Education

B.S. Civil Engineering, Lafayette College, Easton, PA
Graduate Certificate Project Management, New Jersey Institute of Technology (NJIT)

Registrations

Licensed Professional Engineer – DE, GA, MA, NJ, NY, PA
Licensed Professional Planner – NJ
LEED Accredited Professional (AP), Green Building Certification Institute

Highlights

Professional Engineer, Planner and LEED Accredited Professional (AP)
Over 30 years of experience providing the highest level of consulting services for both public and private clients

Experience Summary

Ms. Galvin has progressed her 30+ year career from an entry-level design engineer to Director of Land Development for Partner Engineering and Science, Inc. (Partner). Her extensive experience includes civil engineering design and development, management and executive functions for local, regional and national firms. Project types include residential housing, offices, warehouse and industrial space, offices, public and private schools and universities, hospitals and medical facilities, parks and recreation, roadways and utility infrastructure, and a variety of mixed-use and redevelopment projects, for private and public clients.

As Director, Ms. Galvin is responsible for all technical and administrative services provided by the Land Development Group. Technically, responsibilities include oversight and QA/QC of all site development design, such as site layout, grading, stormwater management, utilities, regulatory permitting, landscaping/lighting, soil erosion measures, construction detailing, construction administration, etc. On limited projects, Ms. Galvin acts as Project Manager, responsible for detailed design and construction-related services, as well as administrative tasks such as client and sub-consultant coordination, proposal preparation, invoicing, scheduling, etc. Administrative duties for the Group include marketing and business development, forecasting workload and staffing, and coordination with other discipline groups.

Project Experience

McGinley Square Redevelopment, Saint Peter's Tower, Jersey City, NJ. As overall Project/Client Manager, Ms. Galvin was responsible for all design and management components of the Project, located in the up-and-coming McGinley Square Redevelopment Plan area. The Project includes redevelopment of a 1.2 acre parking lot, currently utilized by Saint Peter's University, into a 21-story, mixed-use structure with a four-story, below-grade, automated parking facility. The structure contains market-rate and inclusionary housing, Saint Peter's student resident hall, movie theatres, restaurants and retail space, and the adjacent three City roadways will receive streetscape improvements to complement the structure and neighborhood. Professional services provided and/or coordinated include amendment to the Redevelopment Plan, survey, environmental, geotechnical, site civil/utilities, structural and traffic engineering, and landscape architecture to support the energy-efficient building.

Journal Squared Redevelopment, Jersey City, NJ. Ms. Galvin was responsible for all design and management components of the Project, located immediately adjacent to the Journal Square PATH Station in the Journal

Square 2060 Redevelopment Plan area. The project includes redevelopment of a 2+ acre tract into a three-phase, mixed-use project with 1840 residential units, retail/restaurant space and structured parking. The project includes widening of Pavonia Avenue and total reconstruction of Magnolia Avenue into a pedestrian/vehicular plaza with direct access to the PATH Station and parking garage. Professional services provided and/or coordinated included survey, environmental, site civil/utilities, permits, PATH coordination and project phasing to accommodate the 3-tower skyscraper.

55 Jordan Street, Residential Development, Jersey City, NJ. Provided professional engineering services for a residential development in the McGinley Square area of Jersey City, Hudson County, New Jersey. The Site contains approximately 0.4 acres and is located within Zone 1 of the "McGinley Square East Redevelopment Plan" area. Survey services included boundary and topographic/utility survey. Site Plan documents included site civil engineering and landscape architecture design. Partner was instrumental in obtaining approvals from the Jersey City Planning Board and Municipal Utilities Authority. The Project is entering the Construction Document Phase, with anticipated construction start in 2018.

158-162 Mercer Street, Jersey City, NJ. Provided professional engineering services in conjunction with the proposed adaptive re-use project at 158-162 Mercer Street in Jersey City, New Jersey. Partner prepared site plans and obtained Jersey City Planning Board Preliminary and Final Site Plan, Historic Commission and Municipal Utilities Authority approvals. The Project site, Block 12801, Lot 13, contains approximately 0.2 acres and is located in the Residential Rehabilitation District of the Montgomery Gateway Redevelopment Plan area. The site is currently occupied by two structures - a vacant, burned-out church and rectory. The structures will be renovated into 10 residential rental units and will re-establish the beautiful, historic features of the structures.

61-65 Newkirk Street – Residential Building, Jersey City, NJ. Provided engineering services in conjunction with the proposed residential project at 61-65 Newkirk Street in Jersey City, NJ. The Project site, known as Block 10801, Lots 8 and 9, contains approximately 0.2 acres and is located in the Neighborhood Mixed-Use Zone, Zone 4, of the Journal Square 2060 Redevelopment Plan Area. The site is currently occupied by a vacant 2-story frame dwelling and lawn area. The dwelling will be demolished and a 5-story residential building with 23 units will be constructed.

711 Montgomery Street – Mixed Use, Jersey City, NJ. Provided professional engineering and consulting services in conjunction with the proposed mixed-use project at 711 Montgomery Street in Jersey City, NJ (Project). Services included survey, site/civil, geotechnical, MEP and traffic engineering, landscape architecture and regulatory permitting. Construction services are anticipated as the appropriate time.
Crystal Pointe (Hudson Exchange), Jersey City, NJ. Design and regulatory permitting for mixed-use, 42-story high-rise structure redevelopment project along the Hudson River Waterfront. Site subject to previous "capping" related to historic fill from past rail/industrial use. Regulatory permitting included NJDEP Waterfront Development.

The Princeton Farmhouse – Carter Road, Hopewell Township, NJ. As overall Project/Client Manager, Ms. Galvin was responsible for all design and management components of the Project, which included provided professional engineering and consulting services in conjunction with the proposed Farmhouse expansion (Project) on Block 40, Lot 14.03 (Site) in Hopewell Township, Mercer County, New Jersey. The Site contains approximately 48 acres and includes a mostly-vacant historic structure The proposed use includes conversion and expansion of the existing structure to be utilized as catering facility. Use and bulk variances

are required. Modifications to existing site improvements, such as expansion and reconfiguration of the parking and driveway entrances, stormwater management improvements and landscaping/lighting are anticipated. Regulatory permitting included New Jersey Department of Environmental Protection and Delaware and Raritan Canal Commission.

The Landings at Harborside, Waterfront Redevelopment, Perth Amboy, NJ. Ms Galvin led the Partner team in providing consulting engineering services to evaluate the redevelopment of existing industrial property into a new plan consisting of 2,500 residential units and 250,000 SF of commercial space. The project included the assessment of the existing infrastructure systems including potable water, combined drainage/sanitary sewer, overhead electrical, overhead telephone and cable, underground gas, and fire alarm. The civil engineering assessment also included a complete analysis of the existing and proposed roadway infrastructure requirements within the existing street network. Quality evaluations were made of the existing curbing and paving features and an assessment of the pedestrian circulation requirements. Evaluations of the existing systems included: evaluation of existing sanitary lines; pressure flow testing and evaluation of existing water line pipe capacities; pavement cores and analyses of existing pavement sections; calculations and analyses of existing stormwater management facilities, including the development of a new separated storm sewer system and the connection to existing ISO treatment facilities. The stormwater management analysis also included evaluation of the capacity of existing ISO devices. Utility systems analysis and road infrastructure analysis were utilized in conjunction with the architectural and planning efforts to determine the most cost effective methodology of modifying and utilizing the existing systems while integrating the expansion needs of the proposed 2,500 units into the expanded infrastructure, all while balancing the aesthetic requirements of the development.

Echo Ridge, Borough of Mountainside, NJ. Ms. Galvin was responsible for all design and management components of the Project, which included surveying, site engineering, landscape architecture and regulatory permitting for a 23 unit residential townhouse development, including 4 affordable housing units, on an eight acre site along US Highway 22 in Mountainside Borough, Union County. Development of the parcel was restricted due to steep slopes, the Nomahegan Brook, and the wetlands associated with the Brook. In addition, a detention basin serving an adjacent site had to be maintained. To accommodate the proposed development, Partner designed a new detention pond that will discharge into the existing basin. Landscape architecture improvements consisted of decorative street lighting and landscaping, including upgrades to an adjoining age-restricted development and significant buffering along existing single-family residential uses. Due to the presence of the Brook and wetlands, Partner obtained a complicated NJDEP Flood Hazard Area Permit and Wetlands General Permit, which allowed for limited disturbance within the riparian zone and wetlands area. This project was formerly known as Fox Chase.

Collier Youth Services, High School Addition and New Arts Building, Marlboro, NJ. Ms. Galvin was responsible for all design and management components of the Project. The project site is a 255 acre site located in the Township of Marlboro, Monmouth County, New Jersey. The tract is bounded on the north by Beacon Hill Road, and on the south by Pleasant Valley Road. Tan Vat Brook flows along the easterly boundary. This project included an addition to the High School (8,955 square feet single story building addition), a new Arts Center building (9,079 square feet single story building), renovations of the existing Middle School and Administration building and additional parking spaces and driveway improvements. The existing exit driveway from the school to Pleasant Valley Road will be milled and overlayed and a stormwater management system was designed to service the site.

Bayshore Village Middletown Senior Housing, Middletown Township, NJ. Ms. Galvin led the Partner team in providing professional engineering services to prepare plans and accompanying documents for submission to the Township of Middletown Planning Board for preliminary/final site plan and regulatory agency approvals. The site contains approximately 12.3 acres and is located on Main Street within the RHA zone. The "Sandy" flood-damaged multi-family buildings were demolished and a 120 affordable housing unit building for seniors was constructed. Partner prepared site plans and obtained Middletown Planning Board and Sewerage Authority approvals, as well as New Jersey Department of Environmental CAFRA/Wetlands/Flood Hazard Area approvals.

Hornrock Properties, Former Sony Headquarters, Woodcliff Lake, NJ. Provided professional engineering services to submit to NJDEP a combined application for Flood Hazard Area (FHA) Verification and Freshwater Wetlands Letter of Interpretation (LOI). The NJDEP approval process required significant coordination with NJDEP, due to unique site conditions. We also performed a preliminary constraints investigation related to wetlands, flood hazard area, soils, utility availability and zoning issues, in anticipation of future redevelopment of the site. This evaluation required detailed review of municipal and NJDEP files, including files for adjoining properties. Survey services included preparation of an ALTA/ACSM Land Title Survey, new aerial topographic mapping and top of bank survey to support the NJDEP FHA Verification application. Environmental Services included a Phase I Environmental Site Assessment and Indoor Air Quality Evaluation.

Edgewood Country Club, Bergen County, NJ. Provided professional engineering services to to verify the Flood Hazard Areas and Wetlands on this site in anticipation of future redevelopment. Partner coordinated with the Client's wetlands consultant to prepare a field surveyed wetlands delineation map showing the location of the wetlands delineation. Partner prepared a single application package to NJDEP for a Line Verification - Letter of Interpretation (LOI) and an application for a Flood Hazard Area Verification in order to have the wetland delineation and Flood Hazard areas reviewed and approved by the NJDEP.

Monmouth County Park Systems, Various Locations, NJ (Monmouth County). Current projects for the Monmouth County Parks System include the Hartshorne Woods Park at Claypit Creek in Middletown. Park upgrades, including trails, parking, kayak launch and new bulkhead along the Creek, require civil, structural and regulatory permitting services. Partner also provided services for the Stabilization and Restoration of the Dune at Bayshore Waterfront Park, also in Middletown, which was constructed in 2013. In addition to design and construction services for a revetment system to stabilize the dune, CAFRA, Army Corps of Engineer and NJDEP Landfill Disruption permits were obtained. The Shark River Park project in Tinton Falls proposes stabilization to a tributary of the Shark River to maintain the stream corridor and minimize downstream sedimentation. Services here included survey, design and regulatory permitting.

The Salvation Army Camden "Ray and Joan Kroc Corps Community Center", NJ. Ms. Galvin served as Project Manager for all site design and regulatory permitting for development of a 125,000sf recreational facility on the site of the former Harrison Avenue Landfill, which is being remediated as part of the Project. She coordinated in-house survey, site development engineering, landscape architecture, regulatory permitting and remedial design, while coordinating numerous outside consultants and the property owner (Camden Redevelopment Agency). Regulatory permitting for remediation and redevelopment includes NJDEP Coastal/Waterfront Development/Flood Hazard/Wetlands and US Army Corps of Engineers Wetlands.

Springwood Avenue, Asbury Park, NJ. Coordinated design for approximately three (3) miles of roadway reconstruction and infrastructure upgrades, including area-wide storm sewer system, sanitary sewer system

and streetscape improvements for funding under the New Jersey Environmental Infrastructure Trust (NJEIT). A portion of the funding was subject to being "forgiven" under the American Recovery and Reinvestment Act (ARRA), dependent upon project readiness, design and permitting completion.

Riverbend, Harrison, NJ. Construction close-out phase for six block redevelopment of brownfield area, formerly home to Crucible Steel Foundry and immediately adjacent to Red Bull Stadium. Construction included completion of remedial activities, utility installations, reconstruction of Frank E Rogers Blvd and construction of 1½ miles of new secondary roadways. Work also included design and project management services for several site plans for mixed use developments within project limits.

Prologis Port Reading Business Park, Woodbridge and Carteret, NJ. Coordinated in-house survey, site development engineering, geotechnical services, regulatory permitting, Conrail track relocation, traffic services, major roadway design (including bridges) and construction administration on a 290 acre parcel proposing approximately 3.2 million square feet of warehouse space in eight buildings. Substantial coordination with outside consultants due to environmental issues and regulatory permitting.

Jersey Shore Medical Center, Neptune, NJ. Project Manager for multiple projects, including a one-story 16,000 sq. ft. ER Trauma Room Addition, a two-story 40,000 sq. ft. ambulatory care addition and a 400 stall parking garage, all with miscellaneous site modifications. Services included site grading, driveway/parking area configuration, storm drainage and sanitary sewer, landscape/lighting soil erosion and sediment control plan, storm water management report, regulatory permitting and cost estimates.

CentraState Hospital, Freehold, NJ. Project Manager for the major subdivision of the adjoining Verizon property in order for the hospital to acquire approximately 77 acres of land for future expansion. Tasks include the preparation of a boundary and topographic survey, wetland delineation, and due diligence assessment for the acquisition.

Rutgers University Science and Engineering Resource Center II, New Brunswick, NJ. Project Manager who provided civil and structural engineering, along with landscape architectural design services for the Science and Engineering Resource Center II. This is a new 53,000 sq. ft., three-story building containing 14 classrooms, a library/study area, a 500-seat auditorium and offices for graduate and postdoctoral students in physics. The structure has a composite steel frame with concrete slabs and masonry walls. The site's landscape design reflects the campus character and overall theme.

New Jersey Sports & Exposition Authority, Monmouth Park, Oceanport, NJ. Performed survey, site development engineering, environmental services, regulatory permitting, geotechnical engineering, and traffic services on two projects, including a residential subdivision consisting of 46 age-restricted single-family units and a site plan for mixed-use residential/retail.

The Grande at Battleground, SGS Communities/DR Horton, Manalapan, NJ. Performed survey, site development engineering, environmental services, regulatory permitting, and traffic services for multiple projects, including redevelopment of an existing golf course to include 529 single/multi-family residences and a 63-lot subdivision.

Affiliations

Commercial Real Estate Women (CREW)
International Council of Shopping Centers (ICSC)
National Association of Industrial and Office Parks (NAIOP)

Contact

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