



Alaimo Group

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January 25, 2025

Ms. Julie Acton, Executive Director
Salem County Improvement Authority
286 Welchville Road, PO Box 890
Alloway, NJ 08001-0890

Re: Salem County
Solid Waste Advisory Council
Application to Amend the Salem County
District Solid Waste Management Plan
Giordano's Vineland Scrap Material, LLC
107 Tilbury Road
Block 47, Lot 2, 4 and 5
City of Salem
Engineer's Report
Our File: A1110-0033-000

Dear Ms. Acton,

Our office has reviewed documents submitted for the above-referenced application. Our office has been requested to review the application on behalf of the Salem County Solid Waste Advisory Council (SWAC). The following documents have been submitted:

- Application to Amend the Salem County District Solid Waste Management Plan, 15 Pages, dated 10/23/24.
- Conceptual Preliminary Site Plans, prepared by MidAtlantic Engineering Partners, dated 9/24/24 consisting of nine (9) sheets.
- Impact Statement for Block 47, Lots 2, 4 &5, City of Salem, Salem County, NJ, prepared by MidAtlantic Engineering Partners, dated 9/24/24.

Project Description

The proposed project is a Transfer Station/Materials Recovery Facility (TS/MRF), Single Stream, Class A (with metal buy-back center), Class B Recycling Center and Class C decasing area. Based on the conceptual preliminary site plans ("the plans") and impact statement, the properties included in the application are Block 47, Lot 2, 4 and 5, located along Tilbury Road, CR #661 in the City of Salem. The properties consist of 41.58 acres based on the tax map.

- **Consulting Engineers** -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

The plans show a 100,000 SF building containing a 50,000 SF trash area/dumping pit, a 30,000 SF construction/demolition (C/D) area, and a 20,000 metal buy back area. The trash area/dumping pit contains a proposed 5,000 SF processing area with a 20' high push wall and a proposed sorting line; and the construction/demolition (C/D) area contains a proposed sorting line. Nine (9) 30-foot wide overhead doors are to be located along the front of the building. The metal buy back area contains proposed public indoor scales. A stabilized base paved staging and storage area contains proposed exterior stockpiles for brick and block, soil, clean stone aggregate and clean steel, plus six (6) 20' x 50' bunkers for clean sorted metal. The plans show a 25,000 SF temporary structure for finished goods.

Access to the proposed facility is to be provided from Tilbury Road, CR #661 via a one-way curbed entrance drive which leads to two (2) inbound scales and scale house and then to the staging and storage area. Site exit is via a one-way curbed exit drive leading to two (2) outbound scales and scale house then to Tilbury Road, CR #661.

The plans also show an area for future expansion, retaining wall, stormwater collection system, stormwater basins, and stormwater outfalls. The plans show that freshwater wetlands and a tributary to Salem River exist on the site.

General

1. Review is based on "Guidelines for Evaluation of Solid Waste Facility Requests to be Included in the Salem County Solid Waste Management Plan" ("the Guidelines for Evaluation") and the contents of the application to assist the SWAC in review of the application.
2. The applicant should provide proof of publication in accordance with Section 1.2 of the Guidelines for Evaluation.

Evaluation Criteria

3. Evaluation Criteria are provided in Section 2.0 of the Guidelines for Evaluation and include the following:

The SWAC's evaluation of the proposed facility and recommendation to the Commissioners will be based on the application's consistency with the following criteria:

1. *The proposed facility will provide for the proper management of solid waste and can be shown to be a complementary component of the coordinated strategy for solid waste management.*
2. *The proposed Facility will not have a negative effect on existing public efforts and legal responsibilities of Salem County to manage solid waste.*

3. *The facility shall not have a negative effect on public or environmental health, safety or welfare.*
4. *The applicant has demonstrated the necessary competency, knowledge, resources and experience to operate the proposed facility in accordance with all laws, regulations and the Solid Waste Management Plan.*
5. *The proposed facility has proposed a proven technology (or innovative technology shown to be feasible) and appropriate for managing the solid waste proposed to be accepted at the facility.*

Properties and Ownership

4. Section 3.1.2 of the Guidelines for Evaluation states: “A copy of the deed of record establishing ownership of the facility property or, if the applicant is other than the landowner, a legal agreement (for example, a legal lease agreement) to use the real property in question for the intended purpose shall be provided.”
5. The application (Page 2) states that Block 47, Lots 2, 3 and 4 are owned by the City of Salem, and refers to Resolution No. 2024-275 of the City of Salem in support of the project; and Resolution No. 2024-274 authorizing the execution of a land option purchase agreement with Giordano’s for purchase of the site for purposes of the redevelopment of the former Salem City Landfill. The applicant should confirm that copies of the resolutions were submitted with the application.
6. The application (Page 2) states that Block 47 Lot 5 is currently owned by Salem County. The applicant should confirm whether there is a legal agreement with Salem County to use real property in question for the intended purpose.
7. The plans and impact statement are based on the project including Block 47 Lots 2, 4 and 5, a total of 41.58 acres (Lot 2 contains 10.17 acres; Lot 4 contains 30.00 acres and Lot 5 contains 1.41 acres). The application (Page 1) states that the project includes Block 47 Lots 2, 3, 4 and 5. If Lot 3 (7.58 acres) is included, the project would contain 49.16 acres. The lots and acreage proposed to be included in the project should be clarified, and the application, plans and impact statement should be modified accordingly.

Geographical Location

8. Section 3.2.2 of the Guidelines for Evaluation requires a USGS Quadrangle map, which shall delineate any public access roads to the site and any streams, ponds, wetlands, floodplain and sensitive receptors (for example, hospitals, schools, playgrounds, churches, homes, etc.) within a one-half mile radius of the site. It is recommended that the USGS map in Appendix A of the impact statement show a boundary of ½ mile from the site, and any of the above sensitive receptors.

9. It is recommended that the Zoning Map on the Cover Sheet of the plans include the zoning districts within Elsinboro Township in addition to the zoning districts within Salem City.

Process Design and Operation

10. The application (Page 3) states that the proposed Transfer Station/Materials Recovery Facility (TS/MRF) will be a one (1) story metal building with an area of 30,000 to 60,000 SF to begin operations and subject to expansion upon receipt of appropriate approvals thereafter. The plans and impact statement show the building size to be 100,000 SF plus a 25,000 temporary structure for finished goods, plus an area for future expansion. The proposed building size and proposed phasing should be clarified, and the application, plans and impact statement should be modified to be consistent.
11. The application (Page 3) states that the height of the building will be approximately 40 feet.
12. The plans show the building to include nine (9) 30' wide x 30' high overhead doors on the south side of the building.
13. Site Layout Plan Note 15 states: See architect's plans for building elevations and floor plans. Architectural plans and elevations should be submitted for review if available.
14. The application (Page 5) indicates that the facility will be open seven (7) days per week, accepting vehicles from 7:00 am to 7:00 pm, with waste processing within the TS/MRF building 24 hours per day. All waste processing operations will take place within an enclosed building. This appears to indicate that all overhead doors will be closed when trucks are not entering or exiting the building. The applicant should confirm whether this is the case.
15. Section 3.3.1 of the Guidelines for Evaluation requires that the site plan identify the placement of all equipment, buildings, activities and areas related to the receipt, storage, processing and transferring of all unprocessed and processed recyclable materials.
16. The application (Page 6) states that Class A separated materials may have their own chemistry bunkers outside once source separated. The location of any proposed chemistry bunkers should be shown on the plans.
17. The application (Page 6) states that once an open top trailer is full the trailer will be covered and stored on site prior to transport or transported immediately to its end destination by truck or rail. Storage areas for covered trailers should be shown on the plans.
18. It is recommended that the location of existing and proposed rail be shown on the plans, and that the application describe any improvements required and proposed to provide rail service to the facility.

19. The plans show a paved area 205' wide x approximately 440 long adjacent to the building on the north side. It is recommended that the plans identify the purpose for this area, and any vehicle circulation, vehicle storage or material storage proposed in this area.

Traffic

20. The impact statement (Page 8) states that a traffic impact assessment has not yet been performed for the site and surrounding roadways but will be prior to development. Based on preliminary estimates, 50-100 collection vehicles are expected to enter the site per day, plus approximately 53 Class B vehicles entering the site per day. The anticipated number of vehicles arriving at the site during the peak hours (7-9 am and 2-3 pm) is 12. The application (Page 8) states that the anticipated number of vehicles arriving at the site during the peak hour is 35. This appears to be an inconsistency which may need to be confirmed.
21. The applicant should confirm that the above estimates are only in the inbound direction, and the same number of vehicles will exit the site after unloading.
22. The impact statement (Page 9) states that outbound waste, recyclables and Class B material will be loaded onto a combination of transfer trailers and roll-off containers. The anticipated number of vehicles carrying outbound waste is 37 trucks per day, with an anticipated peak of 6 trucks per hour.
23. The impact statement (Page 9) states that a major goal of this development is to mitigate any potential traffic congestion to and from the facility. In order to do so, a route that maximizes avoidance of Salem City roads is to be utilized. Inbound and outbound truck traffic is to be directed to Tilbury Road south of the access to/from the site, around City roads, with direct access to Route 49 and Route 45 with additional access to US 130, I-295, and the NJ Turnpike. Potentially impacted intersections include the following:
 - Tilbury Road, CR #661 and S. Tilbury Road, CR #627
 - S. Tilbury Road, CR #627 and Chestnut Street, CR #625
 - Chestnut Street, CR #625 and Grieves Parkway
 - Grieves Parkway and S. Front Street
 - S. Front Street, W. Broadway (Route 49) and Griffith Street, CR #657
 - Tilbury Road, CR #661 and Grieves Parkway
 - Grieves Parkway and Yorke Street, CR #658
 - Grieves Parkway and E. Broadway (NJ Route 49)
 - Keasbey Street, CR #658 and Grant Street/Quaker Neck Road, CR #657
 - Grant Street/Griffith Street, CR #657 and Market Street (NJ Route 45)
24. It is recommended that the applicant provide an exhibit showing proposed access routes, the location of the potentially impacted intersections, ownership of the roads,

zoning and land uses along the proposed routes, and any impacts to bridges or other structures.

25. Consideration should be given to defining a specific haul route to and from the facility, to reduce impacts and potentially required improvements to County roads. A potential route would be to utilize only NJ Routes 45 and 49, S. Front Street, Grieves Parkway and Tilbury Road, CR #661 to and from the facility entrance. While there is a residential zone and uses along a portion of S. Front Street, there are also residential zones and uses along the other proposed access routes including Grieves Parkway, Yorke Street, Chestnut Street, Griffith Street, Grant Street, and Keasbey Street in Salem City; and Tilbury Road, South Tilbury Road, Amwellbury Road and Salem-Fort-Elfsborg Road in Elsinboro Township.
26. The application (Page 4) refers to a Traffic Flow Plan. This plan should be submitted for review.
27. The application (Page 9) states that Tilbury Road is an interstate. Tilbury Road, CR #661 is a Salem County road. Based on the Salem County Land Development Standards, Tilbury Road is classified as an urban local road, with a planned right-of-way width of 66 feet. Based on the tax map the existing right-of-way width varies, and it appears additional right-of-way would be required along the frontage of Lots 2 and 4 in order to provide a right-of-way width of 33 feet from the centerline.
28. Section 3.3.2 of the Guidelines for Evaluation requires that the applicant indicate the provisions incorporated into the site plan to ensure safe and efficient vehicular and pedestrian circulation, parking, loading and unloading. It is recommended that the plans address off-street parking for employees, visitors and the public; and acknowledge the responsibility to comply with the provisions for electric vehicle (EV) charging stations if applicable; and pedestrian circulation at the site for the safety of employees, visitors and the public.

Materials

29. The application proposes that the facility will accept the following waste types: 10, 13, 13C, 23, 25 and 27. NJDEP regulations define each of the above waste type as follows [NJAC 7:26-2:13(g)1]:
 - 10 Municipal (household, commercial and institutional): Waste originating in the community consisting of household waste from private residences, commercial waste which originates in wholesale, retail or service establishments, such as, restaurants, stores, markets, theatres, hotels and warehouses, and institutional waste material originated in schools, hospitals, research institutions and public buildings.

- 13 Bulky waste: Large items of waste material, such as appliances and furniture. Discarded automobiles, trucks and trailers and large vehicle parts, and tires are included under this category.
 - 13C Construction and demolition waste: Waste building material and rubble resulting from construction, remodeling, repair, and demolition operations on houses, commercial buildings, pavements and other structures. The following materials may be found in construction and demolition waste: treated and untreated wood scrap; tree parts, tree stumps and brush; concrete, asphalt, bricks, blocks and other masonry; plaster and wallboard; roofing materials; corrugated cardboard and miscellaneous paper; ferrous and non-ferrous metal; non-asbestos building insulation; plastic scrap; dirt; carpets and padding; glass (window and door); and other miscellaneous materials; but shall not include other solid waste types.
 - 23 Vegetative waste: Waste materials from farms, plant nurseries and greenhouses that are produced from the raising of plants. This waste includes such crop residues as plant stalks, hulls, leaves and tree wastes processed through a wood chipper. Also included are non-crop residues such as leaves, grass clippings, tree parts, shrubbery and garden wastes.
 - 25 Animal and food processing wastes: Processing waste materials generated in canneries, slaughterhouses, packing plants or similar industries, including animal manure when intended for disposal and not reuse. Also included are dead animals. Deceased animals that are intended for cremation in an animal crematorium with the residual ashes either returned to the pet owner or interred in a burial plot at a legally recognized pet cemetery, or deceased animals intended for internment at a legally recognized pet cemetery are not considered solid waste pursuant to this chapter. (Carcasses which are cremated at a crematorium but whose final destination of the residual ashes is a solid waste facility are considered disposed of and are considered solid waste pursuant to this chapter.) Animal manure, when intended for reuse or composting, is to be managed in accordance with the criteria and standards developed by the Department of Agriculture as set forth at N.J.S.A.4:9-38.
 - 27 Dry industrial waste: Waste materials resulting from manufacturing, industrial and research and development processes and operations, and which are not hazardous in accordance with the standards and procedures set forth at N.J.A.C. 7:26G. Also included are nonhazardous oil spill cleanup waste, dry nonhazardous pesticides, dry nonhazardous chemical waste, and residue from the operations of a scrap metal shredding facility.
30. A letter from Giordano's dated July 9, 2024, was submitted with the application confirming that *"Giordano's shall not accept, receive, process or transfer any waste that originates within Salem County without the prior consent and written approval of*

Salem County, duly authorized by the Salem County Improvement Authority and/or the Salem County Board of Commissioners.” The applicant should confirm that this letter is incorporated into the application.

31. The application (Page 8) indicates that the facility will receive an average of 1,000 tons per day (7,000 tons per week) of solid waste when operating at full capacity.
32. The application (Page 7) states that construction and demolition (C&D) and packaging materials is made up of clean construction debris and residual plastics from processing plants, papers, cardboards, metal, aggregate and single use plastics. Along with concrete, brick, block clean nonhazardous soil and construction materials, and that this process of mixed products will take place under roof in a 30,000 to 50,000 SF building. It appears the description included in the application needs to be revised to agree with the plan, which shows a 100,000 SF building for processing of materials.

Class A Materials

33. The application (Page 1) also proposes that the facility also accept Single Stream Class A recyclable materials, up to 1,000 tons per day. NJDEP regulations define Class A recyclable material as follows [NJAC 7:26A-1.3]:
 - "Class A recyclable material" means a source separated non-putrescible recyclable material specifically excluded from Department approval prior to receipt, storage, processing or transfer at a recycling center in accordance with N.J.S.A. 13:1E-99.34b, which material currently includes source separated non-putrescible metal, glass, paper, plastic containers, and corrugated and other cardboard.
34. According to NJDEP recycling information, in single stream programs, bottles, cans, and other containers, as well as paper grades are all collected together in one recycling bucket.
35. The application (Page 6) indicates that Single Stream Class A materials will arrive on-site for intermediate processing in the same manner as solid waste. The material will be sorted on the industrial picking line or floor sorted and baled for further processing offsite. The application should state whether a baler is proposed. Details for any proposed baler should be provided. The location and size of any proposed baler should be shown on the plans.
36. The application (Page 7) states that the Class A part of the facility will be for the public to drop off metals, paper, plastics, all mandated and non-mandated recyclables that are already source separated. The plans should identify the location where the public will access the facility and drop off materials.

Class B Materials

37. The application (Page 1) also proposes that the facility accept up to 700 tons per day of Class B material consisting of shingles, brick, block, concrete, non-hazardous soil, brush, stumps, trees and tree parts, wood (painted, unpainted and engineered) and tires. NJDEP regulations define Class B recyclable material as follows [NJAC 7:26A-1.3]:

- "Class B recyclable material" means a source separated recyclable material which is subject to Department approval prior to receipt, storage, processing or transfer at a recycling center in accordance with N.J.S.A. 13:1E-99.34b, and which includes, but is not limited to, the following:
 1. Source separated, non-putrescible, waste concrete, asphalt, brick, block, asphalt-based roofing scrap and wood waste;
 2. Source separated, non-putrescible, waste materials other than metal, glass, paper, plastic containers, corrugated and other cardboard resulting from construction, remodeling, repair and demolition operations on houses, commercial buildings, pavements and other structures;
 3. Source separated whole trees, tree trunks, tree parts, tree stumps, brush and leaves provided that they are not composted;
 4. Source separated scrap tires; and
 5. Source separated petroleum contaminated soil.

38. The application (Page 7) states that Class B materials will be stockpiled in the unprocessed material storage area. The unprocessed material storage area should be shown on the plans.

39. The application (Page 7) states that Class B materials will be ground on-site using mobile grinding equipment. The proposed grinding equipment and grinding area should be shown on the plans.

40. The application (Page 7) states that processed Class B material will be moved to the Processed Material Storage Area, where it may be stored for a period of up to one (1) year, and that the Processed Material Storage Area has a capacity of up to 12,000 cubic yards, subject to change. The Processed Material Storage Area should be shown on the plans.

Class C Materials

41. The application (Page 1) also proposes a Class C Decasing Area. NJDEP regulations define Class C recyclable material as follows [NJAC 7:26A-1.3]:

- "Class C recyclable material" means a source separated compostable material which is subject to Department approval prior to the receipt, storage, processing or transfer at a recycling center in accordance with N.J.S.A. 13:1E-99.34b, and which includes, but is not limited to, organic materials such as: 1. Source separated food waste; 2. Source separated biodegradable plastic; 3. Source separated yard trimmings, including any biodegradable paper bags in which the yard trimmings are collected; 4. Source separated biomass; and 5. Lakeweed generated from the cleaning of aquatic flora from freshwater lakes. [NJAC 7:26A-1.3]:
42. It is recommended that the application define the Class C Decasing process and the materials to be accepted, stored and processed. The Class C Decasing Area should be shown and identified as such on the plans.
43. The applicant should indicate whether Class A, Class B, and Class C materials to be accepted at the facility will originate within Salem County.

Materials Handling and Process Flow

44. The plans should designate storage areas for each recyclable material that may be accepted at the facility. It is recommended that each area be identified by recyclable material Class for clarity.
45. The application (Page 4) states that unauthorized/hazardous waste received at the facility will be separated and stockpiled in an unauthorized/hazardous waste storage area. The unauthorized/hazardous waste storage area should be shown on the plans.
46. The plans should show the location of all container storage and trailer storage.

Marketing Materials

47. Section 3.3.5 of the Guidelines for Evaluation requires the following:
- *Name, address and telephone number of all planned end markets for the materials.*
 - *List all end market contracts or agreements and submit same as evidence of the applicant's ability to sell the products resulting from the proposed activities at the Facility. Where end market contracts or agreements are not available at the time of application for a general approval to operate a recycling center, the applicant shall submit letters of interest from prospective end market users of the products resulting from the applicant's recycling operation. Letters of interest may be based on information provided by the applicant to prospective*

end market users such as a description of the equipment to be used at the facility and the specifications of the products resulting from facility operation.

- *If the applicant is proposing to use intermediate solid waste processing facilities prior to the delivery of materials to a recycling end market, then the applicant shall describe the facilities being used for each material. Descriptions shall include location, capacity and the operations and/or processes the intermediate facilities will perform on the materials.*
- *Identify the disposal facility(ies) that will manage residue from the proposed facility. Indicate the consistency of utilizing this disposal facility(ies) with the current Solid Waste Management Plan.*

48. The application (Page 10) describes the end market for Class A materials (metal, plastic, paper, cardboard, etc.) as Giordano Vineland Scrap Metal, LLC; and the end market for Class B materials (wood, concrete masonry, brick, asphalt, non-hazardous soil, etc.) as Giordano Recycling.
49. The application (Page 10) states that Salem County's generated residual waste will be disposed of in accordance with the provisions of the Salem County District Solid Waste Management Plan. Non-Salem County generated waste will be disposed of in accordance with appropriate District's Solid Waste Management Plan.
50. The application (Page 13) lists planned end markets. The application should indicate whether agreements are in place for all the materials to be transported from the proposed facility.
51. The application (Page 10) describes a contingency plan for waste handling during short term and long-term shutdown, such as equipment failure, structural damage, vehicular accident or other unforeseen events. In the case of short-term facility shutdown (not to exceed 48 hours), material will be stored within the building. In the case of long-term shutdown, NJDEP will be notified and inbound vehicles will be routed to other facilities, or to separate lines for processing or scales for inbound and outbound. In this case, the companies that haul material to the facility would be advised to redirect their trucks to another TS/MRF or to the Salem County Landfill.
52. It is recommended that the applicant indicate whether an agreement is in place with the Salem County Improvement Authority for acceptance of waste materials during facility shutdown, or in the event that end markets are unavailable.

Access Control

53. Section 3.3.6 of the Guidelines for Evaluation requires that the applicant list proposed means to control and/or limit access to the proposed facility, both during and after operating hours. The application (Page 4) describes proposed video monitoring and

security, and safety managers. It is recommended that the plans show any proposed gates or security fence at the facility.

Other Approvals

54. In accordance with Section 1.2 of the Guidelines for Evaluation, the applicant shall identify any local, state, or federal permits and/or approvals that may be required for the proposed Facility. As the permits and/or approvals are applied for, the applicant shall provide SWAC with full copies of each application. The application states that the following permits are required:
- A-901 approval (New Jersey Department of Law & Public Safety)
 - NJDEP Solid Waste Facility Permit
 - NJDEP Air Quality Permit
 - Cumberland-Salem Conservation District Certification
 - Department of Community Affairs – Building Permits
55. The impact statement states that the property contains wetlands which have not yet been verified by NJDEP in a letter of interpretation (LOI) and that development of the property will comply with all NJDEP requirements and approvals, including, if necessary, the establishment of conservation easements to protect environmentally sensitive areas. It appears that required NJDEP approvals may include wetlands and flood hazard area permits.
56. The impact statement states that the project will comply with NJDEP stormwater management regulations for major development at N.J.A.C. 7:8, that all necessary stormwater/outfall permits required by NJDEP will be obtained during the design and permitting phase of the project.
57. The applicant should confirm whether the project will comply with the Salem County Land Development Standards, and whether an application for site plan approval will be submitted to the Salem County Planning Board.
58. Salem County Road Opening Permits will be required for road openings within County roads.
59. The plans show water and sewer services from Tilbury Road, CR #661. The impact statement (Page 10) indicates that the appropriate Salem City, NJDEP and any other approvals will be obtained for water and sewer service.
60. It is recommended that plans be submitted to the appropriate fire and emergency services agency for review and comment regarding site access and circulation by emergency vehicles.

Salem County Solid Waste Management Plan Consistency

61. Section 3.5 of the Guidelines for Evaluation requires the following:

- *List the significant benefits the facility will have on the community.*
- *List the significant negative impacts the facility will have on the community and mitigating measures taken.*
- *Describe why there is a need for the facility.*
- *Describe, by percent, the anticipated geographic points of generation, i.e. towns, county and/or state of each solid waste types accepted. Include the sector of the community, i.e. commercial, residential, industrial for each waste type and list any restrictions if any.*
- *Additional Pertinent Information: The applicant shall provide any additional information in their application that is pertinent to their proposal. In addition, the SWAC reserves the right to request any additional information.*

62. The application (Page 13) refers to an attached County Presentation setting forth several benefits to the community. The applicant should confirm that the County Presentation was submitted with the application.

63. The application (Page 13) refers to the impact statement regarding negative impacts, and states that additional minor impacts may include trucks backing up, which the applicant plans to buffer; odd trucks that may get off route, they will be guided with GPS in the trucks. Giordano's does not believe there are many negative impacts for this project which will reuse an old non-used landfill.

Should there be any questions please do not hesitate to contact our office.

Very truly yours,

ALAIMO GROUP



James H. McKelvie, PE, CME
Senior Associate

JHM