

**Preliminary Investigation for
Determination of Eligibility for
Declaration as a Non-Condemnation Area in
Need of Redevelopment Report**

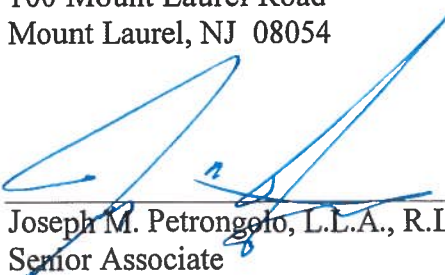
Block 1301, Lot 2.01 - Route 73
May 17, 2019

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N.B. The original of this document was signed and sealed as per N.J.A.C. 13:41-1.3.b

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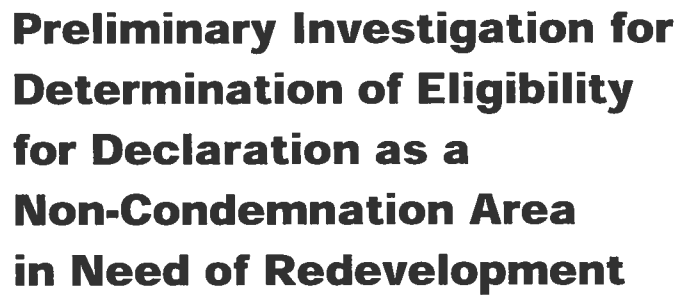
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I. PRELIMINARY INVESTIGATION FOR DETERMINATION FOR DECLARATION AS NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

1. INTRODUCTION

1.1 Purpose and Background

This preliminary investigation report is based on an analysis of an area identified as Block 1301, Lot 2.01 (the “Study Area”), emanating from the directive of the Township Council of the Township of Mount Laurel (*hereinafter* Township Council) to the Mount Laurel Planning Board (*hereinafter* Planning Board) to undertake a preliminary investigation to determine whether a total of one (1) parcel, found generally in the area bounded by Route 73 to the north and Howards Boulevard (Rogers Walk) to the east, manifests conditions that would qualify the study area for a declaration of non-condemnation area in need of redevelopment, pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. Said tasking is as memorialized by the Township Council of Mount Laurel Resolution as shown in Appendix A.

A redevelopment area or “area in need of redevelopment” and a rehabilitation area or “area in need of rehabilitation” means an area determined to be in need of redevelopment or rehabilitation pursuant to sections 5 and 6 of P.L.1092, c.79 (C.40A:12A-5 and 40A:12A-6). A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part. With a finding in the affirmative, the application of all redevelopment powers is permissible as provided by the Legislature; however, under this Preliminary Redevelopment Investigation, the exercise of eminent domain is excluded.

With an affirmative finding that the Study Area is an area in need of redevelopment, application of the powers and benefits that accrue as a result of redevelopment planning, pursuant to the above-cited redevelopment statute, is enabled. Most significantly, application of redevelopment planning, in the first instance, enables the preparation and adoption of a plan for redevelopment and, in the second, affords municipalities the opportunity to enter into public/private partnerships with re-developers, or partnerships with public agencies, so to promote realization of a mutually agreed upon future look and arrangement of development.

Moreover, the adoption of a redevelopment plan affords greater municipal control over development in that, once adopted, redevelopment activity must be in accord with the redevelopment plan as approved by the Township Council. Further, adoption of a redevelopment plan permits opportunity for the refinement of development regulations as may be necessary to achieve the redevelopment vision, assuring a result that is in concert with the development vision of the municipality.

1.2 Study Area Delineation

The Study Area is located within the northeast portion of the Township of Mount Laurel, positioned along the eastern edge of the municipality, adjacent to the Township of Hainesport. The site has frontage along Route 73, a principal arterial roadway.





The focus area of this preliminary investigation consists of one (1) parcel: Block 1301, Lot 2.01.

1.3 Map of Study Area



Source NJG/N, NJDEP, NJDOT

STUDY AREA
INVESTIGATION FOR NON-CONDEMNATION
AREA IN NEED OF REDEVELOPMENT
Township of Mount Laurel
Burlington County, NJ

-  Redevelopment Study Area
 -  Blocks
 -  Parcels
- N




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5/3/2019

2. THE PLANNING SETTING

2.1 Study Area Zoning Classification

From a zoning perspective, the Study Area lies within the zoning district, as shown below.

Table 1: Current Zoning Schedule for Study Area

Block	Lots	Zoning District
1301	2.01	B Business

Per Chapter 154-43 of the Township of Mount Laurel's Zoning Ordinance, the regulations of this zoning district anticipate the following uses:

- B - Business district provides for retail trade and related services, motor vehicle service stations, and child-care centers.

2.2 Relationship to Urban Enterprise Zone

The Urban Enterprise Zone (UEZ) Program was enacted by the State Legislature in 1983. The UEZ designation connotes an area that has experienced economic distress and needs revitalization and the stimulation of growth "by encouraging businesses to develop and create private sector jobs through public and private investment in the designated zones."¹ Currently, the Township of Mount Laurel does not participate in the UEZ Program and this criterion will not be considered in the subsequent analysis of applicable statutory criteria for determination for redevelopment need.

2.3 Master Plan Perspective

The Mount Laurel Township Master Plan was prepared and adopted by the Planning Board in April 2006. The document consists of the following elements: 1) Goals and Objectives, 2) Land Use, 3) Housing and Fair Share (amended March 2010 and later revised and dated April 2017), 4) Recreation and Open Space (amended May 2009), 5) Circulation, 6) Community Facilities, 7) Conservation and Open Space, 8) Energy Conservation and Recycling Plan, and 9) Stormwater Management. The Master Plan Reexamination Report was adopted in December 2017.

³ New Jersey Department of Community Affairs (DCA), Urban Enterprise Zone Program.

These Master Plan documents were evaluated, and general support for the redevelopment of the Study Area is derived from the plan's endorsement of redevelopment activity, pursuant to the Local Redevelopment and Housing Law N.J.S.A.40A:12A-1 et seq. Major objectives in the Plan include: 1) To guide future land development and community facilities to meet the needs of residents while ensuring that new development is compatible with existing developments; 2) To provide for a variety of residential, commercial, industrial, public open space, recreational and conservation uses; 3) To ensure that developments are compatible with the adjacent land uses in surrounding communities, where feasible; and 4) To provide for a balanced economic base and a source of employment through utilization of non-residential lands. Generally, the redevelopment of the Study Area is consistent with the advancement of the Township's long-range planning goals.

2.4 State Planning Area Classification

The State Planning Act of 1985 mandated the New Jersey State Development and Redevelopment Plan (SDRP), which establishes State-level planning policy. The SDRP, adopted in 2001, outlines eight (8) broad planning goals for the State. Most related to this redevelopment effort are two (2) statewide goals that aim to "revitalize the State's cities and towns" and to "promote economic growth, development, and renewal." The State Plan envisions improved livability and sustainability by investing public resources, leveraging private investments and improving the natural and built environments.

The SDRP identifies several planning areas that are defined by shared characteristics, such as population density and existing infrastructure over a designated area of land. Under the New SDRP, the entirety of the Study Area for redevelopment falls within the Metropolitan Planning Area (PA1) which the SDRP defines as a smart growth area.

Per the State Plan, the Metropolitan Planning Area (PA1) aims to:

- Provide for much of the State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

3. REDEVELOPMENT PROCESS

3.1 Role of the Township Council and Planning Board

Summarized below, the redevelopment statute sets forth a multi-step process that must be observed by the Township Council and Planning Board to enable Mount Laurel to lawfully exercise the powers which accrue as a result of employment of redevelopment planning.

- a. The Township Council must authorize the Planning Board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in Section 5 of P.L.1992, c.79 (C.40A:12A-5).
- b. The Planning Board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein. The map must also include a statement setting forth the basis for the investigation.
- c. The Planning Board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a planning board resolution for formal action. A public hearing is not necessary for a rehabilitation designation.
- d. Upon receipt of the recommendation from the Planning Board, the Township Council may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- e. Upon designation as an area in need of redevelopment, the Planning Board or redevelopment entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- f. The redevelopment plan, after review by the Planning Board, is referred to the Council.
- g. Upon receipt of the redevelopment plan from the Planning Board, the Council may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.
- h. After the enactment of a redevelopment plan, the Township Council has the authority to create and designate a redevelopment entity to implement the redevelopment plan.

Only after completion of this public process is the Township of Mount Laurel able to exercise the powers granted under the redevelopment statute.

4. DESCRIPTION OF EXISTING STUDY AREA CONDITIONS

4.1 Study Area

General Description

The Study Area (known as Block 1301, Lot 2.01) has frontage on Route 73 across from the intersection of Route 73 and Howards Boulevard (Rogers Walk). The Study Area is located in the southwest corner of the Township and situated in an area east of the New Jersey Turnpike. The intersection of Route 73 and Howards Boulevard (Rogers Walk) is controlled by a traffic signal.

Table 2: Study Area Parcel Data

Block	Lot	Associated Lots	Property Type	Location	Acreage
1301	2.01	---	Vacant Land	1112 Route 73	0.936
Total Acres					0.936

Source: New Jersey Tax Assessor Data, 2018

The entirety of the Study Area falls within the municipality's sewer service area.

The parcel within the study area has roadway frontage and is accessible from the public right-of-way.

Surrounding Area Description

The Study Area is located on the southeast corner at the intersection of NJ State Route 73 and Howards Boulevard (Rogers Walk). Northeast of the study area is a closed, abandoned service station/garage, which is currently for sale. The rear yard of the Study Area is adjacent to an existing multi-story office building. There is an existing Wawa located at the northwest corner of the same intersection. A multi-story office building site exists southeast of the site across Route 73. State Route 73 is a principal arterial roadway and is a key corridor of the Township. This corridor is heavily traveled and characterized by commercial properties, and office parks.

The Study Area is also easily accessible to various parts of the Township based on its proximity to the NJ Turnpike located to the northwest. There is a mix of hotels, office parks and commercial uses surrounding the Study Area.

Overall Summary

The Study Area is 0.94± acres in size. Along with a physical site visit of the Study Area and the immediate surrounding area, data was gathered from tax maps, municipal records, aerial photographs, land data, and environmental inventories.

From a transportation perspective, NJ State Route 73 is the primary access roads for the lot under investigation. In general, pedestrian circulation of the Study Area is deficient. The Study Area has very limited sidewalks throughout the area. There are existing striped crosswalks and ADA-accessible curb cuts to facilitate pedestrian safety across Howards Boulevard (Rogers Walk) and Route 73; however, they do not connect to sidewalks or provide safety between various retail sites. NJ Transit bus service is lacking within the Study Area.

From an environmental perspective, the lot was observed using the New Jersey Department of Environmental Protection's (NJDEP) GIS interactive database. The Study Area is not affected by environmentally sensitive areas.

According to USDA Web Soil Survey Data, the Study Area is composed of Collington fine sandy loam (2 to 5 percent slopes), which is classified as well drained with medium runoff.

Subject Parcel Description and Photographs

Block 1301, Lot 2.01

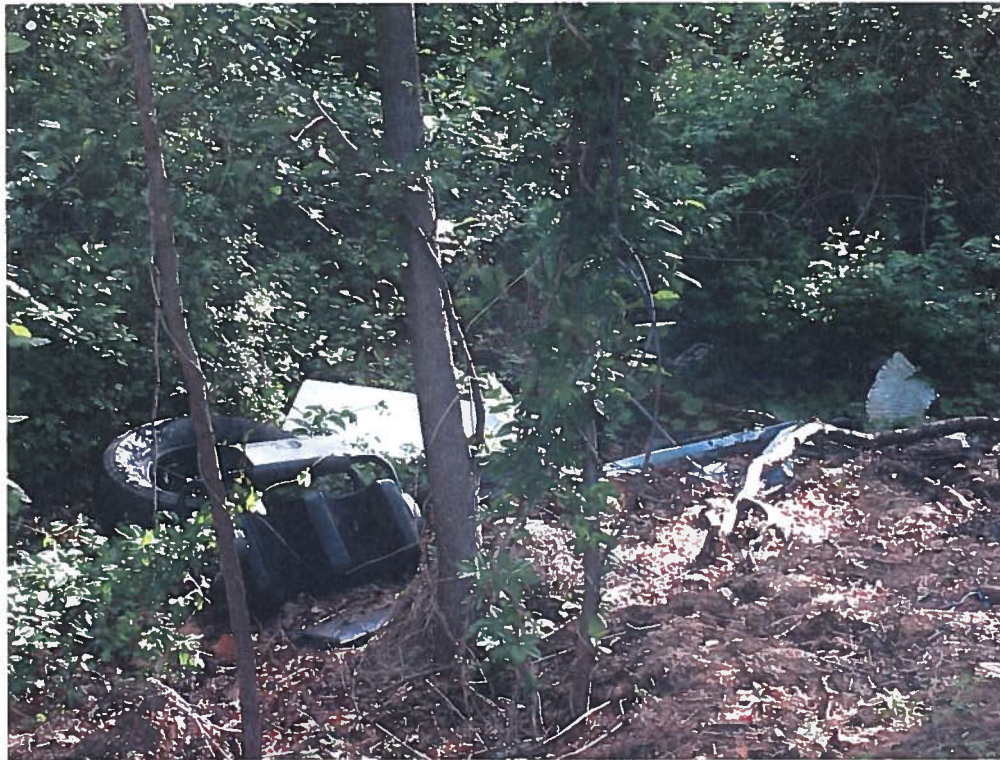
The Study Area (known as Block 1301, Lot 2.01) has frontage on Route 73 across from the intersection of Route 73 and Howards Boulevard (Rogers Walk). The Study area is vacant land comprised of a wooded area with evidence of dumping on portions of it. On the northeast side of the Study Area is a closed, abandoned service station/garage, which is currently for sale. The rear yard of the Study Area is adjacent to an existing multi-story office building.



Route 73 Northbound (Study Area on left)



Route 73 Southbound View (Study Area on right)



Vacant land with evidence of dumping



Vacant land with evidence of dumping

5. STATUTORY CRITERIA

5.1 Criteria Necessary for Finding of Area in Need of Redevelopment

Under N.J.S.A. 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten (10) years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five (5) contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. c. 303 9C52:27H-60 et. seq., said designation and prescribed related action are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”²

² N.J.S.A. 40A:12A-3.

6. APPLICATION OF STATUTORY CRITERIA

6.1 Introduction

The statutory charge for a positive finding of redevelopment eligibility requires a demonstration, on an area-wide basis, that existing conditions give evidence of substandard structures evincing unwholesome living and working conditions, or physical deterioration by the presence of improvements which are dilapidated, obsolete, faulty in terms of arrangement, or in any way deleterious to the welfare of the community; or where there are found instances of vacant or abandoned buildings, formerly used for commercial or industrial use; or where there exists a lack of proper utilization sustained by condition of title, diverse ownership or other similar conditions yielding a stagnant and unproductive condition of land, detrimental to the surrounding area or community at large.

An area is also eligible for declaration where there exists vacant land with impediments to development thwarting the likelihood of development through the instrumentality of private capital, and where it can be demonstrated that a redevelopment declaration would advance smart growth planning principles. In addition, actions necessary for designation as an Urban Enterprise Zone (UEZ) are sufficient for redevelopment declaration for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.

6.2 Statutory Criteria Applicable to Study Area

6.2.1 Redevelopment Criteria

Onsite conditions of the parcel that constitutes the Study Area gives substantial evidence of an area in need for redevelopment given the location. Criteria that support a finding of an area in need of redevelopment are as set forth below:

Criterion "c" is implicated where land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten (10) years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

The parcel (Block 1301, Lot 2.01) is "unimproved vacant land that has remained so for a period of ten (10) years prior to adoption of the resolution." NJDEP's 2007 aerial imagery was examined, which reveals that the current condition of unimproved, vacant, and wooded lands was also present at least over a ten-year period and up to the time of the Township Council's adopted resolution regarding the commencement of this study. Also, 2007 and 2018 property tax records were reviewed and confirmed that the parcel's property class is vacant land.

For the secondary prong of criterion “c”, the condition of location is punctuated from the perspective the property is located adjacent to an abandoned, deteriorating service station/garage and the Study Area has become a dumping area, creating a detriment to the safety, health and welfare of the community. Therefore, the location of this parcel within the Study Area prevents any development through the instrumentality of private capital.

Criterion “h” is implicated where the designation of the delineated area is consistent with smart growth planning adopted pursuant to law or regulations.

The State Planning Act of 1985 mandated the New Jersey State Development and Redevelopment Plan (SDRP), which establishes State-level planning policy. The SDRP, adopted in 2001, outlines eight (8) broad planning goals for the State. Most related to this redevelopment effort are two statewide goals which aim to “revitalize the State’s cities and towns” and to “promote economic growth, development, and renewal.” The State Plan envisions improved livability and sustainability by investing public resources, leveraging private investments and improving the natural and built environments.

The SDRP identifies several planning areas that are defined by shared characteristics, such as population density and existing infrastructure over a designated area of land. Under the New SDRP, the Study Area for redevelopment falls within the Metropolitan Planning Area (PA1) which the SDRP defines as a smart growth area.

Per the State Plan, the Metropolitan Planning Area (PA1) aims to:

- Provide for much of the State’s future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Per the Metropolitan Planning Area (PA1) Policy Objectives:

- (3.) Economic Development: Promote economic development by encouraging strategic land assembly, site preparation and *infill development*, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.
- (8.) Redevelopment: Encourage *redevelopment* at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

- (10.) Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region. Encourage the concentration of public facilities and services in Centers and Cores.

The Study Area meets the above listed policy objectives and is consistent with smart growth planning adopted pursuant to law or regulations.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 Area in Need of Redevelopment

This preliminary investigation report concludes that the Study Area qualifies for declaration as a non-condemnation area in need of redevelopment as shown in Table 4.

Table 4: Recommendation for Redevelopment Designation

Block	Lot	Associated Lots	Property Type	Redevelopment Criterion
1301	2.01	---	Vacant Land	<i>c, h</i>

This report recommends that the Township of Mount Laurel Council and Planning Board take the actions as prescribed by the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. to declare portions of the Study Area, being known as Block 1301, Lot 2.01, as a non-condemnation area in need of redevelopment based on criteria “c” and “h”. Respectively, the criteria are known as (i) vacant more than 10 years *and* that due to location is not likely to be developed through the instrumentality of private capital; and (ii) the Study Area is consistent with smart growth planning adopted pursuant to law or regulation.

In conclusion, based on the review and assessment of the parcel, the Study Area is necessary for designation as in area in need of redevelopment.

APPENDIX A

Township of Mount Laurel Council Resolution Authorizing a Preliminary Investigation for Determination of Area in Need of Redevelopment



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 19-R-100

REGULAR MEETING

April 22, 2019

RESOLUTION AUTHORIZING AND DIRECTING THE MOUNT LAUREL TOWNSHIP PLANNING BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, AS TO WHETHER CERTAIN AREAS ALONG ROUTE 73, ROUTE 38 AND ROUTE 295 ARE "AREAS IN NEED OF REDEVELOPMENT OR REHABILITATION" WITHIN THE MEANING AND INTENDMENT OF SAID STATUTE

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., ("the Act") allows municipalities to identify certain areas within their geographical boundaries as "Areas in Need of Redevelopment", or "Areas in Need of Rehabilitation"; and

WHEREAS, one of the purposes of which, among others, is to encourage private investment in certain properties through, e.g., the demolition, clearance, or removal of buildings, the construction and rehabilitation of existing buildings, the creation of new job opportunities and ratables within municipalities, etc.; and

WHEREAS, the Act empowers municipalities to authorize and direct their Municipal Planning Boards to cause preliminary investigations to be made to determine whether areas exist within the municipality that are "in need of redevelopment" or "in need of rehabilitation", N.J.S.A. 40A:12A-6; and

WHEREAS, the Township of Mount Laurel has enjoyed significant success in the past with commercial initiatives along Route 73 and 38 although development of certain properties have lingered; and

WHEREAS, there remains areas of opportunity along Route 73, Route 38 and Route 295, where certain parcels may benefit from the tools available to municipalities under the New Jersey Housing and Redevelopment Law; and

WHEREAS, there is a need for increased employment opportunities, tax ratables, and other benefits which communities generally derive from the redevelopment of commercial corridors; and

WHEREAS, the Township Council of the Township of Mount Laurel has determined

that it is in the best interest of the Township of Mount Laurel, in order to compete with neighboring municipalities for new commercial and other opportunities which will result in increased employment opportunities, and tax ratables for the municipality, to further study these parcels, to determine if they, or portions of same, are "in need of redevelopment or in need of rehabilitation", so that this municipality can undertake various initiatives to incentivize commercial and other developers to locate their businesses with this municipality; and

WHEREAS, the Planning Board shall undertake this investigation and but shall not consider the use Eminent Domain as a power to be afforded to the municipality (and shall be referred to as a "Non-Condemnation Redevelopment Area");

WHEREAS, the New Jersey Redevelopment and Housing Law empowers municipalities to authorize and direct their Municipal Planning Boards to undertake such studies and investigations.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, that the Mount Laurel Township Planning Board be and is hereby authorized and directed to cause a preliminary investigation to be made pursuant to the New Jersey Redevelopment and Housing Law as to whether specific parcels along Route 73, Route 38 and Route 295, within the Township of Mount Laurel, are in need of redevelopment or rehabilitation within the meaning and intendment of the statute; and.

BE IT FURTHER RESOLVED, that the Council directs the Planning Board to investigate the following Blocks and Lots:


Block 902	Lots 1, 1.01 and 1.02
Block 501.24	Lots 1 through 7
Block 501.25	Lots 1 through 4
Block 1301	Lot 2.01

BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed with the Chairperson and Secretary of the Mount Laurel Township Planning Board, and with the Burlington County Office of Land Use Planning, within ten (10) days of adoption, and that the Planning Board be urged to complete its preliminary investigation and file its written report within the Township Council upon completion of same; and

BE IT FURTHER RESOLVED, that if the Township Planning Board determines that all or some of the properties are recommended as Areas in Need of Redevelopment or

Rehabilitation, the Planning Board and its professionals are authorized to immediately proceed to develop a Redevelopment or Rehabilitation Plan and recommend such Plan to the Township Council for consideration and adoption.

This resolution was adopted at a meeting of the Township Council held on April 22, 2019 and shall take effect immediately.

A CERTIFIED COPY

 Meredith Tomczyk, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Bobo						<i>Bobo</i>
Edelson						<i>Edelson</i>
Folcher						<i>Folcher</i>
Pritchett						<i>Pritchett</i>
Steglik						<i>Steglik</i>