way of purchase and eminent domain, if necessary, to acquire a permanent easement and or a fee interest on, over, under, upon and across lands described on the attached Parcel List for the amounts set forth on the attached Parcel List, for the purpose erecting, constructing, maintaining, operating, modifying, inspecting and continued operation of the traffic signals to be located at the Garden and Mill Intersection, and the widening, of the intersection and approaches

CITY OF VINELAND

thereto, including the laying, relaying, replacing, repairing, cleaning, maintaining, and operation of highway facilities to be located within the areas of the easements, including the right to trim or fell trees, shrubs or brush in or upon said Property, with the free right to enter and depart over and across the area of the easement.

The properties to be subject to the permanent easement and/or fee interest to be acquired by the City of Vineland are depicted on the Parcel Maps also attached hereto.

ORDAINED that the acquisition of the easements and/or fee interest described above are for a public purpose.

ORDAINED that the City of Vineland is authorized acquire the easements and/or fee interest for the amounts set forth on the attached Parcel List, and for Parcel E12 for \$10,300.00 or such other price as established by the Commissioners appointed by a Court of competent jurisdiction.

This Ordinance shall take effect upon adoption and publication according to law.

Passed first reading:

Passed final reading:

\_\_\_\_\_  
President of Council

Approved by the Mayor:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

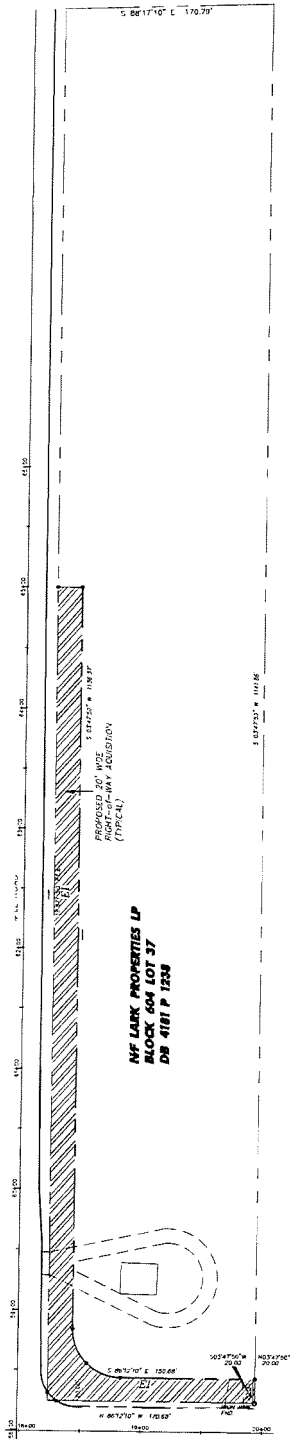
Garden Mill Roads Traffic Signal  
Right of Way Acquisitions

Appendix H

March 1, 2020

Parcel No.	Block	Lot	Appraised Amount	Administrative Revision	Final NIDOT Request
E1	604	37	\$ 41,000.00		\$ 41,000.00
E2	604	36			
E3	604	35	\$ 4,500.00	\$ 1,500.00	\$ 6,000.00
E4	604	34	\$ 4,600.00	\$ 1,400.00	\$ 6,000.00
E5	604	33	\$ 4,000.00	\$ 2,000.00	\$ 6,000.00
					\$ -
					\$ -
E8	1101	13	\$ 5,000.00	\$ -	\$ 5,000.00
E9	1101	12			
E10	1101	11	\$ 39,000.00	\$ -	\$ 39,000.00
E11	1101	10			
E12	1101	9	\$ 10,300.00		\$ 10,300.00
E13	1005	5	\$ 58,000.00	\$ 5,000.00	\$ 63,000.00
E14	1005	4	\$ 2,000.00	\$ -	\$ 2,000.00
E15	1005	3	\$ 2,800.00	\$ 1,200.00	\$ 4,000.00
E16	602	6	\$ 8,000.00	\$ -	\$ 8,000.00
E17	602	5	\$ 17,000.00	\$ -	\$ 17,000.00
E17A	602	5	\$ 39,000.00	\$ -	\$ 39,000.00
				<b>TOTAL COSTS</b>	<b>\$ 246,300.00</b>

Take note that parcels E1 and E2 are in common ownership, as are parcels E9, E10, and E11.



**ME LARK PROPERTIES LP  
BLOCK 604 LOT 37  
DB 4181 P 1258**



1" = 50'  
50' 25' 0' 25' 100'

**Pennoni Associates Inc.**

PHONE (856) 547-0005 FAX (856) 547-0174  
E-MAIL: [pa@sontheights.com](mailto:pa@sontheights.com)

**Engineers Surveyors Planners Landscape Architects**  
*IN COMPLIANCE WITH APPROXIMATE 30.00000000*

<b>ET</b>	DATE	
	BY	

NO. 1	DATE	BY

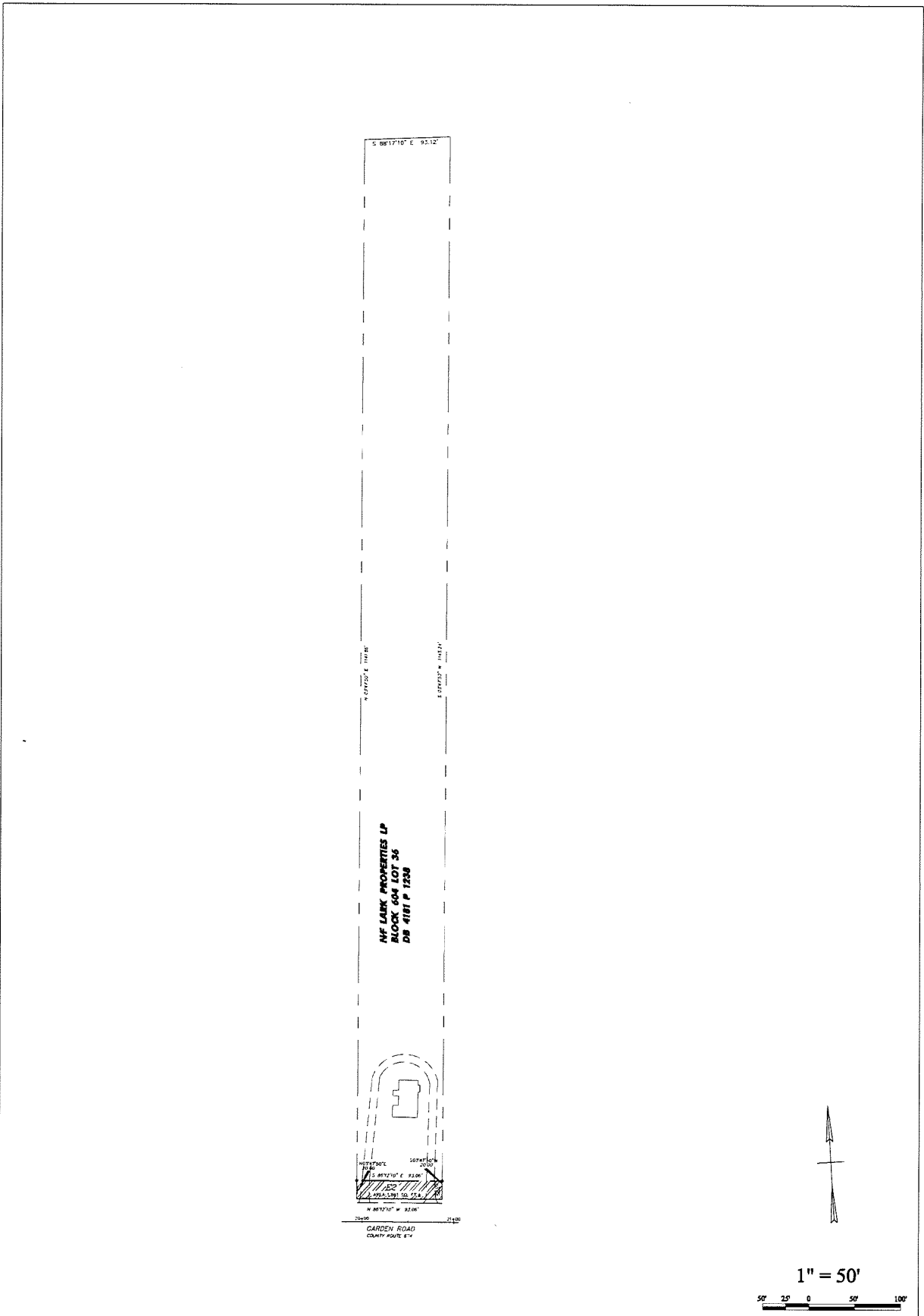
315 Grove Street, Suite 18, Woodton Heights, N.J. 08035  
**INTERSECTION IMPROVEMENTS OF  
WEST GARDEN ROAD (C.R. 674)  
& MILL ROAD  
1862 W. GARDEN ROAD  
CITY OF VINELAND**  
440 E. WOOD ST., P.O. BOX 1888  
VINELAND, NEW JERSEY 08360-1888

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND CHANGES MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**FRANK G. WHITTAKER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 2488839-0000

DATE	BY





1" = 50'

50' 0 50' 100'

**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
E-MAIL: [roadandhigh@pennoni.com](mailto:roadandhigh@pennoni.com)

**Engineers Surveyors Planners Landscape Architects**  
AS CRITERION OF AUTHORITY AND REGISTRATION

**E2**


**REVISIONS**

NO.	DATE	DESCRIPTION

515 Grove Street, Suite 10, Haddon Heights, N.J. 08035

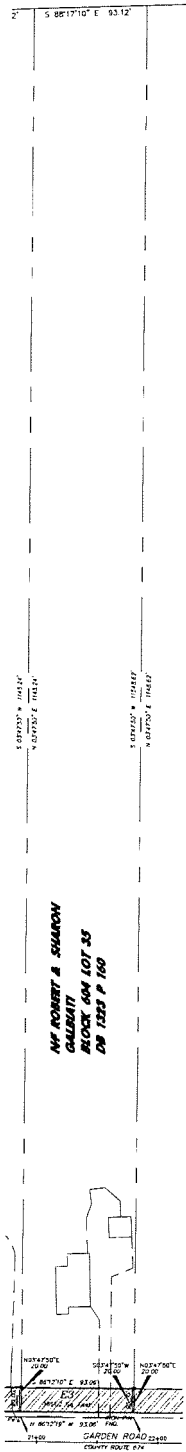
**INTERSECTION IMPROVEMENTS OF WEST GARDEN ROAD (C.R. 674) & MILL ROAD 1848 W. GARDEN ROAD CITY OF VINELAND**

640 E. WOOD ST., P.O. BOX 1808 VINELAND, NEW JERSEY 08360-1808

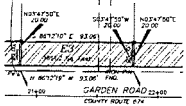
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND CHECKER MUST BE NOTIFIED BY SURVEYOR IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.

**FRANK G. WHITTAKER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 24-0000094-000



**MR ROBERT A SHARON**  
**GALLERY**  
**BLOCK 604 LOT 35**  
**DN 1200 P 160**



1" = 50'  
 50' 25' 0 50' 100'

**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
 E-MAIL: [haddon@right@pennoni.com](mailto:haddon@right@pennoni.com)

**Engineers Surveyors Planners Landscape Architects**

IN COMPLIANCE WITH AUTHORIZATION NO. 043838000

<b>E3</b>	DATE	
	BY	

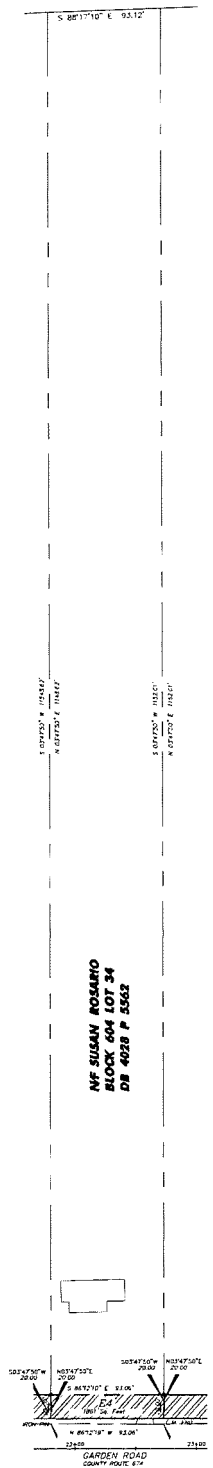
DATE	
BY	

515 Grove Street, Suite 18, Haddon Heights, N.J. 08035  
**INTERSECTION IMPROVEMENTS OF**  
**WEST GARDEN ROAD (C.R. 674)**  
**& MILL ROAD**  
**1830 W. GARDEN ROAD**  
**CITY OF VINELAND**  
640 E. WOOD ST., P.O. BOX 1886  
VINELAND, NEW JERSEY 08363-1886

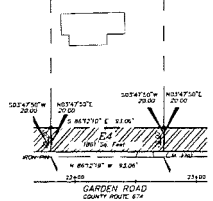
**FRANK G. WHITTAKER**  
 PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 34602004000

DATE		BY	





MP SUSAN ROSARIO  
BLOCK 604 LOT 34  
DN 4228 P 3562



1" = 50'  
50' 25' 0' 50' 100'

**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-3174  
E-MAIL: hudsonhigh@sapannoni.com

**Engineers Surveyors Planners Landscape Architects**  
AN ORGANIZATION OF AUTHORIZATION NO. 0430030

**E4**

DATE	BY

REVISIONS

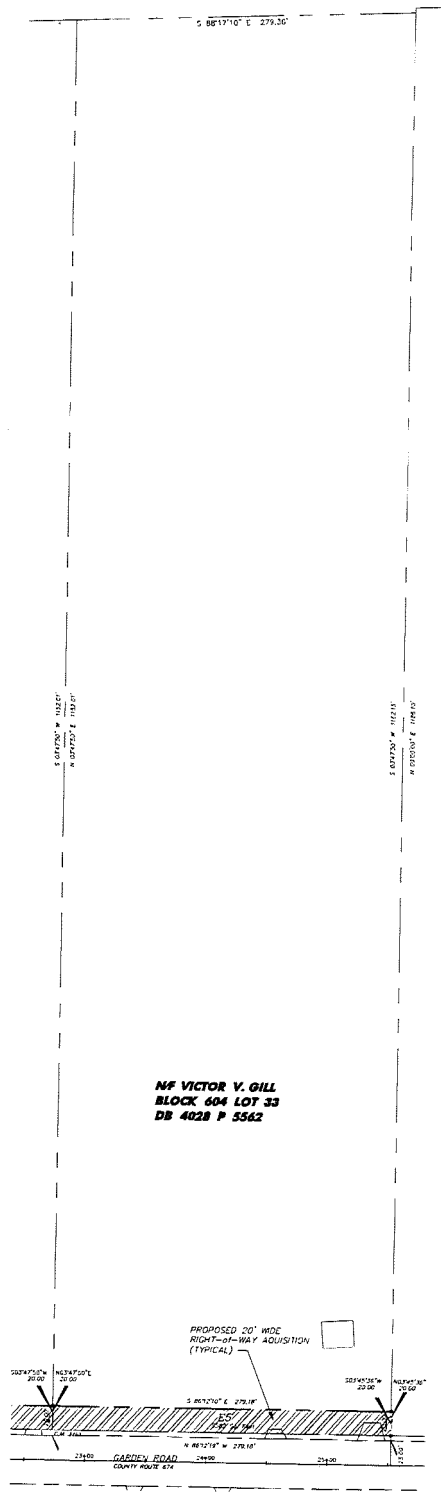
215 Grove Street, Suite 10, Haddon Heights, N.J. 08055  
**INTERSECTION IMPROVEMENTS OF  
WEST GARDEN ROAD (C.R. 674)  
& MILL ROAD**  
1814 W. GARDEN ROAD  
CITY OF VINELAND  
SAM E. WOOD, ET., P.C., BOCE 1988  
VINELAND, NEW JERSEY 08265-1988

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR. FIELD CHANGES MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

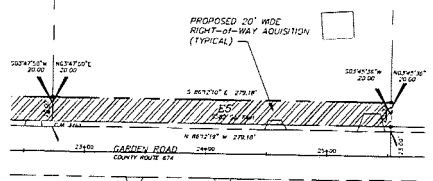
**FRANK G. WHITTAKER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 2486804800

DATE	BY

**KMA**  
CONSULTING  
ENGINEERS, INC.



**MF VICTOR V. GILL  
BLOCK 604 LOT 33  
DB 4028 P 5562**



**1" = 50'**  
50' 25' 0' 50' 100'

**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
E-MAIL: [nao@pennoni.com](mailto:nao@pennoni.com)

**Engineers Surveyors Planners Landscape Architects**  
ALL CERTIFICATES OF AUTHORIZATION NO. 040000000

<b>E5</b>	DATE	
	BY	

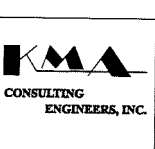
NO.	DATE	REVISION

315 Grove Street, Suite 18, Hoboken Heights, N.J. 07033  
**INTERSECTION IMPROVEMENTS OF  
WEST GARDEN ROAD (C.R. 674)  
& MILL ROAD  
1772 W. GARDEN ROAD  
CITY OF VINELAND**  
440 E. WOOD ST., P.O. BOX 1888  
VINELAND, NEW JERSEY 08363-1888

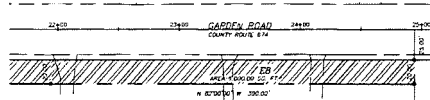
ALL DIMENSIONS MUST BE VERIFIED BY  
CONTRACTOR AND OWNER BEAT BE  
NOTIFIED OF ANY DISCREPANCIES BEFORE  
PROCEEDING WITH THE WORK.

**FRANK G. WHITTAKER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 34400004000

DATE	ISSUED	BY







PROPOSED 20' WIDE  
RIGHT-OF-WAY ACQUISITION  
(TYPICAL)

**MF CARMINE &  
MICHELLE PSTRONOLO  
BLOCK 1101 LOT 13  
DB 4058 P 1357**

N 61°25'00" E 112.32'

S 88°00'00" E 111.28'



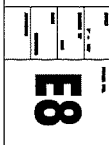
1" = 50'



**Pennoni Associates Inc.**

PHONE 18561 547-0500 FAX 18561 547-9174  
E-MAIL: [rodanne.igh@pennoni.com](mailto:rodanne.igh@pennoni.com)

**Engineers Surveyors Planners Landscape Architects**  
IN CERTIFICATES OF AUTHORIZATION AND REGISTRATION



NO.	DATE	REVISION

515 Grove Street, Suite 1B, Moon Hights, N.J. 08057

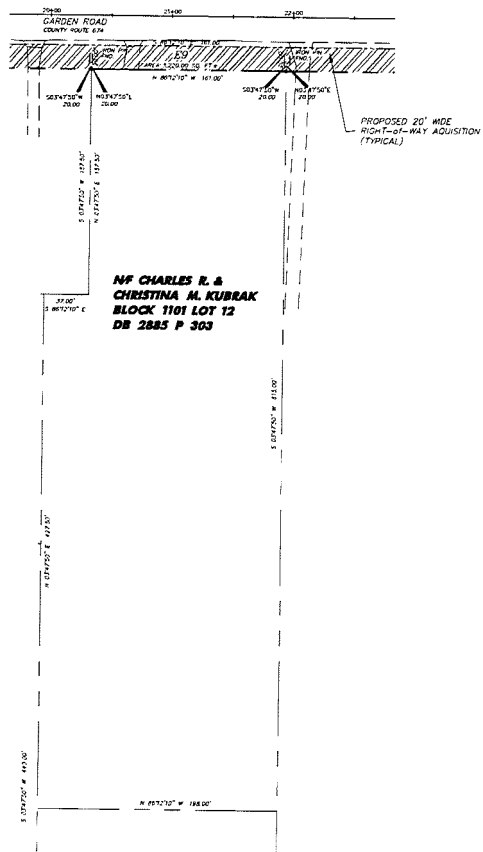
**INTERSECTION IMPROVEMENTS OF  
WEST GARDEN ROAD (C.R. 674)  
& MILL ROAD  
1803 W. GARDEN ROAD  
CITY OF VINELAND**  
400 S. WOOD ST., P.O. BOX 1286  
VINELAND, NEW JERSEY 08223-1286

ALL DIMENSIONS MUST BE VERIFIED BY  
CONTRACTOR AND OWNER MUST BE  
NOTIFIED OF ANY DISCREPANCIES BEFORE  
PROCEEDING WITH THE WORK.

**FRANK G. WHITTAKER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 344820042008

DATE	REVISION	BY





1" = 50'

**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
E-MAIL: [hpaddon@chrtad.pennoni.com](mailto:hpaddon@chrtad.pennoni.com)

**Engineers Surveyors Planners Landscape Architects**  
NJ CERTIFICATE OF AUTHORIZATION NO. BA0000000

<b>E9</b>			


515 Grove Street, Suite 18, Haddon Heights, N.J. 08035

**INTERSECTION IMPROVEMENTS OF WEST GARDEN ROAD (C.R. 674) & MILL ROAD**

**1837 W. GARDEN ROAD**

**CITY OF VINELAND**

400 S. WOOD ST., P.O. BOX 1286  
VINELAND, NEW JERSEY 08363-1286

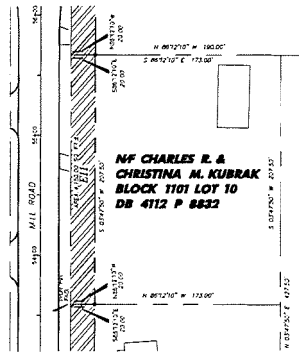
ALL DIMENSIONS SHOWN ON THIS PLAN BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**FRANK G. WHITTAKER**

PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 34882074800






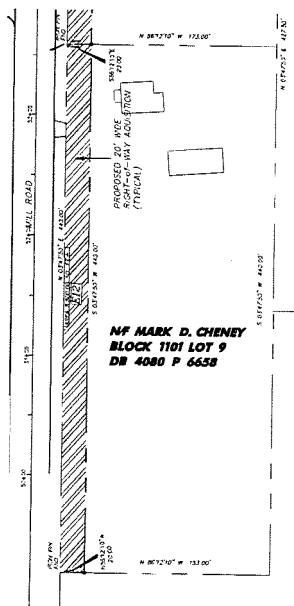



**NF CHARLES R. &  
CHRISTINA M. KUBRAK  
BLOCK 1101 LOT 10  
DB 4112 P 8632**



1" = 50'  
50' 25' 0' 25' 100'

<b>Pennoni Associates Inc.</b>		PHONE (856) 547-0505 FAX (856) 547-9174 E-MAIL: <a href="mailto:pennoni@pennoni.com">pennoni@pennoni.com</a>	<b>Engineers Surveyors Planners Landscape Architects</b> <small>IN CERTIFICATE OF AUTHORIZATION NO. 043020000</small>																																	
<b>ENI</b>		<p>515 Grove Street, Suite 18, Haddon Heights, N.J. 08035</p> <p><b>INTERSECTION IMPROVEMENTS OF WEST GARDEN ROAD (C.R. 674) &amp; MILL ROAD</b></p> <p><b>2235 N. MILL ROAD CITY OF VINELAND</b></p> <p><small>640 E. WOOD ST., P.O. BOX 1988 VINELAND, NEW JERSEY 08360-1988</small></p>	<p><small>ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.</small></p> <p><b>FRANK G. WHITTAKER</b></p> <p><small>PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 348020000000</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DATE</td><td>ISSUED</td><td>BY</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	DATE	ISSUED	BY																														
DATE	ISSUED	BY																																		
		 <p><b>CONSULTING ENGINEERS, INC.</b></p>																																		



1" = 50'



**Pennoni Associates Inc.**

PHONE (856) 547-0500 FAX (856) 547-9174  
 E-MAIL: info@pennoni.com

**Engineers Surveyors Planners Landscape Architects**  
 44 CONVENT AVENUE, SUITE 300, NEWARK, NJ 07102

**E12**

DATE	BY
CHECKED	DATE

**REVISIONS**

NO.	DATE	DESCRIPTION

215 Grove Street, Suite 18, Haddon Heights, N.J. 08035

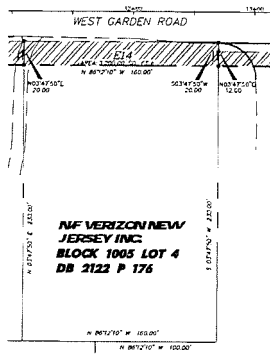
**INTERSECTION IMPROVEMENTS OF  
 WEST GARDEN ROAD (C.R. 674)  
 & MILL ROAD  
 2225 N. MILL ROAD  
 CITY OF VINELAND**

600 S. WOOD ST., P.O. BOX 1308  
 VINELAND, NEW JERSEY 08262-1308

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**FRANK G. WHITTAKER**  
 PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 5408039-000


**CONSULTING ENGINEERS, INC.**



1" = 50'



**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
E-MAIL: pennoni@pennoni.com

*Engineers Surveyors Planners Landscape Architects*  
ALL PROFESSIONALS ARE LICENSED IN THE STATE OF NEW JERSEY

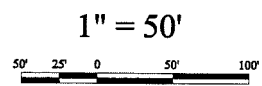
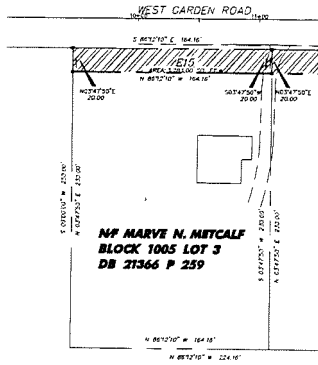
<b>E14</b>
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DATE	BY


515 Grove Street, Suite 10, Haddon Heights, N.J. 08035  
**INTERSECTION IMPROVEMENTS OF WEST GARDEN ROAD (C.R. 674) & HILL ROAD**  
**2015 W. GARDEN ROAD**  
**CITY OF VINELAND**  
440 S. WOOD ST., P.O. BOX 1898  
VINELAND, NEW JERSEY 08263-1898

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND CHECKED AGAINST THE NOTICES OF SUBMITTANCE BEFORE PROCEEDING WITH THE WORK.  
**FRANK G. WHITTAKER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 2468204400



**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
 E-MAIL: [mgd@pennoni.com](mailto:mgd@pennoni.com)

**Engineers Surveyors Planners Landscape Architects**  
 60 CERTIFICATE OF AUTHORIZATION NO. 040000000

**E15**

DATE	BY

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER PRIOR TO PROCEEDING WITH THE WORK.

515 Grove Street, Suite 10, Haddon Heights, N.J. 08035

**INTERSECTION IMPROVEMENTS OF WEST GARDEN ROAD (C.R. 674) & MILL ROAD**

**2035 W. GARDEN ROAD**

**CITY OF VINELAND**

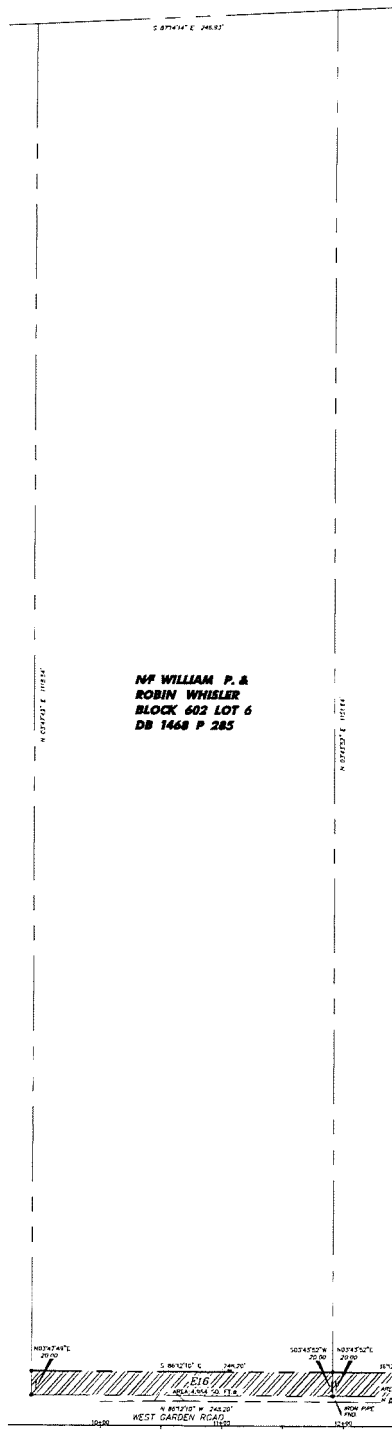
688 E. WOOD ST., P.O. BOX 1288  
 VINELAND, NEW JERSEY 08360-1288

**FRANK G. WHITTAKER**

PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 34882094200

DATE	BY





**NY WILLIAM P. &  
ROBIN WHISLER  
BLOCK 602 LOT 6  
DB 1468 P 285**



1" = 50'  
50' 25' 0' 25' 50' 100'

**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
E-MAIL: pennoni@pennoni.com

**Engineers Surveyors Planners Landscape Architects**  
NJ CERTIFICATE OF AUTHORIZATION NO. BA288286

**E16**

DATE	BY

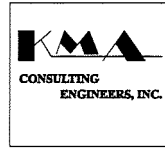
**REVISIONS**

NO.	DESCRIPTION

515 Grove Street, Suite 18, Woodbury Heights, N.J. 08035  
**INTERSECTION IMPROVEMENTS OF  
WEST GARDEN ROAD (C.R. 674)  
& MILL ROAD  
2044 W. GARDEN ROAD  
CITY OF VINELAND  
440 S. WOOD ST., P.O. BOX 1888  
VINELAND, NEW JERSEY 08263-1888**

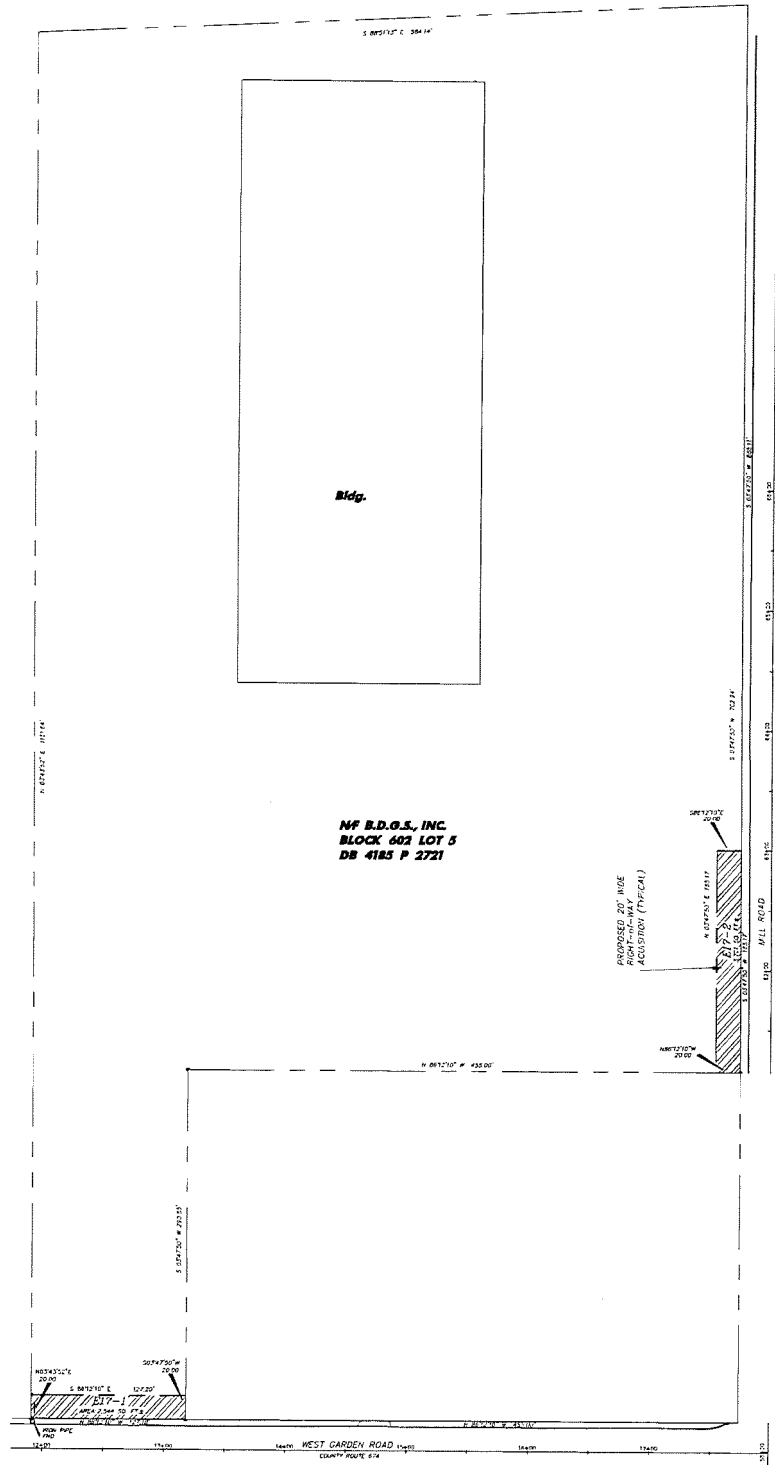
**FRANK G. WHITTAKER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 34882024000

DATE	BY



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.





N.F.D.G.S., INC.  
BLOCK 662 LOT 5  
DB 4185 P 2721

PROPOSED 20' WIDE  
RIGHT-OF-WAY  
ACQUISITION (TYPICAL)

1" = 50'



**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
E-MAIL: hhadan@lights@pennoni.com

**Engineers Surveyors Planners Landscape Architects**  
IN COMPLIANCE WITH NEW JERSEY REG. STAT. TITLE 14:27



DATE	
BY	
CHKD	
DATE	

515 Grove Street, Suite 18, Mottchen Heights, N.J. 08035

**INTERSECTION IMPROVEMENTS OF  
WEST GARDEN ROAD (C.R. 674)  
& MILL ROAD**

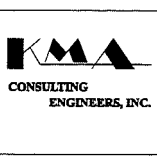
**2440 N. MILL ROAD  
CITY OF VINELAND**

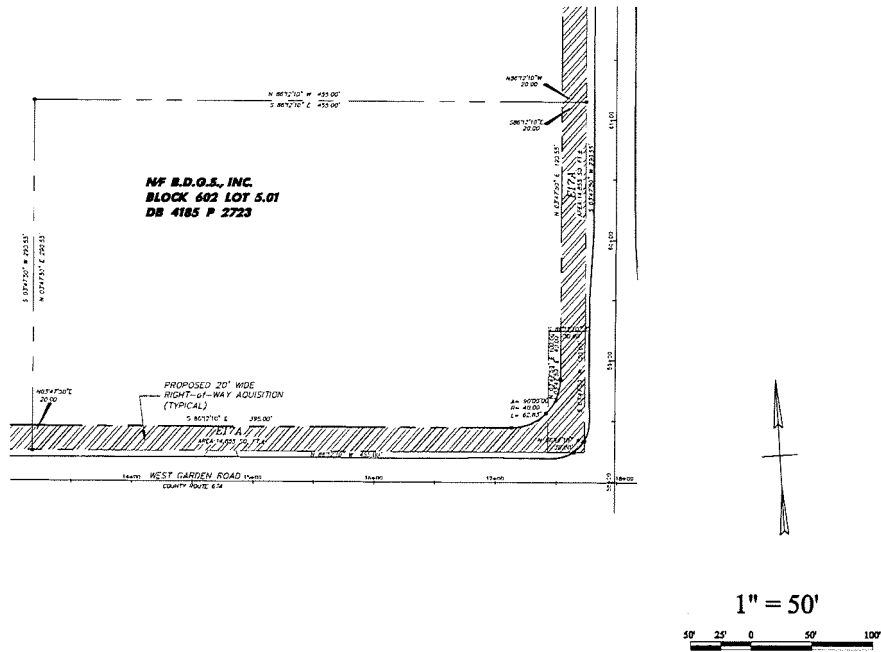
646 E. WOOD ST., P.O. BOX 1888  
VINELAND, NEW JERSEY 08362-1888

ALL DIMENSIONS MUST BE VERIFIED BY  
CONTRACTOR AND CHANGES MUST BE  
NOTIFIED OF ANY DISCREPANCIES BEFORE  
PROCEEDING WITH THE WORK.

**FRANK G. WHITTAKER**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 348828P4889

NO.	REVISIONS	BY





**Pennoni Associates Inc.**

PHONE (856) 547-0505 FAX (856) 547-9174  
 E-MAIL: nad@pennoni.com

**Engineers Surveyors Planners Landscape Architects**  
 IN COMPLIANCE OF AUTHORIZATION NO. 64588808

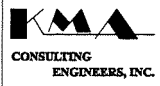
<b>E77A</b>	<b>DATE</b> 1/21/04	<b>BY</b> FRANK G. WHITTAKER	<b>CHECKED</b>	<b>DATE</b>
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515 Grove Street, Suite 18, Haddon Heights, N.J. 08035

**INTERSECTION IMPROVEMENTS OF  
 WEST GARDEN ROAD (C.R. 674)  
 & MILL ROAD**  
 2440 N. MILL ROAD  
 CITY OF VINELAND  
 406 E. WOOD ST., P.O. BOX 1896  
 VINELAND, NEW JERSEY 08363-1896

ALL DIMENSIONS MUST BE VERIFIED BY  
 CONTRACTOR AND OWNER PRIOR TO  
 BEGINNING OF ANY CONSTRUCTION WORK  
 UNLESS OTHERWISE NOTED ON THE PLAT.

**FRANK G. WHITTAKER**  
 PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 3486808488



DATE	REVISIONS	BY