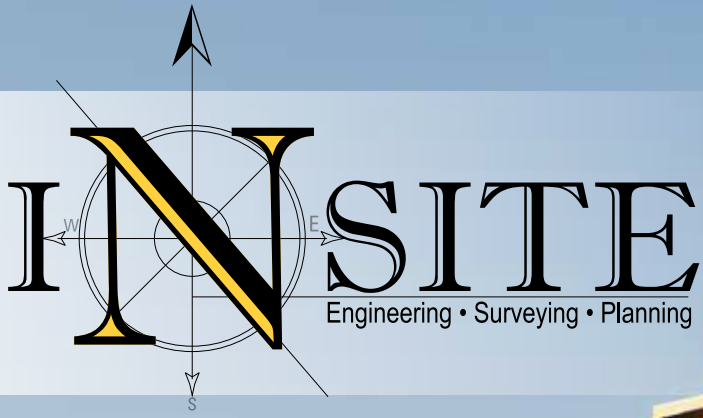


2016



INDUSTRY FOCUSED • EFFECTIVE STRATEGIES • SKILLED PROFESSIONALS • REAL RESULTS

Providing an extensive spectrum of services to the land development industry.



A Message from the Founders



JASON L. FICHTER, PE, PP, CFM, CME

InSite Engineering has been serving clients throughout New Jersey, New York, Pennsylvania and Connecticut with technical expertise and an unrivaled level of service since 2003. With a vibrant staff holding an array of professional licenses, our talented team is ready to assist our clients and provide cost-effective solutions for their engineering and planning needs.

InSite provides professional services backed by a reputation of delivering timely solutions to our many private, corporate and public clients. We recognize the value of client relationships and personally strive to become a proactive and supportive member of your team from project inception to final delivery.

InSite offers an extensive spectrum of services to private and public clients including, but not limited to, the following areas:

- Surveying
- Land Development
- Permitting & Expediting
- Professional Planning
- Coastal Engineering
- Structural Engineering

In recent years, our growth as a company has been exponential to better serve our rapidly expanding client base. Today, InSite is proud of the recognition that we have received as a full service engineering design and consulting firm and we strive to maintain a reputation of excellence through commitment, professionalism and honesty. Moving forward, we will continue to be an advocate and trusted advisor to our past, present and future clients.

Jason L. Fichter, PE, PP, CFM, CME
Co-founder and Managing Partner
Jason@InSiteEng.net

Jonathan Ker, PE
Co-founder and Managing Partner
Jon@InSiteEng.net



JONATHAN KER, PE

Contents

Services

Due Diligence	3
Land Surveying	3
Land Development Engineering	3
Permitting & Expediting	4
Professional Planning	4
Expert Testimony	4
Landscape Design	4
Environmental Engineering	5
Structural Engineering	5
Coastal Engineering	6
Construction Administration	6

Projects

Mixed-Use	7
Residential	8
Commercial	10
Healthcare	12
Hospitality	13
Office	14
Industrial	15
Renewable Energy	16
Recreational	17
Golf Course	18
Marinas	19
Structural	20
Telecommunications	22

Key Professionals

Team Overview	23
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Services

InSite's talented team of licensed and dedicated professionals is here to assist you with all your land development goals. Our diverse backgrounds enable us to provide a full range of services to work with you from concept through construction. Here is a general overview of what we offer.



Due Diligence

Due Diligence studies are a critical first step in every land development project. Our clients rely on our Due Diligence studies to aid them in making key decisions before entering into a contract to purchase or lease properties.

Land Surveying

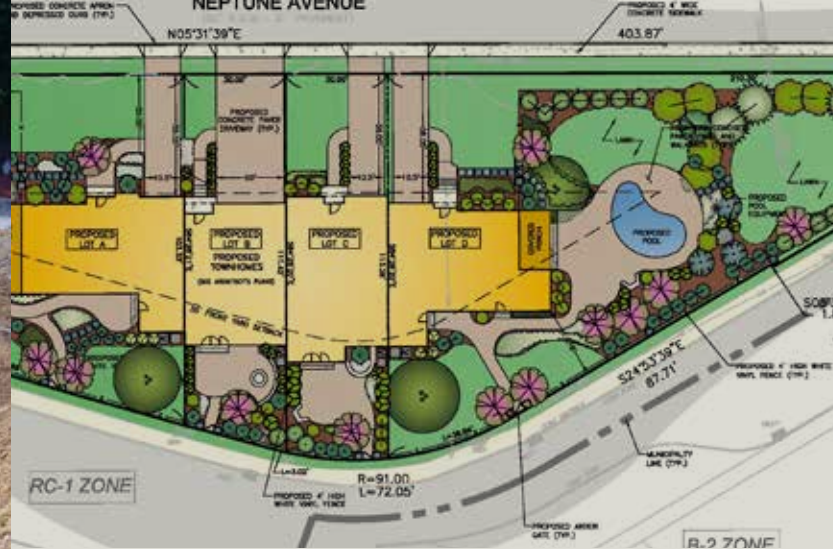
InSite uses land surveying as the basemap of every land development construction document. Timely and accurate surveys are critical to the success of each project! We are prepared to assist with the following surveys: Boundary and Property, Topographic, As-built, Utility, Stream, Wetland, Hydrographic, as well as Flood Elevation Certificates and Construction Stakeouts.

Land Development Engineering

InSite has a long history of preparing land development plans and applications for our clients. We understand

how to change a site's current land form and convert it to meet the needs of our client's intended use. We provide planning, subdivision, zoning and land development services for projects ranging from simple small scale to large complex projects located in rural, suburban or urban locations. InSite's professionals have extensive experience with site redevelopment that requires a higher level of engineering detailing and additional coordination with the consultant team to produce a successful project for the client.

The land development team brings together the skill sets, training and experience of our professionals. We are knowledgeable of smart growth and low impact development techniques. InSite project managers also have the skills and experience to make public presentations and provide expert testimony in support of project applications.



Structural Engineering

Permitting & Expediting

A key milestone in every land development project is securing all required land use approvals. At InSite we focus very intently on this aspect due to the importance of properly securing approvals for project financing and construction. Once a project design is complete, we work closely with every regulatory agency having jurisdiction over the project until each approval is in-hand. Communication is key; we maintain an ongoing dialogue with our clients and each agency in order to expedite receipt of all approvals.

InSite is an expert in expediting the permitting process. We are knowledgeable in local, state and federal permitting programs involved with planning, zoning, subdivisions, environmental constraints, demolition, land development, utilities, stormwater management, wetlands, coastal areas, soil erosion and sediment control, performance bonds and building permit applications.

Professional Planning

Professional Planners play an essential role in our land development design team. Each development must be a complement to its neighborhood and utilize or improve existing infrastructure. Consistency with each municipality's Master Plan and Zoning Ordinance, as well as the State Plan must be considered. With proper planning, land development design projects typically experience faster approvals, more public support and greater financial success once constructed. Our licensed professionals provide due diligence studies, site planning, zoning analyses, expert testimony and peer review.

Expert Testimony

Technical proficiency is only part of the picture when a land development project must go through a public meeting process prior to approval. The same goes for projects that must go through a court of law. InSite has made hundreds of presentations as experts in the fields of both Professional Engineering and Professional Planning. Our ability to clearly, concisely and with conviction present land development applications, as well as our enduring and excellent reputation in the field, provides our clients the representation needed to properly support every application. Our presentations are supported by professionally mounted renderings, photo exhibits and illustrations to further support each application.

Landscape Design

Aesthetically pleasing landscape designs have the ability to greatly enhance and "soften" land development projects. Landscape and hardscape materials must be carefully considered for color, season, sun exposure, height, buffering requirements, sight triangles, stormwater management and more. We offer:

- Sediment Control Designs
- Soil Stabilization Designs
- Parks, Recreation and Open Space Designs
- Buffer and Visual Screening Designs
- Irrigations Systems Designs
- Roadway and Shade Tree Designs
- Corporate Prototype Compliance
- Ordinance Compliance
- NJDEP Compliance

Environmental Engineering

Environmentally sensitive areas impact land development projects. Not only do they affect the development yield of the property and dictate locations of improvements, but they also call for certain design strategies to protect their integrity. Our professionals possess an in-depth knowledge of each set of environmental regulations. This enables us to provide expert guidance for the balance of maximizing the development yield of the property and minimizing the permitting impact associated with the project. InSite has the experience and expertise to guide you through this very important process.

Structural Engineering

InSite offers clients an array of design and analysis services including steel/reinforced concrete/masonry/

timber/foundation piles (helical and timber), retaining walls, slope stabilization, sound walls, solar mount installation, subsurface foundation waterproofing systems, residential and commercial flood zone design and construction (including V-Zone breakaway wall designs), telecommunication towers and mounting systems and marine structures.

We offer commercial, industrial and residential inspection services, including structural roof probes, foundations, concrete slabs, structural framing, visual and underwater bulkhead investigations, foundation pile certifications and forensic engineering investigations.

Additional services include expert testimony for arbitration/litigation.

Projects



BEFORE ▲ ▲ AFTER



Coastal Engineering



Coastal Engineering

Our team possesses the ability to meet all your Coastal Engineering needs. We have a sound understanding of bulkhead design, dock designs, boat well/lift design, and ramp/gangway designs. We also provide residential and commercial Flood Zone Design foundation piles, shore protection structures and construction inspection.

Construction Administration

InSite takes great pride in working with clients for the life of each land development project. Our work does not end when we hand-off project approvals. We provide Construction Administration services to assist our clients in bringing their development goals to life, while achieving financial success and creating a wonderful new contribution to the site and its community. InSite assists with:

- Quality Assurance and Quality Control (QA/QC)
- On-call services to solve unforeseen field conflicts
- Pile Installation Inspections and Certifications
- Value Engineering
- Job Site Meetings
- Peer Reviews
- Project Scheduling
- Technical Specifications
- Contractor Screening
- Shop Drawing Reviews
- Construction Inspections
- Construction Plan Analyses
- Bid Preparation and Reviews



Services

Pier Village

Mixed Use

Long Branch, Monmouth County, NJ

InSite Engineering professionals provided site engineering and permitting for redevelopment of approximately 40+ acres along the Long Branch waterfront. Pier Village is an 18-acre Victorian-inspired mixed-use village along the oceanfront site. Development included complete demolition of the existing infrastructure, followed by construction of 180,000 square feet of retail space, 836 residential units, 92 hotel rooms, two multi-level parking garages, bulkheads and the construction of 50,000 square feet of boardwalk along the Atlantic Ocean.

Notable Awards

Project of the Year – ULI Northern New Jersey 2nd Annual Leadership Awards, October 2006.
Tourism Achievement Award – Monmouth-Ocean Development Council (MODC), May 2011.

MIXED USE



concrete-Design architect
HLW-Executive architect

URL® Harborside

Residential

Jersey City, Hudson County, NJ

InSite Engineering professionals provided site engineering and permitting services for the URL® Harborside project in downtown Jersey City. The full build-out of the project will consist of three 69-story residential towers which will make it the tallest residential building in the state when completed. The towers will contain approximately 2,300 residential apartments, ground-floor commercial space and internal parking.

RESIDENTIAL

Alexander Hamilton Redevelopment

Residential: Affordable Housing

City of Paterson, Passaic County, NJ

InSite professionals provided design and permitting for the Alexander Hamilton redevelopment, which was a complete reconstruction of a vacant former affordable housing site. Outdated high-rise apartments were raised in lieu of lower density townhouses and stacked townhouses. Alexander Hamilton will be a total of 201 new units, including 32 for-sale homes. The site design was challenging due to overall area constraints, existing utility corridors, topography and the need to adequately stage the project in two distinct demolition and construction phases.

RESIDENTIAL



7-Eleven/Lukoil

Commercial

Wall, Monmouth County, NJ

The existing one-acre site consisted of gas pumps and canopy and a 478 sq. ft. building, which contained storage and administrative area. The proposed site includes a 2,600 sq. ft. 7-Eleven convenience store and many site improvements including the reduction of severe slopes in paved areas, lighting, landscape beautification, and stormwater management.

InSite's responsibilities covered all aspects of this significant site upgrade including: boundary and topographic survey; site planning to coordinate with all local, regional, and state regulations; conceptual design for client's approval; full site plan preparation; stormwater management analysis and design; exceptional landscape design to support the non-conforming use; structural engineering for the proposed light pole foundations; and testimony and presentation of the application to the municipal Zoning Board of Adjustment. Once local approval was secured, InSite prepared applications to and secured approvals from the County Planning Board, NJDOT, Board of Health (food preparation facilities), and the soil conservation district. InSite also coordinated with each utility company for the new building.

COMMERCIAL



Renderings provided by
Clarke Caton Hintz - architects

BJ's Wholesale Club

Commercial

Kearny, Hudson County, NJ

InSite professionals provided site engineering design and permitting for this redevelopment project on a 24 acre property containing nine former industrial buildings to be demolished. The proposed commercial development will consist of six buildings providing a total of 152,000 square feet of retail and commercial space, anchored by an 87,000 square foot BJ's Wholesale Club. The site design was complex to address the parking demands and large building footprints on a site with a twenty-five foot elevation change. This project is significant to Kearny, since it represents the first major project in their Passaic Avenue Redevelopment district.

COMMERCIAL



St. Joseph's Regional Medical Center

Healthcare

Paterson, Passaic County, NJ

InSite professionals provided comprehensive site engineering and permitting services as part of an overall master plan and redevelopment team, with the responsibility for zoning, permitting and site design at the local and regional level. The 11-acre existing urban hospital campus has been redesigned to replace outdated buildings and infrastructure including a new critical care building, an infill building and lobby, retail building, structured parking, and surface parking lots, entryways and drop-off aisles. The design had to address critical stormwater flooding, deciphering historic utility information, and addressing the required improvements for two county roadways.

HEALTHCARE



W Hotel

Hospitality

Hoboken, Hudson County, NJ

InSite professionals provided site engineering and permitting services for the redevelopment of this prominent waterfront site along the Hudson River, owned by the Port Authority. Development consisted of an iconic 25-story luxury hotel featuring 225 rooms, 37 residential units, commercial area and internal structured parking.

HOSPITALITY



Medical Office Building

Office

Middletown, Monmouth County, NJ

InSite Engineering provided the site design and permitting services for the redevelopment of a 1.5 acre site with existing buildings to construct a three-story, 15,600 square foot premier medical office building. The site approval required a significant amount of variances for zoning requirements such as lot area, frontage, building height, lot coverage and parking. InSite's professional planning services were able to provide strong justifications to support the requested relief that significantly assisted in the board's approval of this revitalization project along the State Highway 35 business corridor.

OFFICE



Claremont Facility Improvements

Industrial

Jersey City, Hudson County, NJ

InSite professionals provided civil engineering and permitting for the ongoing site improvements for the 118-acre Sims Claremont recycling facility. The following improvements utilized our wide range of design and permitting services:

- Replacement of an existing metal shredder with a modern shredder.
- Construction of a two-story office building.
- Construction of five various-sized buildings for material processing and equipment maintenance.
- Construction of stormwater management facilities.
- Numerous Utility Infrastructure upgrades.
- NJPDES stormwater permit compliance

INDUSTRIAL



Shrewsbury Physician Group

Renewable Energy

Shrewsbury, Monmouth County, NJ

InSite Engineering assisted this surgery center in securing all approvals required to install solar car ports over an existing parking lot. We provided support for project planning and due diligence, surveying, site design, utility connections and routing, expert testimony for Professional Engineering and Professional Planning (several variances were required), and construction administration support. We worked closely with the surgery center and solar company to provide the most efficient and community friendly site design with enough solar panels to support the surgery center's energy demand.

RENEWABLE ENERGY

Edgewater Beach & Cabana Club

Recreational

Sea Bright, Monmouth County, NJ

The Edgewater Beach Club suffered tremendous damage from Superstorm Sandy. InSite Engineering professionals provided engineering and design services for the reconstruction of the existing cabanas, club amenities and the addition of 36 second story cabanas. The design/permit efforts began only one week after the storm to work aggressively to re-build the entire facility prior to the 2013 summer season, which was accomplished.

RECREATIONAL



Liberty National Golf Course

Golf Course

Jersey City, Hudson County, NJ

InSite Engineering professionals were the site civil design engineers chosen to work closely with the golf course architectural firm Kite Cupp Golf Design to develop an 18-hole championship caliber golf course over a remediated Brownfield site. In addition, our firm worked with the development team to obtain NJDEP waterfront development, NJDEP water extension, planning board and soil erosion permits.

The project also included the creation of site plans for construction of the golf course accessory buildings including the irrigation pump station, maintenance facility, training facility and course snack shop.

Liberty National was the host to the prestigious Barclay golf tournament in 2009 and 2013.

GOLF COURSE



Morgan Creek Boat Works

Marinas

Sayreville, Middlesex County, NJ

InSite Engineering is providing engineering, planning, and consulting support to develop a new dry-storage marina. The upland portions of the site include a multi-tiered boat rack storage area, an office, service garage, parking, and a boardwalk to access the edge of the river. Due to the site's dramatic topography, tiered retaining walls are utilized around the upland perimeter of the site. At the river's edge, the proposed activities include a new bulkhead and the construction of a small roadway on which a boat lift will travel to place the boats in and out of the water. Within the river, boat slips are proposed where the boats will be temporarily held for use or removal to its dedicated storage rack. The boat slips are accessed by gangways and floating docks; a gas dock is also proposed alongside of the channel. Dredging is proposed to create sufficient water depth within the boat staging areas. As of the writing of this summary, NJDEP approval is secured and we are in the process of working with the developer to secure all other approvals for the project.

MARINAS



Various Sites

Structural Engineering – Earth and Waterfront Retention

Various Locations throughout the Northeast

InSite's professional staff has prepared the structural engineering and design of various earth retention structures including reinforced concrete, masonry, segmental, gabion and sheet pile walls.

STRUCTURAL



Various Sites

Structural Engineering – Concrete and Foundations

Various Locations throughout the Northeast

InSite's professional staff has prepared the structural engineering and design of reinforced concrete foundations, slabs, and deep foundation systems for numerous distinguished clients including:

- Six Flags Theme Parks
- Cedar Point Amusement Park
- NJ Turnpike Authority
- Dorney Park & Wild Water Kingdom
- Wawa Inc.
- Public Service Electric and Gas Company (PSEG)
- State of New Jersey
- Princeton University
- Monmouth County, NJ
- Meridian Hospital Corporation
- 7-Eleven Inc.
- Corporate Office Parks

STRUCTURAL



Wireless Communications Facilities

Telecommunications

Various Locations Throughout the Country

InSite Engineering provides land use and structural engineering support to our clients for wireless communications facilities. Sites include raw land builds, colocations, and rooftop mounts. We provide due diligence studies (zoning and environmental), site design, and expert testimony. Of paramount importance with wireless communications facilities is "time to market" to bring each new site online. Our staff is set up to efficiently handle these high volume, fast paced projects.

We utilize the latest analysis and design software to model existing steel structures and design new facilities to accommodate new wireless equipment. Our experienced staff has performed structural analyses for various wireless telephone carriers including T-Mobile, Sprint/Nextel, Verizon, MediaFLO, and MetroPCS. Our analysis portfolio includes full tower (monopole and lattice), steel equipment dunnage and shelters, and antenna mounts.

TELECOM

KEY PROFESSIONALS

Jason L. Fichter, PE, PP, CFM, CME

Co-Founder and Managing Partner

Jason@InSiteEng.net



Jason L. Fichter, PE, PP, Co-founder and Managing Partner, has been managing and designing all types of land development projects including residential, commercial, institutional and industrial since 1995. Mr. Fichter has completed a wide range of projects which makes him uniquely qualified to meet the engineering needs of our diverse client base. Mr. Fichter has completed large projects (e.g., 1,200-unit residential subdivision with a golf course; \$1B electric generating station), small projects (e.g., single family homes; commercial buildings), and everything in between (e.g., medical complexes; retail site plans; residential subdivisions; and manufacturing facilities). His involvement in these wide array of projects demand not only technical expertise, but also an intimate knowledge of the myriad of regulations constraining land development today. Mr. Fichter will listen and work with you to establish your development goals. He will then provide expert guidance from concept through construction.

Mr. Fichter received a Bachelor of Science in Civil Engineering from Lehigh University.

Jonathan W. Ker, PE

Co-Founder and Managing Partner

Jon@InSiteEng.net



Jonathan W. Ker, PE, Co-founder and Managing Partner, has designed and managed an array of projects for commercial, municipal, institutional, industrial and residential clients throughout New Jersey, New York, and Pennsylvania since 1996. Included within his areas of expertise are structural engineering, foundation engineering, site grading, earthwork, earth retention structures, construction management, and landfill engineering and permitting. Mr. Ker provides a proactive approach to his clients' projects by identifying their goals and budgets up front and striving to maintain open communication throughout the design phase to ensure that the project is value engineered. During his career, Mr. Ker has provided professional consulting services for numerous private and public entities including major theme parks throughout the country, recycling facilities, marinas, green acre projects, hospitals, condominium associations, law enforcement, and many more. His unique combination of technical engineering and design principles coupled with extensive construction management experience make him an invaluable asset to any development team.

Mr. Ker received a Bachelor of Science in Civil Engineering from Cornell University.

Eric R. Ballou, PE



Principal

Eric@InSiteEng.net

Eric R. Ballou, PE, has been responsible for the oversight and completion of land development, site engineering, permitting and design approvals of residential, commercial, healthcare, industrial, hospitality and recreational site development since 1995. He has been focused on providing project management of site design for urban revitalization projects along the New Jersey coastline and inland areas. Attention to detail combined with the ability to understand complex site constraints make him a major asset to proper site design on existing developed properties to be revitalized. His great respect and understanding for other project team members such as architects, environmental engineers, and landscape architects promotes an active team collaboration to deliver the client the best product to meet their ultimate development goals.

Mr. Ballou received a Bachelor of Science in Civil Engineering degree from the University of Massachusetts in Amherst, MA.

Liam R. Farrar, PE



Senior Project Manager

Liam@InSiteEng.net

Liam R. Farrar, PE, has designed, permitted and managed a large variety of projects since 1997, with a special focus on urban redevelopment in northeastern New Jersey in such cities as Jersey City, Hoboken, Harrison, Newark and Paterson. Mr. Farrar's projects include large mixed-use redevelopment sites featuring high-rise residential, commercial space and healthcare uses.

Mr. Farrar received a Bachelor of Science in Civil Engineering from Rutgers University.

Patrick R. Ward, PE, PP



Project Manager

Patrick@InSiteEng.net

Patrick R. Ward, PE, has been integral to the design and management of various land development projects throughout the State of New Jersey since 2009. In addition to his land use and permitting expertise, he has the ability to provide structural engineering design and consultation for an extensive array of applications. He strives to approach projects with tact and efficiency from day one of design through construction completion in order to provide his clients with the best possible product and service.

Mr. Ward received a Bachelor of Science in Civil Engineering from Drexel University in Philadelphia, PA.

Christopher M. Bednarski, PE



Professional Engineer

Chris@InSiteEng.net

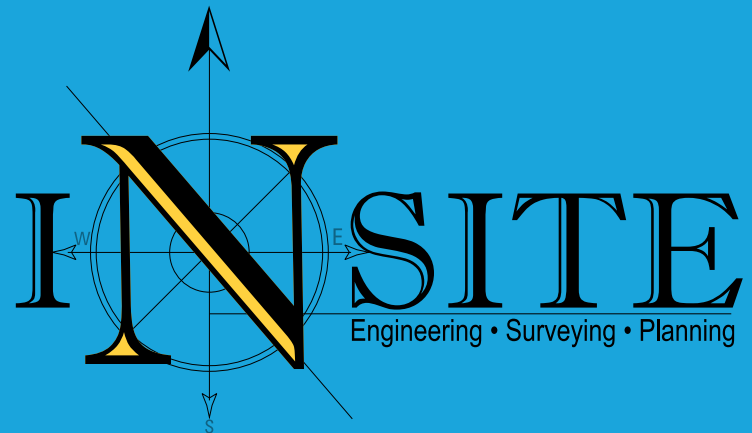
Christopher M. Bednarski, PE is an experienced multi-faceted civil engineer with a proven track record designing and supervising large scale urban redevelopment projects since 2008. Using his sound technical and project management experience, Mr. Bednarski has worked on a variety of commercial, residential, healthcare, industrial, and mixed use projects throughout the State of New Jersey. His ability to interact and understand the needs of clients is a major asset for completing projects to ensure that quality, budget, and scheduling are up to the high standards of InSite Engineering.

Mr. Bednarski received a Bachelor of Science in Civil Engineering degree from the University of Delaware.



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Skilled professionals.
REAL RESULTS.

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MARINE ENGINEERING • STRUCTURAL ENGINEERING



1913 Atlantic Avenue, Suite F4
Wall, NJ 08736

732.531.7100

InSite@InSiteEng.net