

MCPB

Letter Being Reviewed, 8/7/23

From: [Zyontz, Jeffrey](#)
To: ["mandavia.prlc@gmail.com"](mailto:mandavia.prlc@gmail.com)
Cc: [Tettelbaum, Emily](#); [Vaias, Emily](#)
Subject: Request for a postponement
Date: Wednesday, January 11, 2023 1:55:53 PM

Dear Mr. Mandavia,

Under the Planning Board rules of procedure, the Chair has the authority to rule on requests for postponement. Your request does not concern the need for additional time to consider a finding required for the approval or denial of the applications being scheduled.

By way of this email, I am denying your request for postponement. If you wish to submit testimony in writing for the Board's consideration, it will be included in their packet.

Jeff Zyontz

Chair, Montgomery County Planning Board

Montgomery County Planning Department
2425 Reddie Drive, 14th Floor, Wheaton, MD 20902
MCP-CHAIR@mncppc-mc.org
301.495.4605

Tettelbaum, Emily

From: Tettelbaum, Emily
Sent: Tuesday, January 10, 2023 4:28 PM
To: Jagdish Mandavia; MCP-Chair
Cc: Folden, Matthew; Sanders, Carrie
Subject: RE: Rock Spring Centre - Case 11998092C

Hello Jagish,

By way of this response, I am forwarding your request to delay the Rock Spring Centre hearing (scheduled for January 26) to the Planning Chair's Office, but Planning Staff do not support a postponement of the hearing.

You are welcome to participate in the hearing virtually, or submit written testimony to the Planning Board, and our correspondence over the past few years will be included with the Planning Board staff report. Your concern, as I understand it, was a clerical error on our website that was corrected as soon as it was brought to my attention in November of 2021. I have not seen any evidence that suggests an intentional misuse of your firm's name.

Best Regards,
Emily



Emily Tettelbaum
Planner III, Midcounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: Jagdish Mandavia <mandavia.prllc@gmail.com>
Sent: Tuesday, January 10, 2023 10:46 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emily,

Thank you for this information and invitation for this case. Unfortunately I am traveling to India tomorrow morning and will be back on February 1, 2023, that said, I would like to express my concerns of my firm's name being used by the applicant without my consent/permission for an

extended duration in this case. Thus, I want to let the Planning Board know that this is not acceptable to me and want to know what are the consequences for this kind of intentional misuse of my firm's name.

Thus, if at all possible I would like to testify in person to express my concerns as to why my firm was named as engineer of record for such a long duration. I want this case to be delayed by as many months or the maximum duration enforced by the planning board for this behaviour of the applicants team. I personally do not know who requested to put my firm's name as engineer of record for such a long duration, Whoever did it, it is unethical and should have consequences for this application.

Please share this information with the planning board and make it part of the record.

Since I am out of the country till February 1, 2023, I request that this case be rescheduled/pushed back by at least a week if not 2 weeks so I can attend and express myself in person. If I could change my plans I would but that is not possible at this stage.

Thank you and please let me know if this case can be pushed back so I can attend in person.

Jagdish Mandavia, P.E.

PR LLC

301-602-3257

On Tue, Jan 10, 2023 at 9:29 AM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Good Morning Jagdish,

I am writing to let you know that the hearing for the Rock Spring Centre project is scheduled for 1/26/23. I am including our previous correspondence, in addition to a letter from Vika addressing this matter, with my report to the Planning Board. Here is a link to information about participating in the Planning Board hearing:

<https://montgomeryplanningboard.org/meetings/signup-to-testify/>

Best Regards,

Emily



Emily Tettelbaum

Planner III, Midcounty Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: Jagdish Mandavia <mandavia.prllc@gmail.com>

Sent: Monday, March 7, 2022 4:07 PM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Subject: Re: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emily,

I have not received any notice of this applications hearing. Please let me know where this stands?

Thank you,

Jagdish Mandavia, P.E.

PR LLC

301-602-3257

On Wed, Nov 24, 2021 at 10:10 AM Jagdish Mandavia <mandavia.prllc@gmail.com> wrote:

Good morning Emily,

Based on our last weeks conversation, I see you have updated the name of the Engineer for this case from PR LLC to VIKA. I would like to know how long was my name as an engineer of record on this case. Also if there is a public hearing outstanding, I would like to participate in this hearing.

Please let me know how long my and my firms name has been on this case as teh engineer.

Thank you,

Jagdish Mandavia, P.E.

PR LLC

301-602-3257

December 3, 2021

Montgomery County Planning Department

ATTN: Ms. Emily Tettlebaum
Planning Coordinator

Re: Rock Spring Centre Preliminary Plan – 1998092C

Dear Emily,

As I believe you are already aware, we recently received a communication for a former VIKA employee, Jagdish Mandavia, who pointed out that his name and new firm were listed as the “Engineer” for the referenced project, as the partial screen clip below shows.

Engineer Jagdish Mandavia
PR LLC
23208 British Manor Drive
Ckarksburg, Maryland 20871
Day Phone: (301)602-3257

Jagdish was the project’s engineer while employed at VIKA, however he was replaced by Sylke Knuppel as the project’s project manager and “Planner” and Jason Evans as the project’s “Engineer” upon him leaving VIKA in August 2020. While I have no idea how his new firm came to be listed in the DAIC Database for this project, I do know that it was not anything that VIKA initiated. More importantly, I want to assure you that since Jagdish left VIKA, no plans have been filed by VIKA for review with the M-NCP&PC, or any other any agency for that matter, that included Jagdish’s professional engineering seal and signature, or under his certification.

I understand that Jagdish has requested that you make this correction in the DAIC Database, and that it has been done. Furthermore, I don’t believe that there have been any “damages” because of this delayed data update and do believe that you, having updated the record should resolve any concerns. I certainly don’t have any. Please let me know if you have any questions.

Sincerely,

VIKA Maryland, LLC



Mark G. Morelock, P.E.

Executive Vice President

cc: Jagdish Mandavia, PR, LLC
Charles A. Irish, Jr., Founding Member and President, VIKA Maryland, LLC



Tettelbaum, Emily

From: Tettelbaum, Emily
Sent: Monday, December 6, 2021 2:56 PM
To: Jagdish Mandavia
Subject: RE: Rock Spring Centre - Case 11998092C

Hello Jagdish,

I will upload this email chain into the project folder and I have added your contact information to our notice list.

The Planning Board hearing date has not been set, so you will need to sign up as a speaker once you receive a notice about the hearing. Feel free to check in with me in late January/early February when I will probably have a tentative hearing date. You can submit written testimony to me now, or up until about 3 weeks prior to the hearing and your testimony will be included in the staff report. You can also submit testimony to the Planning Chair's office up until 24 hours prior to the hearing.

Thanks,
Emily



Emily Tettelbaum

Planner Coordinator

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org
o: 301-495-4569



From: Jagdish Mandavia <mandavia.prllc@gmail.com>
Sent: Monday, December 6, 2021 9:29 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emily,

I see VIKA's letter and your decision to include this letter into the eplans for this case.

Please include my communications on this with you and I will forward my email chain with VIKA on this case/matter, Please include that in this case file also. Additionally, I do not want anyone to conclude that I do not want to be part of the mailing list until the public hearing is held on this case. I want to speak at this hearing and address the commissioners.

Please confirm that I will notified of this hearing and will be on the list of speakers for this hearing. Also, please let me know what is the deadline for me to submit any documentation for the staff and commissioners to review before this hearing. I may want to submit a letter of my own documenting this oversight by VIKA.

Thank you,

Jagdish Mandavia, P.E.

PR LLC

301-602-3257

On Mon, Dec 6, 2021 at 9:08 AM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Thank you, Mark. I will include upload this letter into our eplans records for this case.



Emily Tettelbaum

Planner Coordinator

Montgomery County Planning Department

2425 Reddie Drive, Floor 14, Wheaton, MD 20902

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: Mark Morelock, P.E. <Morelock@vika.com>

Sent: Friday, December 3, 2021 12:13 PM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Cc: Chuck Irish <Irish@vika.com>; mandavia.prllc@gmail.com

Subject: RE: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emily,

Attached is a letter regarding Rock Spring Centre and the concern Jagdish Mandavia brought to both our attention.

We apologize for any inconvenience caused by this matter and feel this should resolve any concerns.

We look forward to progressing this project forward with the team and MNCPPC and appreciate all help

Thanks again

Mark G. Morelock, PE

Principal

Main: 301.916.4100 Ext. 190

Cell: 301.802.3082

VIKA Maryland, LLC

20251 Century Boulevard

Suite 400

Germantown, MD 20874



Ranked in The Washington Business Journal as one of the Top Engineering Firms

vika.com

Our Site Set on the Future.

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From: Jagdish Mandavia <mandavia.prllc@gmail.com>
Sent: Tuesday, November 30, 2021 2:15 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Emily,

Thank you for this clarification. My address is

23208 British Manor Drive

Clarksburg MD 20871

Mobile # 301-602-3257

FYI, this is the same address that was in the system until I requested to change it. This address is my home and business address for my firm PR LLC.

Please add me to the mailing list.

Thank you for your help,

Jagdish

On Tue, Nov 30, 2021 at 12:39 PM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hi Jagdish,

According to the submitted mailing list (see attached), a notice was sent to you, at Vika's address, about the Rock Spring Centre Preliminary Plan application in early 2019. No other notices have been sent out since this project has not been reviewed by the Planning Board.

If you send me your mailing address, I will add it to the list of people who will receive a notice 10 days prior to the Planning Board hearing date.

Thank You,

Emily



Emily Tettelbaum

Planner Coordinator

Montgomery County Planning Department

[2425 Reedie Drive, Floor 14, Wheaton, MD 20902](https://www.montgomeryplanning.org/2425-Reedie-Drive-Floor-14-Wheaton-MD-20902)

emily.tettelbaum@montgomeryplanning.org

o: 301-495-4569



From: Jagdish Mandavia <mandavia.prllc@gmail.com>
Sent: Tuesday, November 30, 2021 12:12 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emily,

Please confirm for me as to why I have not been notified on all notices on this project since I was listed as the engineer of record till late November 2021. Also, Please confirm that I have been included in the mailing list for future notices and will be invited to the Public Hearing for this case, as I want to participate and want to speak in front of the commissioners and present my stand on this case. IF you prefer, I am available for a meeting with you and the area supervisor to discuss this matter in person.

Please let me know how to proceed on this matter.

Thank you,

Jagdish Mandavia, P.E.

PR LLC

301-602-3257

On Mon, Nov 29, 2021 at 9:01 AM Jagdish Mandavia <mandavia.prllc@gmail.com> wrote:

Also, since I was the engineer of record on this project, I have not received any mailing notices. Do you know why? Please add me to this list and ensure I am notified of the public hearing. I want to express my concerns to the commissioners.

Thanks

Jagdish

On Mon, Nov 29, 2021 at 8:06 AM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

I do not know of a way to track the date when the information was updated.

Best Regards,



Emily Tettelbaum

Planner Coordinator

Montgomery County Planning Department
[2425 Reedie Drive](#), 13th floor, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org

o: 301.495.4569



THE NEW PARK AND PLAZA
2425 REEDIE DRIVE

From: Jagdish Mandavia <mandavia.prllc@gmail.com>
Sent: Wednesday, November 24, 2021 3:25 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Is there anyway of tracking when this information was updated in your system. I just need a date.

Thank you,

Jagdish Mandavia, P.E.

PR LLC

301-602-3257

On Wed, Nov 24, 2021 at 2:16 PM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

I do not know who updated the PR LLC information, but the “applicant contact” typically enters the contact information for the applicant team.

Happy Thanksgiving to you as well!

Emily



Emily Tettelbaum

Planner Coordinator

Montgomery County Planning Department
[2425 Reedie Drive](#), 13th floor, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org

o: 301.495.4569



THE NEW PARK AND PLAZA
2425 REEDIE DRIVE

From: Jagdish Mandavia <mandavia.prllc@gmail.com>
Sent: Wednesday, November 24, 2021 2:00 PM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Re: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

Appreciate your response on my request.

What I wanted to know is was this information updated by MNCPPC staff I.e. PR LLC information or was it provided by VIKA. If MNCPPC then no issues, but if this was by VIKA then it is big issue for me, thus, if by VIKA I need to know when was this updated for this case (date would be fine if determined).

Sorry and thank you at the same time for your understanding.

Wishing you and your loved ones Happy Thanksgiving.

Jagdish

On Wed, Nov 24, 2021 at 1:50 PM Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org> wrote:

Hello Mr. Mandavia,

This application was accepted on 3/26/2019. The applicant typically enters the contact information that is displayed on our Development Activity Information Center (DAIC) website. When you requested that we change the engineer listed for this project, one of our administrators went into the system to change it at my request. I do not know how long your contact information was listed on the website prior to the change.

We do not currently have a Planning Board hearing scheduled for this project. The applicant team just requested a three month extension of the regulatory review period, and the application will likely go to the Planning Board sometime early next year.

Best Regards,

Emily



Emily Tettelbaum

Planner Coordinator

Montgomery County Planning Department
[2425 Reedie Drive](#), 13th floor, Wheaton, MD 20902
emily.tettelbaum@montgomeryplanning.org

o: 301.495.4569



THE NEW PARK AND PL
2425 REE

From: Jagdish Mandavia <mandavia.prllc@gmail.com>
Sent: Wednesday, November 24, 2021 10:10 AM
To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>
Subject: Rock Spring Centre - Case 11998092C

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning Emily,

Based on our last weeks conversation, I see you have updated the name of the Engineer for this case from PR LLC to VIKA. I would like to know how long was my name as an engineer of record on this case. Also if there is a public hearing outstanding, I would like to participate in this hearing.

Please let me know how long my and my firms name has been on this case as teh engineer.

Thank you,

Jagdish Mandavia, P.E.

PR LLC

301-602-3257

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Thank you,

Jagdish Mandavia, P.E.

PR LLC

301-602-3257

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Thank you,

Jagdish Mandavia, P.E.

PR LLC

301-602-3257