



# SJP | PROJECT SOLUTIONS

PASSION • EXCELLENCE • INTEGRITY • PERFORMANCE





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[SJPPROPERTIES.COM](http://SJPPROPERTIES.COM)

# SJP | PROPERTIES

Dear Friends,

At SJP Properties, our mission is to employ a deep understanding of the development process and capital markets to create dynamic commercial, residential and mixed-use environments of the absolute highest quality. In our more than 30-year history, we have learned that this can only be accomplished through intense and sustained collaboration with project partners and stakeholders.

Over the years, the SJP team has extended our capabilities outside of our own portfolio to a variety of clients in the development and construction of Class A build-to-suit and master-planned office parks, corporate headquarters properties, luxury residential high-rises, and complex, turnkey lab and R&D facilities. The entire SJP team shares a genuine passion for the development process and we strive for perfection with each new endeavor.

As we look toward the future, we see the continued growth of our unique brand and our ability to execute your projects from vision through occupancy. To meet this demand, we are pleased to announce the launch of SJP Project Solutions, a newly formed division of SJP that is available to you and your clients for projects outside of the SJP Properties portfolio.

SJP Project Solutions will leverage the strength of SJP's experienced executive leadership and a team of rising stars to provide expertise across a full range of development disciplines, including master planning, government approvals, pre-construction, design, site development, program management, project management, core & shell, and interiors construction. Serving as a seamless extension of your organization. SJP Project Solutions is committed to maximizing the value of your real estate and ensuring that your projects are delivered on time and on budget.

As with our own portfolio, SJP Project Solutions adheres to a core set of standards that guide every aspect of our approach: passion, excellence, integrity, and performance. We look forward to putting these same principles to work for you and your projects.

Regards,



**STEVE POZYCKI**  
CEO  
SJP PROPERTIES



# ABOUT SJP PROJECT SOLUTIONS

SJP Project Solutions is a division of SJP Properties, focused on projects for clients outside the SJP Properties investment portfolio. The foundation of SJP is our ability to execute projects regardless of size, scale or market sector. Our partners invest in SJP's ability to oversee each project with the confidence that the project will be delivered on time, on budget and with the highest standard of quality in the industry.

SJP views each project with an owner's perspective and our team executes at every stage with unwavering attention to detail to achieve the best results for our partners.

The SJP team has an unblemished track record of successfully completing every third-party development and construction project it has undertaken over the past 30 years. The SJP Project Solutions brand formally introduces this expertise to your next project.



**SJP EXPERTISE.**  
**YOUR PROJECT.**

## PASSION

THE SJP TEAM BRINGS RELENTLESS  
ENERGY TO EACH UNIQUE AND  
CHALLENGING PROJECT.

## EXCELLENCE

SJP HAS ASSEMBLED AN OUTSTANDING  
TEAM OF PROFESSIONALS WITH DIVERSE  
SKILL SETS, PROVIDING EXPERIENCED  
TALENT FOR ALL PROJECTS TYPES.

## INTEGRITY

THE FOUNDATION OF THE SJP TEAM IS  
AN HONEST AND OPEN APPROACH.

## PERFORMANCE

SJP'S 30+ YEAR TRACK  
RECORD AS A DEVELOPER  
AND CONSTRUCTION MANAGER  
PROVIDES UNMATCHED  
RELIABILITY.

## STEVEN J. POZYCKI

### FOUNDER, CHAIRMAN AND CEO

Steven J. Pozyski launched SJP in 1981 and has since spearheaded the company's growth to become one of the most active and reputable real estate organizations in the New York Metropolitan region. Since its inception, SJP has developed more than 25 million square feet of ground-up real estate projects in partnership with major public and private institutions. Steve is an active member of a number of civic and charitable organizations, including serving as a member of the Board of Trustees of Monmouth University and a member of the Executive Advisory Board of Monmouth University's Real Estate Institute, which has also honored him with its prestigious "Leadership Excellence Award."



## JEFFREY M. SCHOTZ

### EXECUTIVE VICE PRESIDENT, LEASING AND MARKETING

Jeffrey Schotz brings more than 35 years of commercial real estate experience to his role at SJP, where he is responsible for overseeing the company's leasing and marketing activities. Before joining SJP in 2010, Jeff held positions with some of the region's leading real estate firms, including The Mack Company (now Mack-Cali), Alfred Sanzari Enterprises, CBRE and Colliers International. Jeff attended UCLA and is an active member of several of the real estate industry's foremost associations, including NAIOP, where he was recently inducted into the Hall of Fame; the Commerce and Industry Association of New Jersey; and the Industrial Office Real Estate Brokers Association (IOREBA).



## PETER J. BRONSNICK

### EXECUTIVE VICE PRESIDENT

Peter Bronsnick is responsible for new business development, marketing, RFP responses and directing SJP property and construction management teams. He has over 15 years of experience in commercial real estate, having completed more than 2 million square feet of leases throughout his career, including deals with Newell Brands, EY, Linde Gas, iconectiv, Valeant Pharmaceuticals, BNY Mellon, Wells Fargo, Merrill Lynch, Sprint Mobile and NICE Systems. Peter holds a Bachelor's Degree in Marketing from Michigan State University and a Master of Science in Real Estate from New York University. He is an active member of NAIOP, and currently sits on the organization's board of directors.





## DOUG ALLEN

### EXECUTIVE VICE PRESIDENT, PLANNING AND CONSTRUCTION

Doug Allen has over 40 years of experience in pre-development, pre-construction and construction management. His pre-development and pre-construction experience includes responsibility for supervising and coordinating the master planning, programming and design and approval of the development process to ensure constructability, maximum value engineering and optimal layout efficiency. His knowledge of project development, entitlement, approval, design, pre-construction and the construction management process is critical for all of SJP's development projects. During his tenure with SJP, Doug has led the development for over 20 million square feet of space exclusively in the New York Metropolitan region. He graduated from Utica College of Syracuse University with a Bachelor of Science in Construction Management.



## GRANT EULA

### VICE PRESIDENT, DESIGN AND CONSTRUCTION

With more than 40 years of experience in architecture and construction, Grant Eula is responsible for managing the design for every major project executed at SJP. He is responsible for overseeing all phases of the design process, including concept development, site massing, schematic design and construction documentation. In the construction administration phase, Grant tracks shop drawings, bid packages and contractors' requests for information to ensure that the construction quality meets the intent of the design. His expertise includes site evaluation, due diligence, zoning approvals, master planning, architectural programming, conceptual and detailed estimating, design and consultant coordination, and subcontractor scope. Grant is a graduate of Pratt Institute with a Bachelor of Science in Architecture and Construction Management.



## ANDREW NATALE

### SENIOR VICE PRESIDENT

Andrew Natale has over 15 years of construction and development experience across a wide variety of project types. His responsibilities at SJP encompass the entire project life cycle, including conceptual estimating, budgeting, design management, design review, pre-construction, scheduling, permitting, procurement, bidding, contracting, project management, construction management, project controls, quality control, project close-out, turnover, and move management. Since joining SJP, Andrew has completed over 2 million square feet of construction projects for a prestigious list of global companies. He graduated from Villanova University with a Bachelor of Science degree in Civil Engineering.







# Prudential

## PRUDENTIAL INVESTMENT GLOBAL HEADQUARTERS

BROAD STREET / NEWARK, NJ

- 750,000 SQ FT
- LEED-GOLD-CERTIFIED
- DEVELOPER FOR PRUDENTIAL
  - > BASE-BUILDING
  - > TENANT IMPROVEMENTS
  - > EXTERIOR AMENITY SPACE
  - > FURNITURE & TEL/DATA INSTALLATION

Situated in downtown Newark, Prudential Investment's new headquarters is a continuation of SJP's track record in the construction of high-performance commercial properties. SJP served as Developer for Prudential and Project Manager for the entire project, overseeing all aspects of the project, from Site Plan approvals through move-in.



# EY CORPORATE OFFICE

WATERFRONT CORPORATE CENTER II / HOBOKEN, NJ

- 160,000 SQ FT
- 5-MONTH DELIVERY, FROM CONTRACT SIGNING TO MOVE-IN
- TENANT INTERIOR BUILD-OUT
  - > INTERCONNECTING 3-FLOOR STAIRCASE
  - > STATE-OF-THE-ART CONFERENCE & TRAINING ROOMS
  - > FULL SERVICE CATERING KITCHEN

SJP acted as Construction Manager for the interior build-out of EY's new offices in Hoboken. The state-of-the-art office and learning hub will be home to more than 1,000 employees and was designed to foster innovation across all aspects of EY's business.

SJP coordinated complex permitting, inspection and approvals with the Port Authority of NY/NJ.

## VICTOR CIVIDINI

### SENIOR VICE PRESIDENT, CONSTRUCTION

Victor Cividini bring more than 25 years of experience to his role at SJP, where is responsible for handling all aspects of development and construction, from site evaluation and the entitlement process, to managing and coordinating with design and construction teams. At SJP, Victor oversees the company's residential development business, including managing development of The Modern, a \$500-million luxury residential development comprising two 47-story towers adjacent to the George Washington Bridge in Fort Lee, N.J.; and 200 Amsterdam, a 112-unit luxury condominium building on the Upper West Side. Victor is a graduate of the University of Delaware where he received a Bachelor of Science in Civil Engineering.



## CHRIS PASTORE

### VICE PRESIDENT, CONSTRUCTION

Chris Pastore's focus at SJP encompasses all aspects of development, construction and project management. His responsibilities include conceptual estimating, design review, pre-construction planning, scheduling, consultant coordination, site planning, environmental and civil due diligence, permitting, procurement, buyout, project management and controls, quality control, and project close-out and turnover. With more than 20 years of experience, Chris leverages a diverse background that includes experience managing the construction of projects including commercial office, retail, residential, schools and higher education, laboratory fit-outs, hospitals, urban site work, parking garages and marine facilities. He graduated from Lehigh University with a Bachelor of Science in Civil Engineering.



## KATHERINE POZYCKI-ALONSO

### DIRECTOR OF INTERIORS

With more than 10 years of experience, Katherine Pozyski-Alonso is responsible for overseeing the interior design of all of SJP's residential and commercial projects. She is also responsible for helping to identify development opportunities and analyzing neighborhood and market data for SJP's residential investment and development business. Katherine holds a Master of Real Estate Development from New York University and a dual Master in Science in Education and Special Education from Pace University. She is a licensed New York real estate broker, and an active member of the Association of Real Estate Women (AREW) and Professional Women in Construction.



## MATTHEW BREEDEN

### VICE PRESIDENT, DEVELOPMENT AND MARKETING

As a Vice President with SJP, Matthew Breeden is responsible for business development, including sourcing residential and commercial development opportunities throughout New York City. Matthew also oversees the interior design, floorplan design, and material procurement of SJP's residential and commercial projects. He holds a Master of Science in Real Estate Development from New York University, and a Bachelor of Science in Business and Economics from Saint Mary's College of California.



## JOHN NOLAN

### VICE PRESIDENT, CONSTRUCTION

With over 35 years of construction experience, John Nolan is responsible for managing pre-construction, budgeting, value engineering, buy outs, construction and close-outs for SJP's construction projects. He has worked extensively with local subcontractor pools on dozens of projects throughout his career, affording him a unique understanding of local policies, logistics and inspection procedures to ensure projects are completed efficiently and in accordance with all requirements. John began his career in construction after attending Delhi University.



## MICHAEL SORENSON

### PROJECT MANAGER

A Project Manager for SJP, Michael Sorenson has over 30 years of experience specializing in all aspects of residential construction. He is responsible for overseeing daily development site activities on all of SJP's residential projects, and is also responsible for quality assurance and quality control for all phases of the projects. Michael's hands-on approach and unparalleled understanding of the residential construction process allows him to resolve construction issues as they arise without adversely affecting budgets or schedules. During his career, he has been directly involved in the construction of over 3,000 apartments in the New York and New Jersey markets, as well as the construction of numerous supporting retail, food service and amenity facilities.





# Panasonic

## PANASONIC NORTH AMERICAN HQ

TWO RIVERFRONT PLAZA / NEWARK, NJ

- 337,000 SQ FT
- LEED-GOLD-CERTIFIED
- COMPLEX URBAN DEVELOPMENT

Matrix engaged SJP to develop the first new office building constructed in Newark's downtown in more than 20 years. Completed in 2013, Two Riverfront Plaza serves as the headquarters for Panasonic Corporation of North America. The Class A tower is situated one block from Newark Penn Station, which features Amtrak and NJ TRANSIT rail service, and has achieved LEED Gold certification for new construction and LEED Platinum certification for commercial interiors.

This state-of-the-art built to suit was constructed by the SJP team in just 13 months including the tenant interiors.



# JET.COM

WATERFRONT CORPORATE CENTER III / HOBOKEN, NJ

- 160,000 SQ FT
- 4 FLOORS
- 6-PHASE CONSTRUCTION PROJECT
- OCCUPIED & UNOCCUPIED CONSTRUCTION

Jet.com selected SJP as Construction Manager for its six-phase, multi-year build-out of its headquarters office space in Hoboken, NJ. The SJP team executed a cutting-edge, modern office space that is a reflection of the forward-thinking Jet.com brand.

The project included interconnecting staircases between floors. The finished space features opening floor plan with exposed ceilings, stained concrete floors and detailed finishes and branding.



## MICHAEL GORMAN

### PROJECT MANAGER

As a Project Manager, Michael Gorman brings more than seven years of construction experience in retail, healthcare, industrial, food service, cleanroom, and commercial office construction to his role at SJP. He is responsible for managing all coordination among the design team, client, landlord, and subcontractors, including overseeing project material procurement and tracking, coordinating project schedule sequencing, reviewing all costs, and subcontractor change orders for accuracy and maintaining subcontractor tracking and invoicing. Michael is a graduate of The Pennsylvania State University with a Bachelor of Science in Architectural Engineering.



## RILEY MCGUIGAN

### PROJECT MANAGER

As a Project Engineer, Riley McGuigan is responsible for field coordination, document control and procurement management. During his time at SJP, Riley has helped incorporate complex designs and adhere to extremely aggressive schedules to achieve exceptional results for interior fit-out projects on behalf of tenants including Kepos Capital, British Telecom, Jet.com, Thomson Reuters, Pearson Education, Newell Brands, and Cognizant. He is a graduate of The Pennsylvania State University with a Bachelor of Science Degree in Mechanical Engineering.



## BRIAN WEDLICK

### PROJECT MANAGER

As a Project Manager, Brian Wedlick's responsibilities at SJP include all facets of project delivery, notably planning stage management, entitlement, permitting, consultant management, conceptual estimating, budgeting, requests for proposals, constructability reviews, cost management, scheduling, procurement, value engineering, project administration, and construction management through close-out and occupancy. Brian excels in management, coordination, integration and implementation of information technology, audiovisual systems, distributed antenna systems, security, and all other low-voltage based systems. He graduated from The College of New Jersey with a Bachelor of Science in Electrical Engineering.





## CINDY SCHOTTANES

### PROJECT ENGINEER

Cindy Schottanes' focus is on pre-development and pre-construction activities, with responsibilities that include master planning, programming, conceptual estimating and development scheduling. She also assists in the entitlement process, and manages consultant coordination from planning inception, overseeing design, environmental and civil due diligence and cost reporting for numerous projects. Working as a bridge between the pre-development and construction management teams, Cindy aids in providing a seamless transition through all phases of a project. She is a graduate of New Jersey Institute of Technology with a Bachelor of Science in Architecture and Master of Science in Civil Engineering, with specialty in Construction Development and Project Management.



## EDYTA ESPASA

### PROFESSIONAL ENGINEER

At SJP, Edyta Espasa is focused on pre-planning and pre-construction. She has over 20 years of professional experience in engineering, land development design and construction administration, and is responsible for all aspects of pre-construction, project development, and planning for commercial and residential sites including due diligence review, feasibility studies, massing concepts, budgeting/estimating, design documents and specifications review, and entitlement, as well as oversight and coordination of retained consultants and attorneys. Edyta's project experience has included due diligence, demolition and all regulatory approvals for Prudential's new corporate headquarters in Newark, N.J., and she was a key member of SJP's development team working on the expansion of Somerset Corporate Center in Bridgewater, N.J. She holds a Bachelor of Science in Civil Engineering from New Jersey Institute of Technology, and is a licensed professional engineer in the State of New Jersey, as well as a LEED Accredited Professional in Building.



## REBECCA SOHN

### ASSISTANT PROJECT MANAGER

An Assistant Project Manager with 10 years of residential development experience, Rebecca Sohn is responsible for the project administration and ownership's oversight of SJP's residential developments. She collaborates with the team of architects, engineers, and consultants to coordinate the various disciplines, and works in conjunction with the Construction Manager through bidding, de-scoping and awarding all projects. Rebecca is also actively involved in maintaining project budgets and reviewing all costs, change orders, and requisitions for accuracy, ensuring projects are completed within budget. She graduated summa cum laude with a Bachelor of Arts Degree from Rutgers University.





# HARBORSIDE

## HARBORSIDE

JERSEY CITY, NJ

- 2M SQ FT
- TRANSIT HUB LOCATION
- REPOSITIONING

Serving as Project Developer, SJP is overseeing the repositioning of Mack-Cali Realty Corporation's Harborside Plaza 1, 2 and 3. The project entails the redesign and reskinning of the office and retail complex, which serves as the centerpiece of Jersey City's waterfront business and cultural district.



# E\*TRADE

## E\*TRADE

11 TIMES SQUARE, NEW YORK, NY

- 35,000 SQ FT
- 6-MONTH DELIVERY, FROM LEASE SIGNING TO MOVE-IN
- TENANT INTERIOR BUILD-OUT

Online stock brokerage E\*Trade turned to SJP to manage the build out of its offices at SJP's high-performance office tower, 11 Times Square. SJP managed the design, construction, IT and AV to complete a fully integrated project ahead of schedule.

The project included an open floor plan and integrated acoustical engineering including "cloud ceilings" and a sound masking system to enhance employee productivity. The SJP team also transformed the elevator lobby to extend the E\*Trade branding into the base-building.

## ANTON BUJAJ

### PROJECT COORDINATOR

Anton Bujaj's primary role at SJP is on-site construction coordination and property management integration, including RFPs and contracts, reviewing and processing project RFIs, project document controls, scheduling, procurement, project administration, managing consultants and specialty trades, invoicing, change orders, and monthly requisitions. He is also responsible for aiding in managing the overall development budget, contracting all consultants and specialty scopes of work. Anton is a graduate of Manhattan College with dual degrees: Bachelor of Science in Political Science and Psychology.



## LINDA STEVENS

### EXECUTIVE ADMINISTRATIVE ASSISTANT

An Executive Administrative Assistant for construction administration, Linda Stevens brings with her over 20 years of experience. In her role at SJP, Linda streamlines all contract and documents throughout all construction projects, including contracting, invoicing, software administration, NJEDA implementation and reporting, LEED-certification coordination, project permitting and Port Authority submissions. Prior to joining SJP, Linda worked for a large international civil engineering firm and in the President's office of a children's hospital foundation, where she was the liaison for the Board of Trustees and oversaw the administrative management of a \$30-million capital campaign for the construction of a new hospital.



## SHERI DIETZ

### EXECUTIVE ADMINISTRATIVE ASSISTANT

Sheri Dietz has over 25 years of experience supporting top-level executives in an administrative role. At SJP, she supports the company's marketing efforts, and is responsible for coordinating cross-departmental collaborations in order to provide the best combination of SJP services for each project. Sheri recently completed a detailed business plan of a multi-building redevelopment project, successfully incorporating multiple departments' submissions into one cohesive plan, as well as melding multiple construction and marketing professionals' input into one final proposal submission.



For more information on each of the SJP Project Solutions Team Members, please visit

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