

Preferred Freezer Brownfield Redevelopment, Elizabeth and Linden, NJ



Multiple freezer facilities were developed on a former chemical manufacturing site

GZA assisted Preferred Freezer in the purchase and redevelopment of a 20-acre brownfield site straddling Linden and Elizabeth, New Jersey. The site had been used for chemical manufacturing and storage for 85 years.

Challenge: The site had a very tight footprint—two separate parcels split by a rail line straddled two municipalities and was further constrained by the NJ Turnpike to the west, a creek to the south, another rail line to the north, and a refinery to the east. In addition to the logistical challenges presented, this configuration resulted in a large group of stakeholders and a complex permitting and approval process.

Solution: GZA provided the developer with a comprehensive suite of services including a Phase I Environmental Site Assessment; a remediation cost estimate; extensive permitting with numerous entities; a geotechnical engineering investigation and review; a wetlands survey; a pre-demolition asbestos-containing materials survey and hazardous materials inventory (ACM and HMI) as well as project monitoring and air monitoring during asbestos removal; environmental support for construction (including assessment of excavated soils for disposal and remediation); UST removal; and remedial design and oversight.

Benefit: GZA satisfied the environmental clean-up requirements and established institutional controls for soil and groundwater, allowing development to proceed. The property was returned to active use housing freezer facilities well-positioned to take advantage of the site's strategic location. The community benefited not only from the remediation of the site but from the jobs created from the facilities.

Project Highlights

- Complex 20-acre brownfield site successfully redeveloped to house two freezer warehouse facilities (182,500 SF and 139,800 SF)
- Comprehensive environmental services
- Protection of ecological receptors
- Stakeholders included two municipalities, Conrail, NJDEP, US Army Corps of Engineers

GZA services:

- Phase I Environmental Site Assessment (ESA)
- Hazardous materials consulting
- Geotechnical engineering
- Permitting
- Remedial investigation, remedial design, and oversight of remediation

Cost: confidential

Developer: Campanelli Companies

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The complex site spanned two municipalities and was constrained by roads, rails, and wetlands