

Brownfield Cleanups: Redeveloping Vacant, Contaminated Properties for Beneficial Uses

"The NJDEP and the NJEDA continue to facilitate the revitalization of formerly unused and unusable contaminated areas to promote redevelopment and job creation," says NJDEP Commissioner Bob Martin.

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RETURNING FORMER BROWNFIELD properties to commercial uses protects the environment, reduces blight and provides financial opportunities for businesses and communities. *COMMERCE* presents the following success stories to showcase how New Jersey's environmental firms are helping states reclaim these sites, creating ratables and new jobs using what was once abandoned, contaminated land.



EAI, Inc.
By Robert Carvalho, P.E.,
President and CEO

EAI, Inc., Cameron Group, Royal Wine, Exxon, Akzo-Nobel, City of Bayonne, Parsons, Sovereign Consulting Inc. and the NJEDA all came together to redevelop a former non-productive parcel into a world-class distribution center located in Bayonne, New Jersey. The developer, Cameron Group, put together all the stakeholders, contractors and consultants to make the project a success. The Royal Wine site sits on 15 acres, which makes it the largest kosher food and wine distribution center in the United States. EAI, Inc. was able to assist in this success by effectively designing and installing a CETCO Liquid Boot and CETCO GeoVent Gas Venting System that blocks vapors from penetrating the building. The redevelopment constitutes

one of the most complicated and successful brownfield redevelopment efforts in New Jersey.



EWMA
By Richard Arnold, P.E.,
P.G., Chief Engineer

EWMA provided turnkey compliance, investigation and remediation project support to the owner of a 1.1-acre brownfield redevelopment property. The remediation included surface demolition of on-ground concrete slabs and in-ground concrete foundations; containment and closure of approximately 25 large, product storage tanks; installation of moveable, fabric structure for containment and treatment of excavation vapors and particulates; excavation inside the fabric structure to seven feet below ground surface for removal of impacted soil; installation of warning barrier and certified clean cap on the excavation floor across the entire site; removal of light non-aqueous phase liquid (LNAPL) from a shallow water zone in the western site area; installation of an in-situ LNAPL skimming and containment barrier in the eastern half of the site; surfactant enhanced removal of LNAPL from the deeper-lying aquifer in the eastern half of the site; design of a vapor intrusion control (VIC) system for a new, upscale,

high-rise residential facility at the site; installation oversight and testing of the VIC system that included liner and de-pressurization features; ongoing support for VIC system operations at the completed residential facility on the redevelopment site. Completed in July 2015, the western half of the property has already been redeveloped with an upscale, high-rise residential facility. The eastern half of the property is ready for redevelopment with a housing facility, and the design process for that facility has begun.



Excel Environmental Resources, Inc.
By Lawra J. Dodge, P.G.,
LSRP, President

The former Apollo Dye facility was a City of Paterson-owned former industrial site located in the City's 4th Ward. The industrial history began when a brewery opened in the late 1880s and operated through 1957. Additional industrial operations at the site included a silk mill and dye house, which operated through the 1980s. After several fires and a partial building collapse, the 100-year-old structures were deemed unsafe by the City Engineer, making it impossible to conduct investigation work at the site within the dilapidated structures. On behalf

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