

**EARTH
ENGINEERING
INCORPORATED**
Geotechnical Engineers & Geologists

September 13, 2024
EEI Project Number: 37598.J0

Irv Cyzner
Cyzner Properties
192 US Highway 22 West
Geen Brook, NJ 08812

Phone: (732) 629-7595
Email: irv@cyznerproperties.com

RECEIVED

JAN 30 2026

P26-04

Re: **Stormwater Investigation**
931 NJ Route 73
Evesham Township, Burlington County, NJ

Dear Mr. Cyzner:

Earth Engineering Incorporated (EEI) has completed the subsurface investigation and associated laboratory testing programs to provide data for design of the proposed stormwater management facilities at the above-referenced project site. The objective of this project has been to obtain information on the subsurface soil conditions and determine the infiltration rates of the soils underlying potential stormwater management basin areas across the site. The scope of work was completed in general accordance with EEI proposal WB-9703 (Revision #1), dated August 19, 2024.

The scope of work for this project included a test pit investigation, the performance of in-situ infiltration testing, and a laboratory test program. This letter report presents the results of our work.

I. SITE AND PROJECT DESCRIPTIONS

The project site is located at 931 New Jersey Route 73 in Evesham Township, Burlington County, New Jersey. The site is referenced on the Local Tax Map as a portion of Block 36, Lot 4.05. New Jersey Route 73 borders the project site to the east. Sunbird Drive borders the site to the north, with residential properties bordering the site to the west. The southern perimeter of the site is formed by commercial properties. Currently, the area of investigation consists of a vacant landscaped area situated within the western portion of the property. The property contains two existing restaurant building structures along with asphalt paved parking areas and drive lanes that service the businesses. Sparse trees and underbrush are situated within the project area. It should be noted that an existing stormwater management inlet is situated within the area of investigation. A Site Location Map, referenced Plate 1 and included with this letter, shows the approximate location of the site on a map of the area.

According to the untitled site plan prepared by the client, a stormwater management basin is planned to be constructed within the footprint of a grass landscaped area in the western perimeter of the site. Two (2) test locations were proposed in this area of the site to obtain general drainage characteristics of the underlying subsurface soils. The proposed test

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locations, in relation to the existing site conditions, are shown on the *Testing Location Plan*, EEI Drawing Number: 37598.J0-A-101, attached to this letter report.

II. FIELD INVESTIGATION

A. Test Pit Investigation

Two (2) test pits, referenced as TP-1 and TP-2, were performed within the areas of planned stormwater infiltration basin on September 4, 2024. The test pits were performed to depths ranging of approximately 10.7 (TP-2) and 10.8 (TP-1) feet below the existing ground surface to define the underlying soil characteristics. It should be noted that these test pits were terminated at these depths due to continuous collapse of the open pit excavation. The test pits were performed by representatives of the client using an excavator. Surface elevations at each test pit location were topographically estimated based on site plans provided by the client. The test pit locations, relative to the proposed stormwater management features, are shown on the Testing Location Plan.

Soil Description Logs and Test Pit Profiles documenting the depth, thickness, and description of the materials encountered in the test pits are also attached to this letter.

B. Soils

According to the USDA Natural Resources Conservation Service Web Soil Survey, the test areas within the project site are mapped within the Hydrologic Soil Groups AttA, BukA, and BumA. Plate 2 attached to this report, shows the location of the site on a Hydrologic Soil Group Map. The following table summarizes the map unit name, slope, assigned hydrologic soil group rating and drainage class.

TABLE I – Map Unit Description				
Hydrologic Soil Group	Map Unit Name	Slope	Hydrologic Soil Group	Drainage Class
AttA	Atsion Fine Sand	0 to 1%	A/D	Poorly Drained
BukA	Buddtown-Deptford Loam Fine Sand	0 to 2%	C	Moderately Well Drained
BumA	Buddtown-Deptford Complex	0 to 2%	B/D	Somewhat Poorly Drained

The soils encountered within the test pits were visually classified and documented in the field during the investigation by a representative of EEI. A generalized natural soil profile within the test pits ranging from Sand with varying amounts of concrete, gravel, cobbles, fabric, and brick fragments (FILL) to Loamy Fine Sand to Fine Sand to Sand with varying amounts of gravel (Stratum I) were concluded by EEI. In addition, laboratory gradation testing was performed on soils encountered at proposed testing depths to supplement visual classifications performed within the field. Gradation curves, graphically depicting the results of the particle size analyses, are attached to this letter report. It is noted that the samples tested were found to be non-plastic per visual evaluation.



Fine grained soil, or soil which predominately consists of silt and/or clay, was not observed within the test pits performed during the field investigation. Based on visual classification and laboratory testing, the soils encountered at testing depths do not appear typical of hydraulically restrictive soil which represents a limiting zone condition. However, it should be noted that upper zones of the natural Loamy Fine Sand soils were found to restrict infiltration during in-situ testing.

C. Bedrock

The bedrock surface, which can represent a limiting zone, was not encountered to the depths achieved within the test pits.

D. Groundwater and Soil Mottling

Groundwater was observed in both test pits at depths of 8.4 (TP-2) and 9.5 (TP-1) feet below the existing ground surface. The recorded depths to groundwater in the test pits correlate to groundwater elevations ranging from approximately 82.4' (TP-2) and 82.5' (TP-1). It should be noted that the groundwater observations were made at the time of the field investigation and that groundwater table elevations may fluctuate with daily, seasonal, and climatic variations.

Soil mottling, which may be an indication of seasonal high groundwater, was also observed in both test pits at depths of approximately 4.2 (TP-2) and 5.3 (TP-1) feet below the existing ground surface. These depths correlate to approximate seasonal high groundwater elevations ranging from 86.6' (TP-2) to 86.7' (TP-1).

The depths to groundwater and soil mottling are shown on Table II and the attached soil description logs.

III. LIMITING ZONES

The purpose of the test pits was to investigate for potential limiting zones below proposed testing depths. A limiting zone is defined as a horizon or condition of the soil or underlying strata which includes:

- A. Seasonal high water table, weather-perched or regional, determined by direct observation of the water table or soil mottling.
- B. Rock with open joints, fractures or solution channels, masses of loose rock fragments including gravel, with insufficient fine soil to fill the voids between the fragments.
- C. Rock formation, other stratum, or soil condition which is so slowly permeable that it effectively limits the downward passage of effluent.

As detailed in the following table, evidence of limiting zones was observed at each test location in the form of soil mottling, groundwater, and/or fine-grained soils. Additional details regarding the soils and limiting zones are provided on the soil description logs attached to this letter.

TABLE II – LIMITING ZONE SUMMARY					
Test Location	*Ground Surface Elevation (ft)	Limiting Zone Condition	Approximate Depth of Limiting Zone(s) (ft)	Approximate Corresponding Limiting Zone Elevations (ft)	Approximate Depth of Infiltration Test (ft)
TP-1	92.0	Fine Grain Soil	Not Observed	N/A	3.3, 5.3, & 6.4
		Soil Mottling	5.3	86.7	
		Groundwater	9.5	82.5	
TP-2	90.8	Fine Grain Soil	Not Observed	N/A	2.2 & 4.2
		Soil Mottling	4.2	86.6	
		Groundwater	8.4	82.4	

Notes: (*) Ground surface elevations were topographically estimated based on site plans provided by client.

IV. SINGLE RING INFILTRATION TEST RESULTS

Following completion of the exploratory test pits, two (2) single ring infiltration tests were performed adjacent to each test pit to determine infiltration rates for the on-site soils. The single ring infiltration tests were performed at depths ranging from 2.2 to 6.4 feet below the existing ground surface. The infiltration tests were generally performed at least 2 feet above the depth soil mottling (SHWT) was observed. Test Pit Profiles, Sheet 1, attached to this letter, display the infiltration testing depths and elevations relative to the soil and groundwater conditions encountered. The in-situ infiltration testing was performed in general accordance with the New Jersey Stormwater Best Management Practices Manual (NJ BMP Manual) Chapter 12. Table III summarizes the infiltration data for each test location. Detailed field information shown on Table IA - Single Ring Infiltrometer Test Results, attached to this letter.

TABLE III - Single Ring Infiltrometer Test Results						
Test Hole Number	(*) Ground Surface Elevation (feet)	Infiltration Depth (feet)	Infiltration Elevation (feet)	Final Drop in Water Level (min)	Infiltration Rate (in/hr)	Hydraulic Conductivity (in/hr)
IT-1A	92.0	3.3	88.7	31.91	1.88	0.64
IT-1B	92.0	3.3	88.7	33.60	1.78	0.61
IT-1C	92.0	5.3	86.7	9.64	6.22	2.13
IT-1D	92.0	5.3	86.7	10.12	5.93	2.03
IT-1E	92.0	6.4	85.6	0.76	78.95	>20(27.03)
IT-1F	92.0	6.4	85.6	0.88	68.18	>20(23.34)
IT-2A	90.8	2.2	88.6	>60 (0.59)	0.59	<1 (0.20)
IT-2B	90.8	2.2	88.6	>60 (0.72)	0.72	<1 (0.25)
IT-2C	90.8	4.2	86.6	11.54	5.20	1.78
IT-2D	90.8	4.2	86.6	10.23	5.87	2.01

Notes: (*) Ground surface elevations were topographically estimated based on site plans provided by client.
 (1) Hydraulic Conductivity presented at <1 in/hr due to an observed infiltration rate of less than 1 in/hr as per NJ Stormwater BMP Manual.
 (2) Hydraulic Conductivity presented at >20 in/hr due to an observed infiltration rate of greater than 60 in/hr as per NJ Stormwater BMP Manual.



As shown in the above table, the measured infiltration rates were found to range from 0.59 inches per hour to 78.95 inches per hour. This range of infiltration rates correspond to hydraulic conductivity rates ranging from 0.20 inch per hour to 27.03 inches per hour. It should be noted that hydraulic conductivity rates of less than 1.00 inches per hour were observed at infiltration locations IT-1A, IT-1B, IT-2A and IT-2B. These low hydraulic conductivity rates typically indicate hydraulically restrictive soil typical of a limiting zone exists at and/or immediately below the testing depths/elevations. However, results of laboratory gradation testing performed on soils at depths where low infiltration rates were observed indicate these materials are generally well-graded, though contain an abundance of finer-grained secondary constituent amounts of fine sand and silt. This characteristic reduces pore space within the soil matrix, and as a result also reduces infiltration.

V. SUMMARY

Based on the results of the in-situ single ring infiltration testing, stormwater infiltration generally appears to be feasible throughout portions of the site. However, it is anticipated that over-excavation of low-permeable soils and replacement with amended granular soil will be required at localized areas of the site.

The determination of the appropriate design value for the stormwater management basins including application of the appropriate factors of safety is the responsibility of the project civil engineer. A minimum factor of safety of 2.0 is recommended for most cases.

EEI recommends performing supplemental in-situ infiltration testing after the stormwater management basins are excavated to their respective infiltration elevation(s). This testing will serve to confirm design infiltration rates of the soils at the infiltration elevation(s) and can be used to delineate areas that require over-excavation of low or non-permeable soils and replacement with amended granular soil.

VI. LIMITATIONS

The information contained in this letter report is based upon the subsurface data collected and on details stated in this letter. Should conditions arise which differ from those specifically stated herein, our office should be notified immediately so that our conclusions can be reviewed and revised, if necessary.

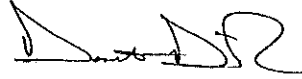
The scope of work for this project was limited to providing infiltration test results for the proposed stormwater infiltration facilities, as discussed herein. This report offers no facts or opinions related to potential impacts resulting from infiltrating stormwater at this location on structures and surrounding areas.

It is emphasized that this analysis was performed by using the information obtained at the test locations within planned stormwater management features at 931 NJ Route 73 in Evesham Township, Burlington County, New Jersey. Earth Engineering Incorporated does not assume any responsibility in using this report for drainage system consideration or designs other than at the specific site addressed.



EEI appreciates the opportunity to be of service to Cyzner Properties with this project. If additional information is required or there are questions regarding the contents discussed herein, please contact the undersigned.

Respectfully submitted,
Earth Engineering Incorporated



Donato O. DiRocco, P.G.
Geotechnical Project Manager



Thomas B. Louis, P.E.
Director - New Jersey Division
New Jersey Professional Engineer
License Number GE 40918

Attachments: 9 pages

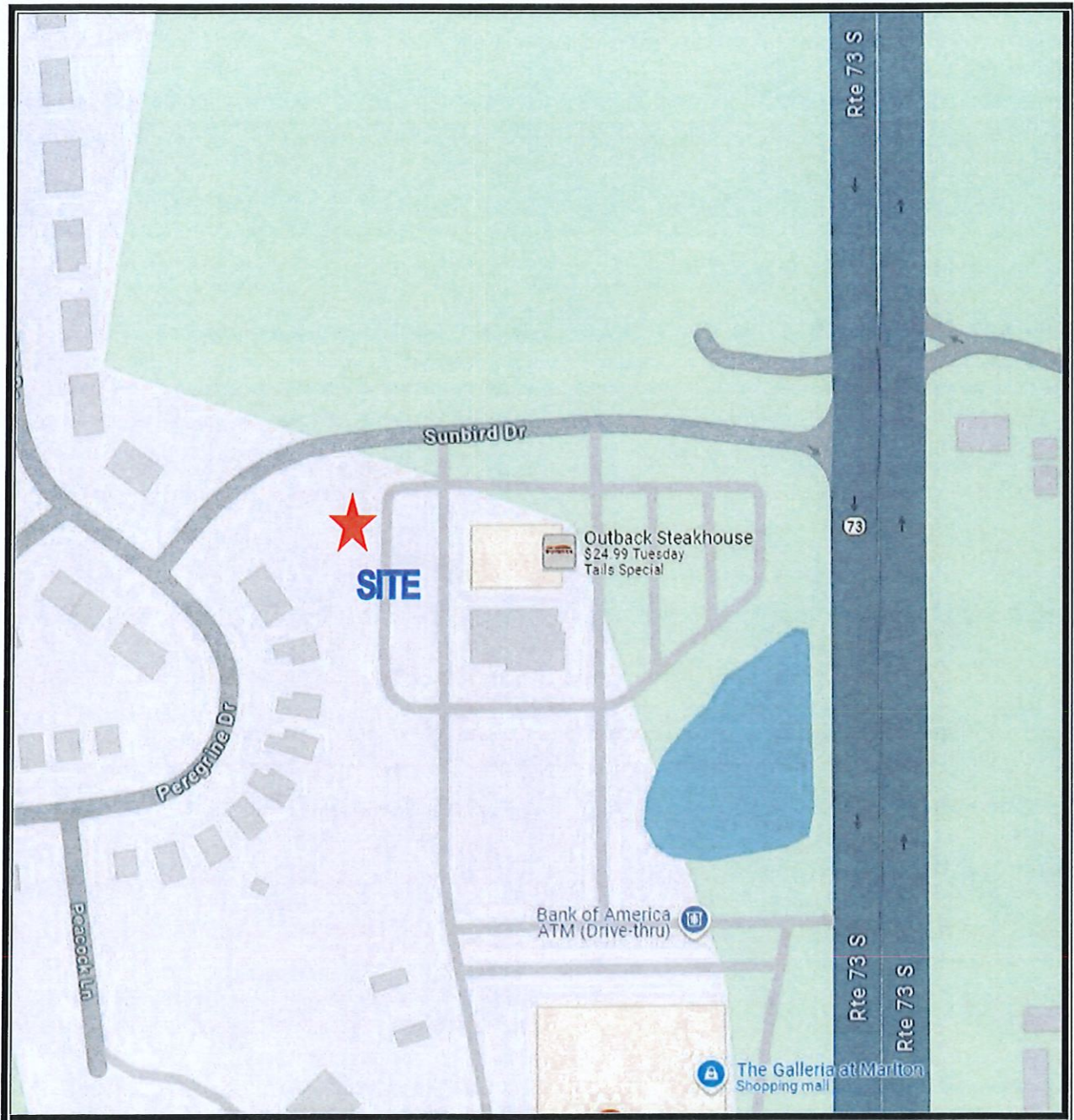


Plate 1 - Site Location Map

931 NJ Route 73
Evesham Township, Burlington County, New Jersey

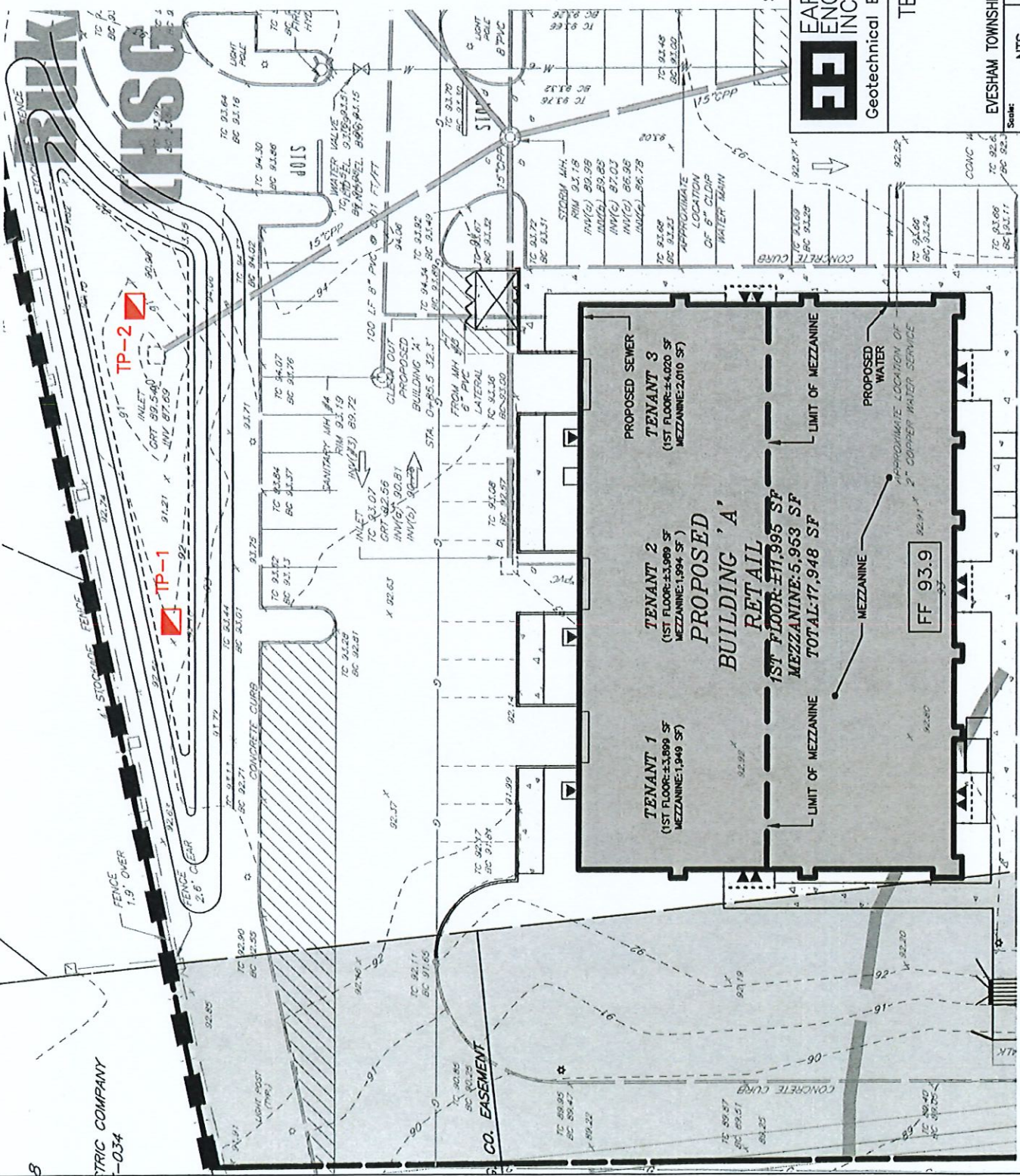




Plate 2 – SITE HYDROLOGIC SOIL GROUP MAP

As reprinted from the United States Department of Agriculture, Web Soil Survey

APPROXIMATE

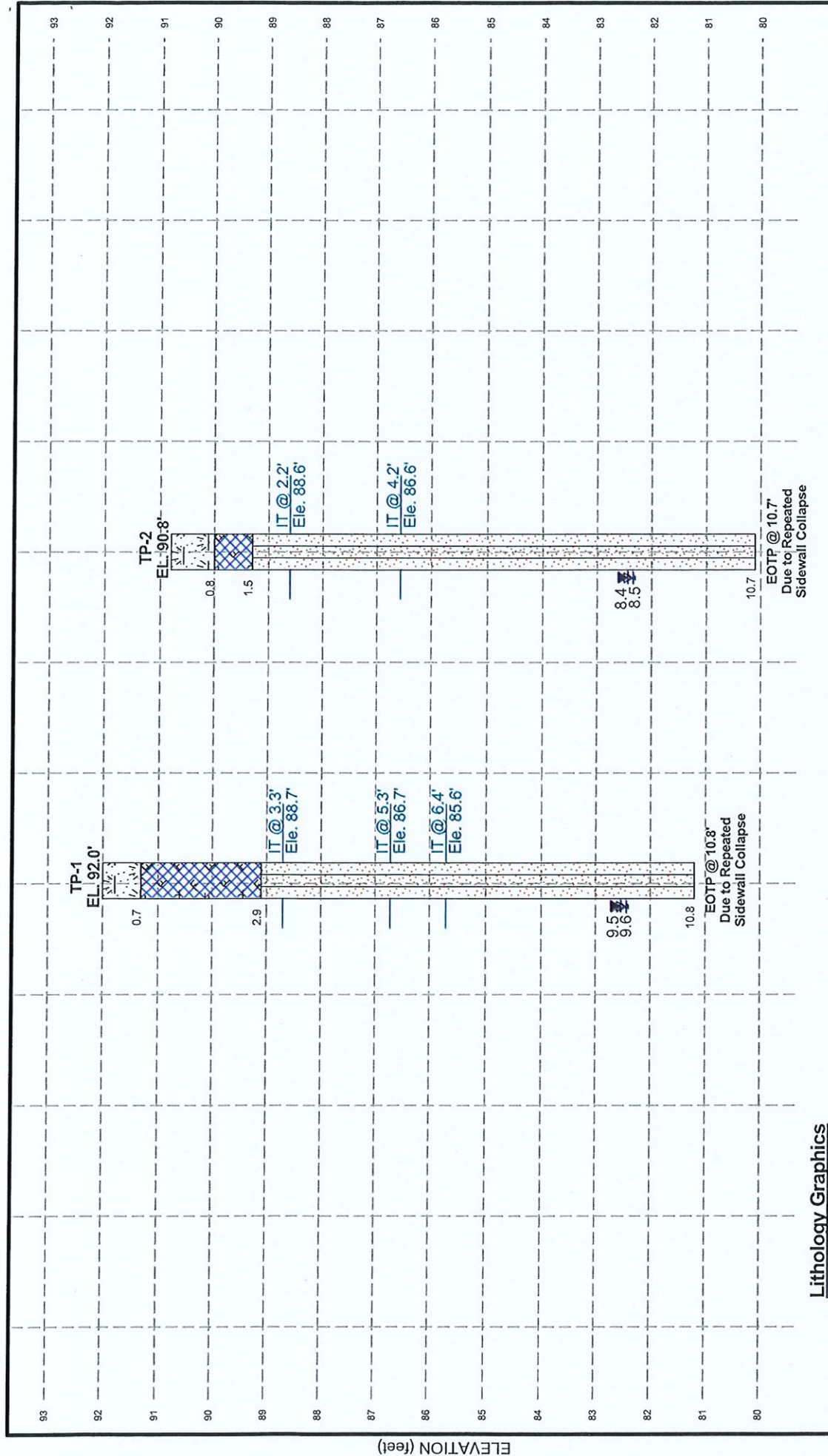


TP-# INDICATES APPROXIMATE LOCATION OF TEST PITS AND INFILTRATION TESTING

SITE PLAN AND TEST PIT LOCATIONS PROVIDED BY CLIENT

EARTH ENGINEERING INCORPORATED
Geotechnical Engineers & Geologists
403 Commerce Lane
West Berlin, NJ 08091
(856)768-1001 FAX(856)768-1144

TESTING LOCATION PLAN			
PREPARED FOR			
931 NJ ROUTE 73			
EVENHAM TOWNSHIP BURLINGTON COUNTY NEW JERSEY			
Scale:	NTS	Date:	09/09/24
Drawing Number:	37598-J0-A-101	Drawn By:	DD
Checked By:	TL	Approved By:	TL



EARTH ENGINEERING INCORPORATED
Geotechnical Engineers & Geologists

TEST PIT PROFILES
 PREPARED FOR
931 ROUTE 73

VOORHEES TOWNSHIP, CAMDEN COUNTY, NEW JERSEY
 Project Number: 37598.J0 Date: 9/11/24 SHEET: 1

IT = Infiltration Test
 EOTP = End of Test Pit

Initial Groundwater Level
 Subsequent Groundwater Level

Soil Description Log

Test Pit Location: TP-1

Surface Elevation: 92.0'

Equipment Used:

Excavating Company:

Total Depth: 10.8'

Ground Cover / Land Use: Wooded/Grass

Limiting Zone: Soil Mottling (ESHW) @ 5.3', Groundwater @ 9.5'

Initial Water Depth: 9.6' Time: 0.25 Hrs. Date: 9/4/2024

Subsequent Water Depth: 9.5' Time: 4.00 Hrs. Date: 9/4/2024

Additional Notes: Single Ring Infiltrometer Test(s) Performed @ 3.3', 5.3', & 6.4'

Profile Description

Depth (ft.)	Boundary	Matrix Color	Redox Mottles	Mottle Color	Texture	Structure	Consistence	Remarks
1 0.0 - 0.7	Clear Smooth	10YR 3/3 Dark Brown	---	---	Loamy Sand	Granular	Very Friable	Topsoil, Many Fine Roots
2 0.7 - 2.9	Clear Smooth	10YR 6/6 Brownish Yellow	---	---	Sand	Single Grain	Loose	FILL- 10% Gravel and Cobbles, Some to Little Concrete Fragments, Trace Brick and Fabric, Moderate Excavating, Dry
3 2.9 - 5.3	Gradual Smooth	10YR 6/3 Pale Brown	---	---	Loamy Fine Sand	Subangular Blocky	Very Friable	Dry
4 5.3 - 6.4	Clear Smooth	7.5YR 6/8 Reddish Yellow	Common Coarse Distinct	10YR 6/1 Gray	Fine Sand	Single Grain	Loose	Soil Mottling @ 5.3', Dry
5 6.4 - 10.8	---	10YR 5/4 Yellowish Brown	---	---	Sand	Single Grain	Loose	Dry/Moist, Repeated Sidewall Collapse
6								End of Test Pit (EOTP) @ 10.8', Due to Repeated Sidewall Collapse
7								
8								



EARTH ENGINEERING INCORPORATED
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Project Name: 931 Route 73
 Project Number: 37598.J0
 Date of Testing: 9/4/2024
 EEI Representative: M. Siegel
 Compiled by: C. Lang
 Date Compiled: 9/10/2024
 Sheet Number: 1

Soil Description Log

Test Pit Location: TP-2

Surface Elevation: 90.8'

Equipment Used:

Excavating Company:

Total Depth: 10.7'

Ground Cover / Land Use: Wooded/Grass

Limiting Zone: Soil Mottling (ESHW) @ 4.2', Groundwater @ 8.4'

Initial Water Depth: 8.5' Time: 0.25 Hrs. Date: 9/4/2024

Subsequent Water Depth: 8.4' Time: 4.00 Hrs. Date: 9/4/2024

Additional Notes: Single Ring Infiltrometer Test(s) Performed @ 2.2' & 4.2'

Profile Description

Depth (ft.)	Boundary	Matrix Color	Redox Mottles	Mottle Color	Texture	Structure	Consistence	Remarks
1 0.0 - 0.8	Clear Smooth	10YR 3/3 Dark Brown	---	---	Loamy Sand	Granular	Very Friable	Topsoil, Many Fine Roots
2 0.8 - 1.5	Clear Smooth	10YR 6/6 Brownish Yellow	---	---	Sand	Single Grain	Loose	FILL- 10% Gravel, Some to Little Concrete Fragments, Moderate Excavating, Dry
3 1.5 - 4.2	Gradual Smooth	10YR 6/3 Pale Brown	---	---	Loamy Fine Sand	Subangular Blocky	Very Friable	Dry
4 4.2 - 5.3	Clear Smooth	7.5YR 6/8 Reddish Yellow	Common Coarse Distinct	10YR 6/1 Gray	Fine Sand	Single Grain	Loose	Soil Mottling @4.2', Dry
5 5.3 - 10.7	---	10YR 6/4 Light Yellowish Brown	---	---	Sand	Single Grain	Loose	Dry/Moist, Repeated Sidewall Collapse
6								EOTP @ 10.7', Due to Repeated Sidewall Collapse
7								
8								



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Geotechnical Engineers & Geologists

403 Commerce Lane, West Berlin, NJ 08091

PHONE 856-768-1001

FAX 856-778-1144

Project Name: 931 Route 73

Project Number: 37598.J0

Date of Testing: 9/4/2024

EEI Representative: M. Siegel

Compiled by: C. Lang

Date Compiled: 9/10/2024

Sheet Number: 1

TABLE 1A - Single Ring Infiltrometer Test Results Log

Test Hole Number	Surface Elevation (ft.)	*Infiltration Depth (ft.)	Drop in Water during 60 min Presoak Period (in)	Elapsed Time for Water to Drop 1 inch								Infiltration Rate	
				Run 1 (min)	Run 2 (min)	Run 3 (min)	Run 4 (min)	Run 5 (min)	Run 6 (min)	Run 7 (min)	Run 8 (min)	Observed Infiltration Rate (in/hr)	Hydraulic Conductivity (in/hr)
IT-1A	92.0	3.3	1.03	28.32	30.39	31.91	31.91	31.91				1.88	0.64
IT-1B	92.0	3.3	1.19	29.12	31.77	33.60	33.60	33.60				1.78	0.61
IT-1C	92.0	5.3	>3	7.56	8.77	9.64	9.64	9.64				6.22	2.13
IT-1D	92.0	5.3	>3	8.83	9.40	10.12	10.10	10.12				5.93	2.03
IT-1E	92.0	6.4	>3	0.56	0.69	0.76	0.76	0.76	0.76			78.95	>20 (27.03)
IT-1F	92.0	6.4	>3	0.61	0.82	0.88	0.88	0.88	0.88			68.18	>20 (23.34)
* Infiltration depths were measured from existing site grades at the time of the investigation.													
** Infiltration test depth field adjusted based on depth to limiting zone.													
(1) Hydraulic conductivity presented as <1.00 in/hr due to an observed field infiltration rate of less than 1 in/hr as per New Jersey Stormwater BMP Manual (Updated 04/2022)													
(2) Hydraulic conductivity presented as >20 in/hr due to an observed field infiltration rate of greater than 60 in/hr as per New Jersey Stormwater BMP Manual (Updated 04/2022)													

Test Hole Number	Surface Elevation (ft.)	*Infiltration Depth (ft.)	Drop in Water during 60 min Presoak Period (in)	Elapsed Time for Water to Drop 1 inch								Infiltration Rate	
				Run 1 (min)	Run 2 (min)	Run 3 (min)	Run 4 (min)	Run 5 (min)	Run 6 (min)	Run 7 (min)	Run 8 (min)	Observed Infiltration Rate (in/hr)	Hydraulic Conductivity (in/hr)
IT-2A	90.8	2.2	0.75	>60 (0.59)	>60 (0.59)							0.59	<1 (0.20)
IT-2B	90.8	2.2	0.84	>60 (0.72)	>60 (0.72)							0.72	<1 (0.25)
IT-2C	90.8	4.2	>3	9.27	10.90	11.54	11.54	11.54				5.20	1.78
IT-2D	90.8	4.2	>3	8.98	9.44	10.23	10.23	10.23				5.87	2.01
Indicates the final reading that was used to determine the infiltration rate at the corresponding location.													

INFILTRATION TESTING LOG



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Geotechnical Engineers & Geologists

Project Name: 931 NJ Route 73
 Project Number: 37598.J0
 Date of Testing: 9/4/2024
 EEI Representative: M. Siegel
 Drawn/ Compiled by: D. DiRocco
 Date Compiled: 9/9/2024

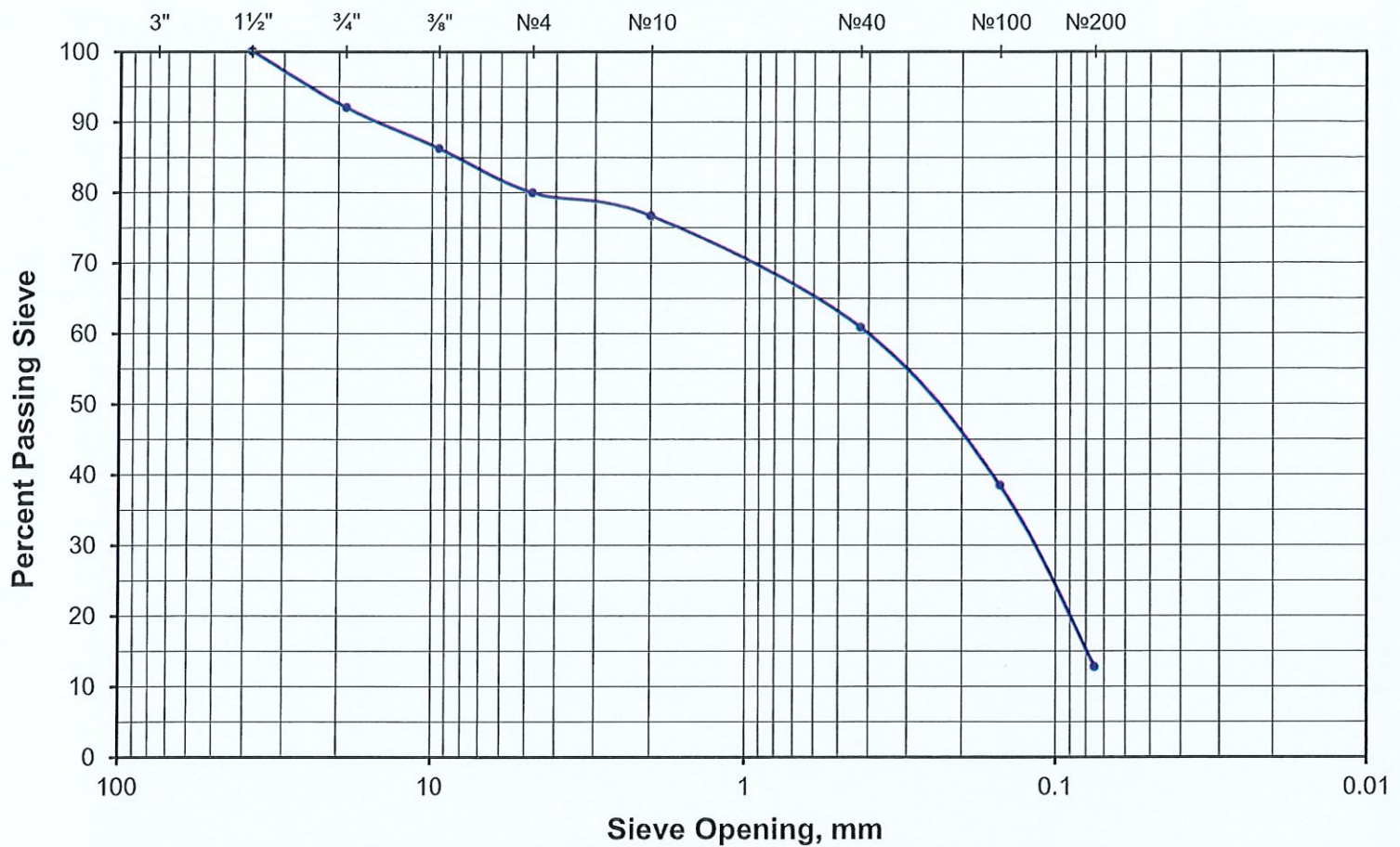
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 PHONE 856-768-1001 FAX 856-778-1144

Particle Size Analysis of Soils



As-rec'd water content: 4.3 dry Odor: NR			Particle Size						
% Gravel: 0.0		Coarse: 0.0	Fine: 0.0		US Standard Sieve Size		Diameter,	% Finer	
% Sand: 86.3		Coarse: 0.2	Medium: 19.6 Fine: 66.5		GRAVEL	Coarse	3"	75	
Gravel description:				1½"			38.1		
				¾"			19.0		
Sand description: gray & light brown, subrounded				⅜"		9.5			
				No 4		4.75	100.0		
Consistency: firm		Hardness: NR		SAND	Coarse	No 10	2.00	99.8	
Cementation: NR		Dry Strength: NR			Medium	No 40	0.425	80.2	
Structure: homogeneous		Dilatancy: NR			Fine	No 100	0.150	36.6	
Reaction to HCl: NR		Toughness: NR				No 200	0.075	13.7	
					Hydrometer Analysis		Clay Size	0.005	NR
							Colloids	0.001	NR
					G _s : NR	C _u : N/A	C _c : N/A		
Project: 37598.J0 - 931 Route73									
Client: Cyzner Properties					EARTH ENGINEERING INCORPORATED Geotechnical Engineers & Geologists 403 Commerce Lane West Berlin, NJ 08091 tel 856-768-1001 fax 856-768-1144 East Norriton PA 610-277-0880 Central PA 717-697-5701 Lehigh Valley 610-967-4540				
Sample: TP-1									
Depth: 3.3'									
Description: Light Brown Fine SAND, Little Silt									

Particle Size Analysis of Soils



As-rec'd water content: 7.8 dry Odor: NR			Particle Size				
% Gravel: 20.1 Coarse: 8.0 Fine: 12.1			US Standard Sieve Size		Diameter, % Finer		
% Sand: 67.2 Coarse: 3.3 Medium: 15.8 Fine: 48.1			GRAVEL	Coarse	3"	75	
Gravel description: gray & yellow, subrounded					1½"	38.1	100.0
					¾"	19.0	92.0
Sand description: gray & light brown, subrounded				Fine	⅜"	9.5	86.2
			No 4		4.75	79.9	
Consistency: firm		Hardness: NR	SAND		Coarse	No 10	2.00
Cementation: NR		Dry Strength: NR		Medium	No 40	0.425	60.8
Structure: homogeneous		Dilatency: NR		Fine	No 100	0.150	38.4
Reaction to HCl: NR		Toughness: NR			No 200	0.075	12.7
			Hydrometer Analysis		Clay Size	0.005	NR
					Colloids	0.001	NR
			G _s : NR	C _u : N/A	C _c : N/A		
Project: 37598.J0 - 931 Route73							
Client: Cyzner Properties			EARTH ENGINEERING INCORPORATED Geotechnical Engineers & Geologists 403 Commerce Lane West Berlin, NJ 08091 tel 856-768-1001 fax 856-768-1144				
Sample: TP-2							
Depth: 4.2'							
Description: Light Brown to Gray Fine SAND, Some Gravel, Little Silt							
			East Norriton PA 610-277-0880				
			Central PA 717-697-5701				
			Lehigh Valley 610-967-4540				