

iPark Edgewater, Brownfield Redevelopment, Edgewater, NJ



Before



After

Soil and groundwater at this 20-acre, high profile brownfield site, a former Unilever R&D/industrial site dating back to 1910, were impacted by multiple contaminants.

Challenges:

- Groundwater contamination was emanating from a nearby Superfund site, requiring negotiation with both the U.S. Environmental Protection Agency (USEPA) and the NJ Department of Environmental Protection (NJDEP).
- The NJDEP also identified a risk of contaminants migrating towards the Hudson River.
- A high level of community scrutiny was focused on the project throughout its progress.

Solution: Preventing the public’s exposure to contaminants that were detected above acceptable levels was the goal of remediation. To address the NJDEP’s concern about the potential migration of coal-tar derived pitch material, GZA expanded its investigation to the Hudson River sediments and surface water.

Excavation of pitch impacting groundwater was the cost-effective remedial action selected to address pitch impacting groundwater, and excavation and off-site disposal of arsenic contaminated soils impacting groundwater was the method chosen to remediate soils.

Because some soils tested hazardous for lead and due to the proximity of a day care facility, GZA conducted perimeter air monitoring during remediation using a real-time perimeter air monitoring system supplied by AirLogics.

Benefit: GZA’s successful negotiations with the NJDEP resulted in more targeted remediation, which facilitated the project’s financial viability and progress. The 20-acre brownfield site was successfully redeveloped to its highest and best use, including two civic buildings for the Borough of Edgewater and commercial/retail mixed-use across the remaining portions of the site.

Project Highlights

- 20-acre brownfield site successfully redeveloped for active use, including civic and mixed-use buildings
- Clean-up information shared with community via USEPA information sessions
- Successful NJDEP negotiations facilitated project’s progress
- Achieved LEED Silver status for police headquarters and borough hall

GZA services:

- Phase I Environmental Site Assessment (ESA)
- Vapor intrusion investigation
- Site conceptual model
- Remedial cost estimate to facilitate financing
- Remedial Investigation, including sediments and surface water
- Remedial Action Workplan
- Oversight of remediation
- Perimeter air monitoring

Cost: \$10 million

Developer: National RE/sources, LLP

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