

IMAGINATION



DELIVERED

A Newsletter for Clients, Employees, and Friends of Borton-Lawson

Winter 2007 Vol. 13 No. 1

## Borton-Lawson goes green

*Two employees earn LEED Professional Accreditation*

What do grass, frogs, and Borton-Lawson all have in common? They're green! The term "green" is a buzzword in today's environmentally-conscious society that connotes conservation of energy and resources or reduction of consumption and waste. In regard to buildings and construction, it is a "smarter" way to build, taking into consideration environmental impacts and efficiency.



Borton-Lawson is pleased to announce that two employees have received Leadership in Energy and Environmental Design (LEED) Professional Accreditation developed by the U.S. Green Building Council. Patrick Endler, AIA, NCARB and Sean Callahan, P.E., dedicated many hours studying these green standards in order to pass this examination. The LEED Green Building Rating System is a voluntary building certification program that defines high-performance green buildings, which are environmentally responsible, healthier, and more profitable structures. LEED certified buildings have lower operating costs, higher lease rates, and happier, healthier occupants than conventionally constructed structures.

As Vice President of our Building's Division, this accreditation equips Pat to offer his green knowledge as part of his qualifications. Not only can he design creative solutions to clients' problems, but he can transform an ordinary building into a sustainable structure that will actually save the client operating expenses in the long run. Before Pat received this

certification, he designed the award-winning Pine Street Neighborhood in Hazleton using green technology. Green solutions are invaluable assets to educational facilities, healthcare organizations, and commercial structures.

Sean Callahan, Civil Project Engineer, sees a whole new set of possibilities for how he can incorporate his certification into his daily work. He is observing the priority shift with many of his clients, who are trying to obtain LEED

certification for their building projects. Designing projects with the environment and conservation in mind has many advantages that go beyond the novelty of owning a "Green" building. For example, harvesting stormwater for re-use within the landscape irrigation and sanitary systems can help decrease utility costs and improve the efficiency of the site.

Borton-Lawson strives to be on the cutting edge of design concepts and regulations in order to deliver the best solutions to our clients. As a company, Borton-Lawson wants to make smart choices like energy efficient company vehicles, recycling programs, and the use of green technology in our projects. Congratulations to Pat and Sean for this accomplishment, and we look forward to the future opportunities this knowledge will bring. For more information on Green Building and LEED visit [www.usgbc.org](http://www.usgbc.org).

**Innovative**

# www.borton-lawson.com

check out  
our new  
webpage

We've redesigned [www.borton-lawson.com](http://www.borton-lawson.com) by streamlining the navigation, updating the information with new graphics, and adding some helpful links. Go online and see for yourself what new things are happening at Borton-Lawson. You will find that our "Careers" link is significantly improved to help searching through employment opportunities at Borton-Lawson. **Be sure to let us know what you think!**

Creative



## A cut above the rest

Members of our Buildings Division were able to attend a ribbon cutting ceremony for a recent grand opening of The Shoppes at Upper Hanover. The Goldberg Group, the developer, held a celebration for those who were influential in completing this project.



Borton-Lawson worked with Joe Rominski, RA, NCARB, The Goldberg Group team, and various contractors on this project. Streetlights, varying storefronts, and complementing textures give the complex a "city street" feel and set this retail center apart from the typical strip mall.

The Shoppes at Upper Hanover are located at the intersection of Gravel Pike and Blommer Drive in East Greenville, PA and will feature various well-known retail stores. Leasing space is still currently available.

# Time = Money

*Our permitting expertise can benefit your bottom line*

The phrase “time is money” rings true in many of life’s situations, especially in the world of development and construction. While you wait to get project approval, the public holds you to deadlines, your tenant is losing business, and you would like to move on to bigger and better things. Problem is the government requires detailed permitting that depends on its approval within your deadlines.

## Service

Individuals hoping to cut costs by working through the approval process themselves, quickly realize the hassle and expense it can become. One of the most common approvals needed for an industrial, municipal, or commercial development is a National Pollutant Discharge Elimination System (NPDES) permit, introduced in 1972 to improve the nation’s water quality. This permit is required of all projects over an acre that may discharge into local surface waters. Since that time, many more requirements and enforcement measures have been added to the list of required or necessary permits.

Secretary Kathleen McGinty of the Pennsylvania Department of Environmental Protection (PADEP) spoke to a group of Chamber of Commerce members regarding the proposed changes to NPDES Permitting and Post-Construction Stormwater Management Plan Reviews. This meeting was organized by Michael Lombardo, Acting President of the Greater Wilkes-Barre Chamber, with assistance from Borton-Lawson. It addressed proposed changes to the way the Department will complete plan reviews for an ever-increasing number of land development permits throughout the Commonwealth. Michael Lombardo said, “As an organization that deals with developers, we are pleased that Borton-Lawson took the initiative to organize this important discussion.”

Some of PADEP’s regional offices are experiencing significant permitting backlogs. Review of

applications for some NPDES permits in the Department’s Northeast Regional Office are taking longer than the targeted 150 days. Although recent flooding and staff turnovers are temporary hold ups, some are driven by the expanded scope of the stormwater NPDES Program. In addition, similar backlogs could develop in other regional offices, delaying PADEP actions on these important NPDES stormwater permits.



The Department is considering several options to improve the quality and timeliness of its reviewing process which include encouraging more complete and better quality initial permit applications; improving the efficiency of application review procedures; and enhancing assurances that appropriate, effective stormwater best management practices are implemented.

We recently had a conversation with a frustrated local developer about the time it has taken him to obtain approvals for his shopping plaza. During the permitting process, he had a valuable tenant withdraw because of time constraints, which sent the developer back to the drawing board to drum up new business for this location. Often the permitting agencies respond more quickly to those who already have working relationships with them and have taken the extra time and effort to submit complete applications with requirements clearly stated.

***According to PADEP, “As businesses expand and more people call Pennsylvania home, proper management of stormwater becomes more important than ever in protecting downstream property, and the quality of our streams and rivers.”***

Communication, working relationships with permitting agencies, and a diligent, experienced team are all keys to obtaining approvals in a timely fashion. We at Borton-Lawson have had an excellent track record with these types of NPDES permits, having successfully completed over 20 NPDES permits in 2006. Our staff of registered engineers is in the process of receiving the training that will be required for the implementation of PADEP’s stated initiatives, and we look forward to serving our existing and new clients with the latest permitting changes.





# We're planning on it

*Borton-Lawson starts work on the SAPA plan*

Good planning takes creativity, ingenuity, and experience - all characteristics of the Borton-Lawson team. Being awarded a planning project that will accomplish big goals for so many in our community is a great opportunity for our entire project team and will equip more members of our team to do this type of work in the future.

The Scranton-Abington Planning Association, which includes representatives from 11 municipalities in Lackawanna County, has chosen the Borton-Lawson/McCormick Taylor Associates team to complete a municipal comprehensive plan for the region. Organizers of the plan see it as an opportunity to maximize the benefits of multi-municipal planning and look at issues such as development, stormwater management, and traffic from a regional perspective to improve the entire Northeast.

McCormick Taylor Associates, a consulting firm, located in the Philadelphia Region, specializes in this type of planning, and the

**Community**

SAPA selection team recognized its broad experience as a significant strength in combination with Borton-Lawson's local knowledge of the area. Even during the proposal process, the project team began collecting vital information about the community to thoroughly understand individual and regional needs. Our familiarity with the area combined with McCormick Taylor's diverse planning experience in other communities, will provide a fresh, thorough approach to the task. Through a series of planning meetings with representatives from each municipality and public input sessions, the consultant team will gather the necessary information and develop a plan from a regional approach that will benefit each community.

Ellen Ferretti, Project Manager, has worked on a variety of plans like this throughout her career and would like to see more of these types of projects in Borton-Lawson's portfolio.



a  
**drier**  
future  
one bridge at a time

One by one, local residents have been celebrating the opening of a series of bridges across Solomon Creek in South Wilkes-Barre. For years, this area has been plagued by damage caused by severe flood damage along this stretch of waterway.

Many longtime neighbors of Solomon Creek have experienced devastation from these swelling waters on numerous occasions. Recent federal funding has finally made it possible for the reconstruction of these bridges, and Borton-Lawson worked with PennDOT to come up with solutions to ease fears during storm events.

Because the walls and bridges were several feet higher than adjacent roadways and properties, the design of these projects presented unique challenges. The solution was a combination of reducing the already shallow superstructure depth, slightly increasing the roadway elevation, widening the channel, and installing floodgates on the bridges. This combination of adjustments achieved the necessary increase in waterway opening to alleviate frequent flooding.

An innovative feature of these bridges is a unique rotating bridge parapet design that can be quickly reconfigured from a bridge railing to a floodgate. A steel box railing was designed on hinges allowing the Emergency Management teams to swing the railings across the roadways to act as floodgates. According to the US Army Corps of Engineers, this system is the first of its kind in the United States.





**Name:** Sheryl Costello  
**Position:** Administrative Assistant  
**Fun Fact: Favorite or most unusual pet?** Digger the cat



**Name:** Brian Derenick  
**Position:** Environmental Scientist  
**Fun Fact: Favorite or most unusual pet?** Patches the dog



**Name:** Isaac Kinuthia, E.I.T.  
**Position:** Civil/Environmental Designer  
**Fun Fact: Favorite or most unusual pet?** My dog, named "Cika"; an African word meaning "catch"



**Name:** Steve Kohut  
**Position:** Network Administrator  
**Fun Fact: Favorite or most unusual pet?** Baby, the big Lab

## new hires



**Name:** Rob Lawrence, P.E.  
**Position:** Structural Engineer  
**Fun Fact: Favorite or most unusual pet?** Echo, the crazy Blue Tick Hound that ate drywall



**Name:** Wendy Mitchell  
**Position:** Marketing Administrative Assistant  
**Fun Fact: Favorite or most unusual pet?** Pretty Boy, the Zebra Finch



**Name:** Julie Salmicky  
**Position:** Controller  
**Fun Fact: Favorite or most unusual pet?** Mario, the 150 lb. Cane Corso Mastiff



**Name:** Steve Valvano  
**Position:** GIS Specialist  
**Fun Fact: Favorite or most unusual pet?** Sequoia, a boxer/Rhodesian Ridgeback mix from the PSPCA and Braxton, the designer dog/hybrid



years  
of  
service

## Bob is retiring

Bob Milligan, Borton-Lawson's Comptroller for over 12 years, has decided to finally take some relaxation time after all these years of hard work. Bob will surely be missed by Chris Borton and the entire staff of Borton-Lawson. Quiet with a dry sense of humor, Bob is hardworking, friendly, and has a big heart as is demonstrated in his commitment to the community. Here are Bob's thoughts about his retirement and career at Borton-Lawson.

*"I will be retiring from Borton-Lawson on February 7, 2007. I have been with Borton-Lawson for over twelve years, as head of the Accounting Department. Although some people approach retirement with some apprehension, I approach it with a lot of apprehension, having worked since I was 19 years old.*

*However, I will make it work. What will I do? Well, I am heavily involved with the Plains Lion's Club and our District 14W. I am a Director at the Beacon Lodge Camp for blind/disabled children and adults, located in Mount Union, PA. I am Chairman of the Plains United Methodist Church's Administrative Board and also serve as a Trustee. I was the Church Treasurer for 33 years, but have retired from that position.*

*In my retirement, Joanie and I plan on doing some traveling - maybe even together. Having been a diehard St. Louis Cardinals' fan forever, I may like to go to their annual fantasy camp for the "not quite good enoughs".*

*Enough said about my retirement, I will miss Borton-Lawson and all my good friends here. I will also miss your late time sheets, no receipts on your expense reports, the coffee, making sure you enroll in our 401(k) plan, and seeing a project or a year completed to satisfaction.*

*I really enjoyed working with Ruth, Rose, and Fran, always ready to get the job done. I enjoyed my employment here with the ups and downs (mostly ups). Seeing employees pass their professional licensing examinations was always a joy to me. The future looks bright for Borton-Lawson.*

*Wow, am I long-winded or what? I guess you could tell I had a good time working here, and I will miss it. I wish each and every principal and each and every employee only the very best in the future.*

*In conclusion, I would like to say "THANK YOU", to the principals and employees for all the support I received during my employment here. Thanks for the memories."*

~ Bob Milligan



**Borton  
Lawson**  
ENGINEERING  
ARCHITECTURE

Management Staff:  
Christopher L. Borton, P.E.  
President

Thomas E. Lawson, P.E., P.L.S.  
Executive Vice President

Thomas M. Maheady, P.E.  
Vice President Industrial  
Division

Christopher D. McCue, P.E.  
Vice President Civil Division

Patrick J. Endler, AIA, NCARB  
Vice President Buildings  
Division

Joseph P. Gillott, P.E.  
Vice President Transportation  
Division

Geoffrey S. Fix  
Business Development  
Manager

Crystal L. Skamanich  
Marketing Communications  
Manager

# Benefitting the March of Dimes

*Borton-Lawson is a major sponsor of this year's March of Dimes Award Breakfast*

This year, Borton-Lawson had the opportunity to be a silver sponsor of a very worthy event in the Lehigh Valley. Each year, the real estate community hosts the *March of Dimes Commercial and Industrial Real Estate Award Breakfast* where all the proceeds from the event go to support the March of Dimes organization. It has become an annual event that benefits a wonderful cause and celebrates the success of the area.

Louis P. Pektor, III, Founder and President of Ashley Development Corporation, was the recipient of this year's prestigious award. Mr.

Pektor's accomplishments include developing several mixed-use and adaptive reuse projects such as the Main Street Commons and Riverport in Bethlehem, as well as contributing to community causes such as Arts Quest, Good Shepherd Rehabilitation Hospital, and other educational and non-profit organizations.

Over \$46,000 raised at the breakfast will go to improve the health of babies by preventing birth defects, premature birth, and infant mortality. For more information on supporting the March of Dimes visit [www.marchofdimes.com](http://www.marchofdimes.com).

## Client's Corner

*Mike Hannagan, is the Project Manager on projects for the Scranton State School for the Deaf. Here is some positive feedback from the client:*

*"Michael Hannagan is the reason we plan on additional work for Borton-Lawson."*

*- Merrill Mayenschein, Scranton State School for the Deaf*

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