

ing operation, until 2006. ELM conducted the investigation and remediation of these properties. These activities included the removal and disposal of contaminated soil; asbestos-containing materials and wood block flooring; and former underground storage tank areas. In addition, an in-situ enhanced bioremediation injection program and monitored natural attenuation program is being implemented on the Lofts parcel to address residual groundwater impacts. The Phase I project received a full site limited restricted use NFA/CAN on May 24, 2007. The remedial actions for Phase II were approved by the NJDEP on August 19, 2008. The properties are now home to mixed use housing and commercial space. —By Terri Smith, Associate

#### EWMA

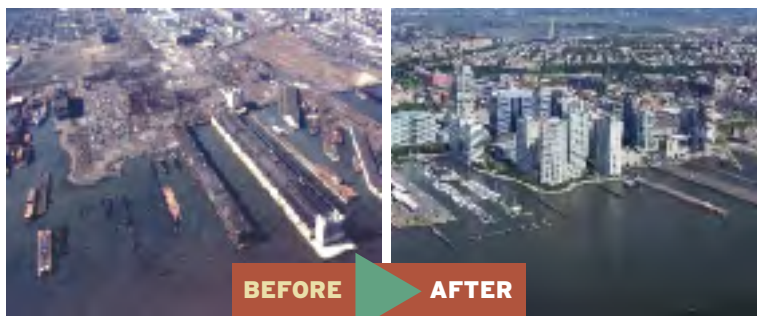
ERA South, LLC, a prominent real estate firm in New Jersey comprised of The S. Hekemian Group, LLC and MDK Development, LLC, is redeveloping a brownfield site in Englewood, New Jersey. The 18-acre parcel consisted of wooded areas and marshland until it was developed in the 1950s and 1960s as four separate commercial/industrial properties. The site, which is now known collectively as Flatrock Square, is bordered by industrial and commercial properties as well as residential homes across Overpeck Creek. EWMA was retained as ERA South's environmental consultant to investigate, remediate, and obtain regulatory closure for 58 areas of environmental concern that had been identified by the New Jersey Department of Environmen-



tal Protection (NJDEP). Over a 24-month period, EWMA was successful in obtaining regulatory closure for the majority of the areas. Remedial activities were completed in a cost-effective and timely manner using methodologies consistent with the intended future use of the property. The new Flatrock Square development has been approved to ultimately include three four-story, multi-family residential buildings with a parking deck, open space area, a commercial office building, a hotel, and 4,000 square feet of retail space. The Flatrock Square brownfield redevelopment project was approved by the City of Englewood, since it fully met the objectives of the municipal Master Plan by generating more tax revenues than the previous industrial/commercial uses. —By Robert M. Edgar, Director, Site Assessment-Remedial Investigatory Services

#### Riker Danzig Scherer Hyland & Perretti LLP

Riker Danzig's environmental practice group has been fortunate to serve for nearly 25 years as environmental counsel to one of the state's first and most successful brownfield projects: Newport. Newport is com-



prised of 300+ acres of land, piers and water located on the Hudson River in Jersey City, New Jersey. What began as an old industrial site comprised of abandoned rail yards, warehouses and factories, is now a thriving community made up of residential, commercial, retail and recreational uses. Newport has faced many environmental challenges. In the early 1980s when the site was first studied, there were no federal or state regulations to guide the developer, its professionals and the regulators in determining what approach should be taken to remediate the site, which was comprised mostly of fill. Thus, Newport and the NJDEP developed one of the first remedial plans that called for the capping of the entire site. This novel approach did not come into popular use

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