

H2M NEWS

ENGINEERS - ARCHITECTS - PLANNERS - SCIENTISTS - SURVEYORS

H2M Assigned as Program Manager for 2004 & 2006 Nassau County



Early in 2004, Nassau County Executive Tom Suozzi proposed a \$50 million environmental bond act to purchase and preserve open space, improve parks, improve stormwater quality and clean up brownfield properties. The Nassau County Legislature

Environmental Bond Acts

unanimously approved the Nassau County Environmental Program and with the endorsement of environmental and civic organizations and editorial boards, the referendum to adopt Local Law 12-2004 was overwhelmingly approved by 77% of the voters.

The \$50 million from the bond act has since been leveraged to generate an additional \$34 million for environmental benefit.

County Executive Suozzi appointed an Advisory Committee of environmental and civic leaders who ultimately recommended 57 projects, including acquiring

186 acres of open space, preserving two working farms, improving parks throughout the county, cleaning up brownfields and protecting waterways and wetlands. Many of the 17 storm water improvement projects will help prevent pollutants in storm-water runoff from contaminating Nassau County's many waterways and wetlands.

H2M/Greyhawk prepared and submitted a detailed response to Nassau County DPW in January 2007. In February 2007, we were notified that the H2M/Greyhawk team had been ranked highest with respect to our technical proposal.

(Continued on page 3)

H2M Completes Vision Plan for The Northern New Jersey

Route 208 Business Corridor

The viability of industrial buildings in northern New Jersey is rapidly changing. Global economics has led to the relocation of many of the region's production facilities to sites across the world, and regional demand has led to the construction of large-scale warehouses and factories in more remote locations.

As a result, many older industrial buildings in northern New Jersey are either lying vacant, partially occupied by marginal uses, or adapted for a variety of commercial and residential uses.

The section of Route 208 that crosses through Fair Lawn and Glen Rock has historically been occupied by industrial uses. Fair Lawn's indus-

trial park – one of the oldest in New Jersey – has scaled down in recent years, with the closing of the production units of several major companies, while the continued viability of Glen Rock's industrial area was an area of concern to the community. On behalf of both communities, H2M applied for and received a Smart Future Planning Grant to study the problem.



The Nabisco site has a total facility size of 1,000,000 square feet



Concept Plan

(Continued on page 2)

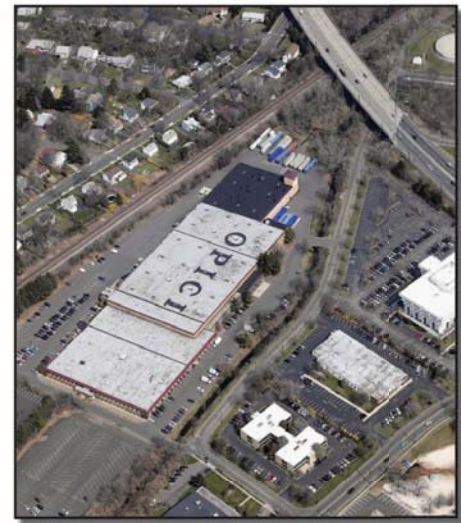
The Route 208 Corridor Planning Study Project is comprised of four main components: an Area Assessment, Market Analysis, Vision Plan, and Action Strategy. This project began with a thorough evaluation of existing conditions, which included multiple site visits, intensive data research, and interviews with property owners. A market analysis was prepared to evaluate market strengths and weaknesses and identify potential market niches for the area.

A series of stakeholder meetings was convened to develop a vision for the area. The final product is a Vision Plan and Action Strategy that establishes the tasks and timetable for implementing the vision, including proposed land uses, bulk requirements, design standards, and associated policies. Key stakeholders were involved

throughout the process, including property owners, tenants, local officials from both municipalities, and representatives from the state, county, NJ Transit and NJ DOT.

The Vision Plan will create a new "Route 208 Corridor Business Park," which is comprised of six districts that promote a mix of sustainable uses and several redevelopment areas. High-quality office buildings located along the Route 208 and Harristown Road frontages. Permitted uses in the interior sections of the business park, which is characterized by a variety of light industrial uses, will be expanded to include commercial retail and office uses, thereby creating market-based incentives to invest in the area. These commercial uses will also provide needed services to the workers in the Business Park.

Finally, the Plan includes affordable workforce housing at appropriate locations to provide affordable housing options for workers and residents in both communities.



Glen Rock's industrial district has been transformed into a vibrant office district

The goal of the Route 208 Corridor is to create a vibrant Business Park that Provides a mix of high-quality commercial and light-industrial uses in a safe, functional, pedestrian-friendly, and visually attractive environment.



NJ Route 208 (Fair Lawn)

H2M Creates New Master Plan for Borough Of Pompton Lakes

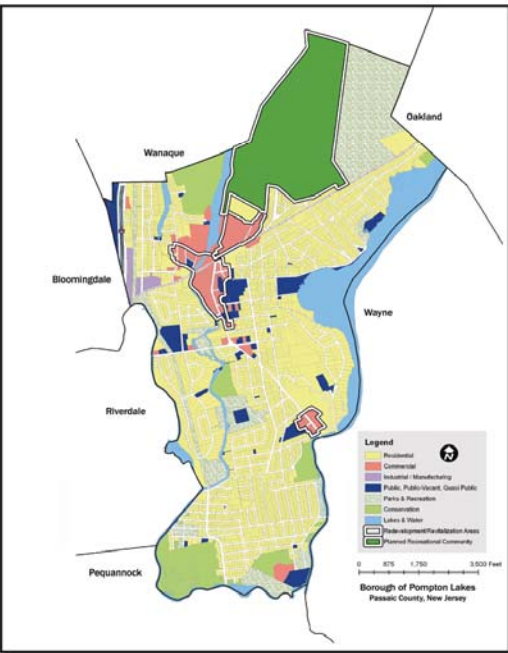
signs of visual degradation and underutilization. In addition, a large industrial tract that formerly housed a DuPont production operation is vacant and contaminated, creating a visual blight on the neighborhood and a negative image for the community. Recognizing these conditions, the Borough decided to prepare a new Master Plan to create a vision and a plan that responds to the Borough's changing economy, capitalizes on its unique natural and man-made assets and ensures its continued small town charm.

H2M was retained by the Borough and developed an "issue-oriented" Master Plan that focused on the Borough's critical commercial, industrial and environmental areas, while ensuring the protection of residential neighborhoods and natural resources. The Plan analyzed and mapped existing conditions for each area, including visual inspections, Geographic Information Systems (GIS) technology, and analysis of tax records, environmental constraints, transportation data, police records and other data sources.

The result is a graphic-intensive Master Plan that directly responds to the most pressing issues in the community. The Plan recommended a downtown revitalization program that encourages the development of three to four story mixed-use

buildings, centrally located and embedded parking structures, interconnectivity with a new riverfront park, the creation of a "north gateway" train station plaza, and new central business district zoning and design standards that encourage lot assembly and ensure a unifying, attractive design. A "Planned Recreational Community" zone for the DuPont tract recommended an 18-hole golf course, hotel-conference center, age-restricted residential development and park and recreation connections, working efficiently and in tandem with remediation and preservation of the site's rich natural features.

After working for more than a year with the Master Plan Subcommittee and the Planning Board, the Master Plan was adopted on January 16, 2007. H2M is currently working with the Borough to adopt the zoning changes necessary to implement the recommendations



Land Use Plan

The Borough of Pompton Lakes, a densely populated suburban community in Passaic County, New Jersey, is suffering due to the age of its buildings and infrastructure and a lack of new investment. The Borough's downtown, which contains one and two-story buildings that border the scenic Wanaque River, is showing



Pompton Lakes Downtown

In 2006, H2M began working with the Town of Hempstead Department of Planning and Economic Development in their on-going effort to re-develop business districts at various locations within the Town. H2M's task is to improve the quality of the streetscapes in designated business districts and coordinate with the Town's Department of Planning and Economic Development, business owners, architects, NYSDOT, Nassau County DPW, and the Town's Street Lighting Division.

The first project consists of the reconstruction of approximately 550 feet of sidewalk on the south side of Hempstead Turnpike in West Hempstead between Nassau Boulevard and Munson Avenue. The project included surveying, utility mark-out and design, consisted of creating a pavement pattern

using concrete and a decorative brick banding within the sidewalk area; strategically locating decorative sidewalk lighting, benches, new trees with grates, existing tree grates and trash receptacles as well as new curbing, handicap ramps, roadway restoration and grading improvements. These improvements correct the poor condition of the existing sidewalk and enhance the visual appearance of the businesses in the subject area. The project is in the final stages of planning.

With the success of this initial project the Town has requested H2M to continue on with the design at nine other locations. This work

will begin to connect various business districts with a more uniform look throughout the Town. Projects vary in length from approximately 150 to 500 feet with construction cost estimates ranging from approximately \$80,000 to \$300,000.



H2M Assigned as Program Manager for 2004 & 2006

Nassau County Environmental Bond Acts *(continued from page 1)*

A series of meetings were held between Nassau County Deputy Public Works Commissioner Joseph Davenport and his staff and the H2M/Greyhawk team to negotiate a contract. The final contract was submitted to the County in June 2007 and submitted to the Nassau County

Legislature for approval in July.

On August 30, 2007, Nassau County DPW and H2M/Greyhawk held a kick-off meeting to initiate our services as the 2004 Environmental Bond Act Program Manager. H2M Vice President, Donald A. Sioss, P.E. will be the primary contact person for the contract. He will manage the resources of both H2M and Greyhawk in completing the Program Management assignment for Nassau County.

As the Program Manager for the 2004 EBA, H2M will be providing a wide range of engineering and technical services. Greyhawk as a sub-consultant to H2M and will provide construction management services in connection with the project.

The 2004 & 2006 Nassau County Environmental Bond acts will provide improvements to many local parks and improve the environment by



upgrading the quality of stormwater runoff from numerous areas. H2M is proud to be assisting Nassau County Department of Public Works in preserving, protecting and improving the local environment for the residents of Nassau County.



Next year is our 75th year providing Consulting Services in the Tri-State area. We are introducing you to our Anniversary Logo.



CELEBRATING 75 YEARS

Staff News

It's time to congratulate employees for years of service at H2M. Please join H2M in congratulating the following 2007 Service Award Recipients

30-years

Ursula Middel

20-years

Joe Mottola, R.A.,
Liz Uzzo,
Greg Smith, CPA

15-years

Bill Parry, CGWP,
Frank Russo, P.E.

10-years

Jennifer Aracri, Veronica Byrnes, LEED AP,
Joe Manzella, P.E. LEED AP, Lloyd Olsen,
Elison Torres, Tony Trombino,
Charlie Pittman

5-Years

Steve Hyman, P.E., Paul Granger, P.E.,
Wynne Bruzga, Joe Balbi, Todd Zabbia,
Rich Palladino, Joe McNanna, Clara Sipic,
Ed Byrne, Jason Smith

Employee Spotlight

Jessica Giorgianni is a planner who in a relatively short period of time she has proven to be vital member of the H2M planning group. Jessica was the Project Manager for the Pompton Lakes Master Plan, where her extensive knowledge of planning issues and her ability to illustrate planning concepts was critical to the success of the project.

Atsushi Inoue, P.P., AICP, a licensed professional planner who has been with H2M for 4 years, was the Project Manager for the Route 208 Corridor Study. Atsushi's unique blend of graphic artistry and market conditions were invaluable in creating a product, and process, that engaged the stakeholders in the visioning and planning process.

New Employee

Nancy Vincent is the latest addition to H2M's NY Civil Engineering private sector group in Charles R. Beckert, R.L.A. team. Her background and experience will be a valuable contribution to the entire team. Nancy has a degree in Civil Engineering Technology from the Rochester Institute of Technology.

H2M Facts

H2M has 8 LEED Accredited Professional, and is a Member of the US Green Building Council. We are currently designing 2 projects seeking LEED certification.



engineers . architects . scientists . surveyors . planners

Holzmacher, McLendon & Murrell, P.C. - H2M Labs, Inc.
H2M Associates, Inc. - H2M Architects & Engineers, Inc.

575 Broad Hollow Road, Melville, NY 11747
(631) 756-8000, Fax: (631) 694-4122

175 Pinelawn Road, Suite 308 Melville, NY 11747
(631) 756-8000, Fax: (631) 454-8432

555 Preakness Ave, Totowa, NJ 07512
(973) 942-0700, Fax: (973) 942-1333

Lab: (631) 694-3040, Fax: (631) 420-8436

www.h2m.com
Email: h2m@h2m.com

Inside this Issue:

Planning & Civil Engineering

H2M Completes Vision Plan for the Northern New Jersey Route 208 Business Corridor - *page 1 & 2*

H2M Assigned as Program Manager for 2004 & 2006 Nassau County Environmental Bond Acts - *page 1 & 3*

H2M Creates New Master Plan for Borough Of Pompton Lakes - *page 2*

Streetscape Reconstruction, various locations - *page 3*