M.D. London Associates, LLC
Environmental Planning and Assessments

Mark D. London, Partner

M.D. London Associates, LLC
Senior Environmental Impact Analyst

SUMMARY

Possesses a combination of well-developed administrative and technical skills enabling the cost effective and timely resolution of complex environmental assessment, planning, and management issues. Able to manage a diverse array of planning, engineering, environmental, programming, computer systems, and financial resources obtaining goal oriented high quality results.

EXPERIENCE

Environmental Planning and Assessment (2003 to Present)

Formed in late 2003, M.D. London Associates, LLC was created to assist clients with environmental planning and assessment issues associated with land use projects. The focus of this practice is projects in New York City and New York State.

Environmental Impact Assessment (1986 to 1990)

As Director of the Environmental Review Division for the New York City Department of City Planning (DCP), I was responsible for the management of over 2,100 environmental assessment projects. The projects required review subject to New York City (NYC) Environmental Quality Review (CEQR) regulations and the New York State Environmental Quality Review Act (SEQRA). The projects were then forwarded to the City Planning Commission for consideration, along with the NYC Uniform Land Use Regulation Procedure (ULURP) application.

I served as a Co-Lead Agency, along with my counter part at the NYC Department of Environmental Protection. The Co-Leads produced all the CEQR determinations for ULURP and non-ULURP actions originating from both city agencies and private applicants. As part of my responsibilities, I directed a staff of over 20 project managers and technicians, working directly with the DCP ULURP staff to assure that the CEQR determination and ULURP application were consistent.

I was responsible for the development and the implementation of policies and procedures to coordinate and expedite the review process. I created effective working relationships

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with all the Federal, State, and City agencies involved with the CEQR process, permitting timely completion of the review process. I implemented a standardized review process and tracking system that reduced a substantial backlog of projects awaiting review. The average review time for an EIS was reduced from three years to less than one year. The average review time for a standard, non-EIS project was reduced from one year to six months.

I served as expert witness and technical consultant to the NYC DCP and the New York City Planning Commission on issues relating to environmental impact and risk assessments, mitigation, and alternatives.

Environmental Impact Assessment (2001 to 2003)

As part of Enviro-Sciences, Inc. (ESI) reorganization in 2000, I started an environmental assessment practice area. Starting with just a handful of contacts, a small growing and thriving practice area was established working with the NYC legal, architectural, and engineering communities. Current clients included an array of attorneys, architects, developers, and institutional organizations. Services provided include:

- Management, preparation, and submission of New York City (NYC) Environmental Quality Review (CEQR) and New York State (NYS) Environmental Quality Review Act (SEQRA) assessments for a wide range of clients. Such submissions could include Environmental Assessment Statements (EAS), and Environmental Impact Statements (EIS).

- Working with our clients prior to formalization of their project design to avoid or provide mitigation for environmental impacts that would trigger SEQRA or CEQR impact thresholds.

- Interface and interact with NYS and NYC environmental staffs to assure the timely review and certification of the required assessment, allowing it to enter the public review process in a timely manner.

- Provide expert testimony representing the client during the public review process before City and State Agencies, as well as providing expert testimony for litigation support.

Utility Experience (1976 to 1986)

I was Principal Engineer with Public Service Electric and Gas Company, Newark, New Jersey, and managed a group of environmental professionals, technical support staff, and consultants. This group was responsible for environmental and ecological activities at the company's two nuclear stations, Salem and Hope Creek, located in southern New Jersey.

Specifically, this group supported and directed programs supporting the Nuclear Regulatory Commission's (NRC) licensing requirements of the two nuclear stations. The programs were reviewed by representatives of interested and involved agencies including the US Environmental Protection Agency, US Fish and Wildlife Service, National Marine Fisheries Service, New Jersey Department of Environmental Protection, Delaware Department of Natural Resources and Environmental Control, and the Pennsylvania Department of Environmental Protection. The representatives reviewed program findings and recommendations and their approval was required prior to any programmatic changes.

Representative studies included:

- Preparation of the Salem Clean Water Act 316(a) and (b) Demonstrations. PSE&G had to demonstrate to the NRC and other involved/interested agencies that the operation of the cooling water system did not have a significant impact on the ecosystem of the Lower Delaware Bay. If an impact existed, mitigation would be required to bring the level of impact into an "acceptable" range.

- Litigation support during the NRC's Salem 316(a) and (b) hearings. The hearings allowed the public to comment on the station's operation and future cooling water usage. This litigation and a complicated permit negotiation process ultimately lead to the NRC issuing a revised set of Salem 316(a) and (b) permits.

- Cooling systems alternatives analyses, including retrofitting Salem with cooling towers.

- Transmission line siting, maintenance, and monitoring programs, including the efficacy of pesticide and herbicide use within the transmission corridors.

- Osprey recovery program, including planning for their safe utilization of transmission towers.

- Wetlands delineation, protection, redevelopment, and creation. This project was designed to determine if Salem operational impacts could be mitigated by creating or replanting wetlands on the Lower Delaware Bay. As part of this project, sites were assessed for purchase by PSE&G's Real Estate Department. These properties were to be held in a wetlands trust, a form of a wetlands mitigation bank.

- Negotiation of the 316(a) and (b) permits for the PSE&G fossil fuel stations located in central and northern New Jersey. There were 12 stations, which required permit re-negotiation. The process to obtain new permits lasted over five years.

- Governmental Activities

Participated on governmental and industry task forces and committees focusing on risk assessment, hazardous materials, facilities siting, and environmental issues.

Represented PSE&G before federal and state regulatory agencies regarding environmental assessments, site remediation, and other matters. Managed regulatory compliance for two nuclear power generating facilities including all environmental studies mandated by NJDEP, Delaware Department of Natural Resources, Fish and Wildlife Service, and the Nuclear Regulatory Commission.

Project Management (1990 to 2003)

I continue to manage a variety of large and medium size projects including hazard risk assessments, wetland delineations, and regulatory compliance.

These ESI projects include:

- Ryerson Steel Site Remediation enabling the development of the site for construction and operation of a 24-hour Home Depot.

- Alcoa Edgewater Site Remediation facilitating the demolition of an old PCB contaminated manufacturing facility dating to World War II and permitting the construction of upscale residential and commercial uses.

- Prudential Parcel "C" Landfill Closure allowing the closure of a paperboard landfill and potential redevelopment of an industrial site. I managed the delineation of onsite wetlands.

  The Parcel “C” Site also had a significant wetlands component. All wetlands located in the Passaic River Basin are considered priority wetlands. Any construction related losses would have to be mitigated. I worked with the client to calculate potential Natural Resources Damages with the loss of these important wetlands. In the final analysis, I determined that the wetlands were not natural, but were originally ditches constructed for site drainage prior to 1940. As such, they were considered manmade and could be filled without replacement.

- Coordinator of Prudential Phase I projects responsible for the execution of all Phase I Assessments prepared per the Prudential specification.

Natural Resources Damages Assessments (1998 to present)

At ESI, I assist clients in assessing potential Natural Resources Damages associated with the completing New Jersey’s ISRA/ECRA process. The governing regulations for this Act require that an Ecological Evaluation be conducted as part of the Site Investigation. Should the site “fail” the screening criteria, an assessment of Ecological Receptors is required as part of the Site Investigation Program.

In addition, the State of New Jersey promulgated rules for a Remedial Priority System that allowed the ranking of contaminated sites by relative risk posed to the public. In addition to human health issues, the ranking algorithm considered ecological issues, specifically: "environmentally sensitive areas," level of sediment contamination in the adjacent water bodies, surface water quality standards, and ecological receptors.

I have also worked with NJDEP officials in the selection of replacement wetlands sites. Such site selection processes considered locations adjacent to the degraded wetlands, within the same drainage basin, as well as in non-contiguous basins. I has also assisted clients in rehabilitating degraded wetlands, as well as worked with them to create new wetlands.

Site/Route Selection (1990 to present)

At ESI, I also specialize in endangered and threatened species studies to aid real estate developers and utilities in complying with state and federal regulations. My experience includes the preparation of environmental impact reports on the flora and fauna in and around wetlands along natural gas pipeline routes in the northeast. These reports have been prepared for the US Army Corps of Engineers, the US Fish and Wildlife Service, New Jersey Department of Environmental Protection, and the Pennsylvania Department of Environmental Resources.

I also supported natural pipeline route selection through assessment of wetlands and threatened and endangered species, using helicopter and automobile surveillance techniques along with on-site ground-truthing.

EDUCATION

M.S., Marine Science, C. W. Post College
B.S., Biology, Long Island University

REGISTRATIONS/CERTIFICATIONS

Occupational Safety and health Administration,
Hazardous Waste Operations and Emergency Response Training:
8-Hour Basic Course
8-Hour Supervisor
OSHA Certification: Confined Space Entry
OSHA Certification: Competent Persons in Excavations

PROFESSIONAL AFFILIATIONS

American Society of Limnology & Oceanography
National Association of Environmental Professionals, New Jersey Chapter - Vice President