



Bright View Engineering, LLC

Moving you forward.

214-26

July 16, 2026

VIA E-MAIL

msemeraro@semerarolaw.com

Mark J. Semeraro, Esq.
Managing Member
Semeraro & Fahrney LLC
155 Route 46, Suite 108
Wayne, New Jersey 07470

Re: Proposal for Professional Traffic Engineering Services
762 Pleasant Valley Way
Township of West Orange, Essex County, New Jersey
261406

Dear Mr. Semeraro:

Thank you for this opportunity to provide this Proposal for Professional Traffic Engineering Services relating to the proposed development in the Township of West Orange, Essex County, New Jersey. This proposal is based on our discussions with you and experience providing similar services to the various municipalities.

PROJECT UNDERSTANDING

The purpose of this proposal is to provide the services requested in your July 15, 2026, email to our office. It is our understanding that we will be providing services as described in the Scope of Work items below.

Review transportation-related components of a proposed project located at 762 Pleasant valley Way, Township of West Orange, Essex County, New Jersey. The project site is designated as Block 154.21, Lot 34. Access to the site is proposed via one (1) right-in/right-out driveway along Pleasant Valley Way. The project includes a proposed multi-family residential development consisting of 79 dwelling units and 150 parking spaces.

This proposal is divided into four sections as follows:

- Section I – Scope of Services
- Section II – Business Terms and Conditions
- Section III – Technical Staff Hourly Rate Schedule and Reimbursable Expenses
- Section IV – Client Contract Authorization

15 Oak Road, Suite 4
Fairfield, New Jersey 07004

C: (732) 236-7557 T: (973) 228-0999 F: (201) 753-3904
BrightViewEngineering.com

P.O. Box 99
Roseland, NJ 07068



SECTION I – SCOPE OF SERVICES

Bright View Engineering proposes to provide professional planning services as described below.

PAHSE 1 TRAFFIC REVIEW

Bright View Engineering shall provide all of the services requested to review the transportation-related components of the project. We shall provide professional planners, traffic planners, traffic engineers and support staff as needed.

The review services being requested by the Township include, but may not be limited to, the following tasks:

- Review and advise the Township on the proposed access plan for the development and rights-of-ways surrounding the project in terms of vehicular, pedestrian, and bicycle circulation, as well as the parking operations;
- Review the Traffic Impact Study and Traffic Memorandums and make recommendations as to the adequacy of the submission and whether changes are needed to obtain advantageous traffic and circulation outcomes for the Township;
- Prepare one (1) review memoranda. Should additional reviews be required beyond the initial review, we shall prepare a separate work order for additional services.
- Attend one (1) in-person meetings or teleconference meetings with the Township, as needed.

PHASE 2 MEETINGS, Consultations, Availability (as needed)

Our staff members shall be available as needed to attend meetings and perform the services outlined in the scope of work. We shall endeavor to provide timely, responsive service on a as needed basis.

Our project team leader John Jahr shall be available for telephone consultations as needed. Our Team leader anticipates attending meetings with developers, sub-committee meetings and all-night meetings, as needed. Should additional meetings be required, such meetings shall be billed on a time-and-materials basis in accordance with our standard rates.

Please feel free to contact us at your convenience:

John Jahr – +1 (732) 236-7557



SCHEDULE OF FEES

All work under this contract shall be provided on an Hourly Basis in accordance with our pre-approved rate schedule.

Attendance at agency and project coordination (including with client and other consultants) meetings will be billed hourly in accordance with the Schedule of Hourly Rates in effect at the time the meeting is held. Time spent preparing for meetings will be billed hourly in accordance with the Schedule of Hourly Rates in effect at the time the service is completed.

Delivery, printing, and reproduction, overnight mail service and postage costs are not included in the fees and will be added to each monthly invoice. Professional services will include all necessary equipment and materials, and will be invoiced monthly on a time and materials basis.

Estimated not-to-exceed cost of providing these services:	\$7,500
Meetings	T&M

EXCLUSIONS AND CLARIFICATIONS

Services relating to the following items are not anticipated at this time with regard to the current scope of service for this project. Therefore, any services associated with the following items are specifically excluded from the scope of professional services within this agreement:

- Services not specifically outlined above in Scope of Service;
- Data Collection;
- Meetings;
- All out-of-pocket expenses including, but not limited to, application fees, permit fees, laboratory testing costs, mylar copies, certified mailings, photographs, blueprints, and special deliveries will be charged at cost and passed on to you for payment.

Should we experience unanticipated conditions we shall notify you at once. We will provide you with an explanation of the issue and remedies that mitigate the issues. Should additional services be necessary we shall work with you and your in-house staff to minimize any impact to the project budget.

If an item listed herein, or otherwise not specifically mentioned within this agreement, is deemed necessary BVE may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees with regard to the extra services.

SECTION II – BUSINESS TERMS AND CONDITIONS

West Orange Township Business Terms and Conditions Shall Apply to this contract.



SECTION III – 2026 RATE SCHEDULE

TECHNICAL STAFF RATES

BILLING TITLES	HOURLY RATES
Principal.....	195.00
Senior Technical Director	195.00
Senior Project Professional	185.00
Senior Project Manager.....	180.00
Project Professional.....	175.00
Technical Director	170.00
Project Manager.....	170.00
Senior Project Specialist.....	165.00
Senior Technical Professional.....	160.00
Project Specialist	160.00
Senior Technical Specialist	155.00
Technical Professional.....	150.00
Senior Specialist	145.00
Technical Specialist.....	145.00
Specialist.....	130.00
Senior Data Technician.....	115.00
Senior Technical Assistant.....	105.00
Technical Assistant	95.00
Data / Field Technician	85.00
Survey Crew – 2 Man.....	200.00
Survey Crew – 1 Man.....	160.00
Expert	300.00
Sr. LSRP	255.00
LSRP	210.00

REIMBURSABLE EXPENSES

General Expenses	Cost + 15%
Travel (Hotel, Airfare, Meals)	Cost + 15%
Sub-Consultants/Sub-Contractors.....	Cost + 15%
Mileage Reimbursement*	0.725 / Per Mile
Plotting	3.50 / Each
Computer Mylars / Color Plots.....	45.00 / Each
Photo Copies	0.25 / Each
Color Photo Copies	1.50 / Each
Document Binding	3.00 / Each
Compact Disk CD/DVD.....	75.00 / Each
Exhibit Lamination (24" x 36" or larger).....	50.00 / Each

* Mileage reimbursement subject to change based upon IRS standard mileage rate.

RATES ARE EFFECTIVE THROUGH DECEMBER 31, 2026



SECTION IV – CLIENT CONTRACT AUTHORIZATION

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

Signature

Date

Printed Name

Title

If you find this proposal acceptable, **please sign where indicated above in Section IV, return one signed copy to this office** as a formal notice-to-proceed. Invoices are due within 30 days. This proposal is valid until July 31, 2026.

We very much appreciate the opportunity of submitting this proposal and look forward to performing these services for you.

Very truly yours,

Bright View Engineering

John J. Jahr, PTP, TSOS
Principal

Aaron J. Schrager, PE, PP, CME
Principal

JJJ/as

<https://bvengr.sharepoint.com/sites/bvengr/proj/261406-WOT-762-Pleasant-Valley/261406-WOT-762-Pleasant-Way-Prop.docx>