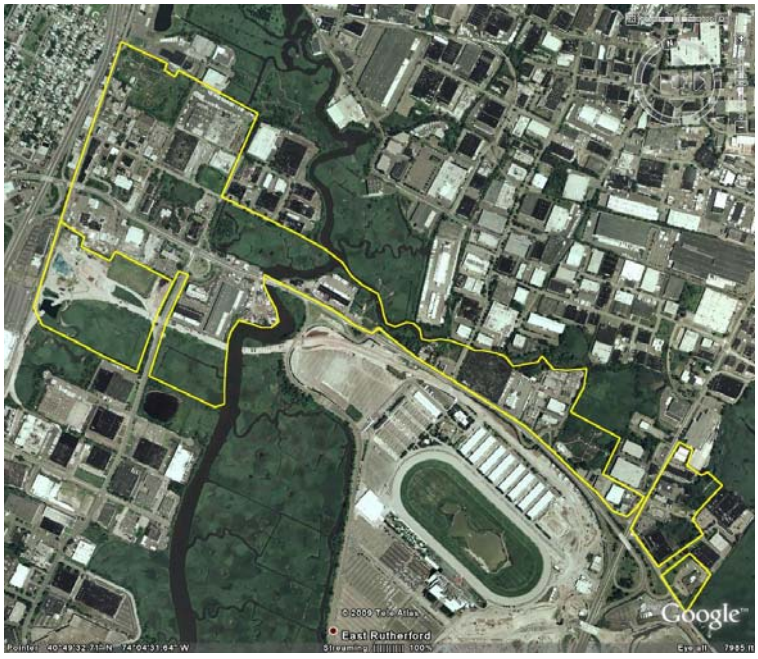
Direct Technical Mentoring
New Jersey Meadowlands District
Brownfield Assessment Grant

Overview:

The New Jersey Meadowlands Commission received a $200,000 Brownfield Assessment grant from the United States Environmental Protection Agency. The grant was issued to the NJMC by the EPA's Brownfields Program to identify and assess brownfields for future redevelopment within the NJ Meadowlands District. Prior to the grant, NJIT TAB staff had assisted the NJMC in identifying candidate properties within the District. The New Jersey Meadowlands Commission (NJMC) intends to use an Area Wide approach to conduct environmental assessments of priority sites within the Hackensack Meadowlands District in Northern New Jersey.



New Jersey Meadowlands District-Paterson Plank Road Redevelopment Area

The 30.4 square-mile District encompasses portions of fourteen municipalities in Bergen and Hudson counties, including Carlstadt, East Rutherford, Jersey City, Kearny, Little Ferry, Lyndhurst, Moonachie, North Arlington, North Bergen, Ridgefield, Rutherford, Secaucus, South Hackensack, and Teterboro. Because the Area Wide assessment process will use the Triad approach, the investigations will be more comprehensive and robust then conventional characterization programs, providing the NJMC, communities, planners and developers a higher degree of confidence in the environmental data which will guide decision-making.

Description of TAB Services:

As previously mentioned, under separate contract with the NJMC, NJIT TAB staff had performed a Brownfield Inventory of the 30.4 square mile Meadowlands Planning District. This inventory used current property data information supplied by the NJMC, historic aerial photographs, recent detailed high resolution aerial photographs, and future land use projections as defined by the NJMC Master Plan as a basis for identifying potential Brownfield sites in the district suitable for redevelopment. This inventory then formed the basis for the NJMC EPA Brownfield Assessment Grant application.

Assistance with Consultant Procurement

When NJMC received the grant, the first NJIT TAB engagement with NJMC was to assist them in selecting an environmental consultant to perform the assessment work. NJIT TAB worked with NJMC to develop a Request for Proposal (RFP) that was distributed to solicit proposals from interested consultants. NJIT TAB prepared and delivered a presentation about the project and the area wide approach at the potential bidders meeting. Over 15 firms responded to the RFP. NJIT TAB staff participated in the proposal review and short list interview process as a member of the consultant selection committee. The selected environmental consultant was GeoTrans, Inc, a Tetra Tech Inc company.

Assistance in selection of Candidate Sites

With the selection of an environmental consultant, the project moved to the next phase, which was identification of the specific Brownfield site(s) that would be investigated using the grant funding. Using the inventory as a starting point, NJIT TAB worked with NJMC and GeoTrans to review the identified Brownfield sites in the inventory and screen them to a short list of candidate sites. NJIT TAB staff then attended a one day tour to visit all the candidate sites with the EPA Case Manager, NJMC and GeoTrans to view the current conditions and target those sites most appropriate for the grant assessment activities. Based on this tour and discussion with NJMC staff, the Paterson Plank Road Redevelopment Area (PPRRA) in the Borough of Carlstadt was chosen for the grant assessment. Within this designated redevelopment area are a number of Brownfield sites (such as Arsynco Chemical, Cosan Chemical and Matheson Gas) that have the potential for redevelopment.

Assistance with Development of Assessment Work Plan

Once the study area for the assessment had been chosen, the next step was to develop a work plan for the investigation program and obtain NJDEP agreement with the assessment approach. NJIT TAB worked with GeoTrans and Borough of Carlstadt officials to develop a work approach that would maximize data gathering without impacting private property (and to avoid issues regarding site access and property devaluation). After several meetings in which NJIT TAB staff participated, it was decided to concentrate investigations in the area of Washington Avenue, due to the lack of environmental data available for this portion of the Redevelopment Area.

NJIT TAB then worked with the GeoTrans to develop a work plan for the assessment. It was decided that an Area Wide approach would be the most appropriate method to study the large area that comprised the Washington Avenue portion of the PPRRA. Instead of accessing private property, the work plan defined a sampling approach where investigation activities would take place within public right-of-ways (ROWs). To maximize data gathering, the investigation approach described in the work plan included a mixture of field measurement methods (electrical conductivity probe, hand held X-ray fluorescence (XRF), fuel fluorescence detector, membrane interface probe, mobile laboratories) and fixed based laboratory analysis. GIS was used to locate public ROWs and plot sampling locations. A

Fuel Fluorescence Detector

meeting was held with Carlstadt officials to present the work plan and the sampling approach and to obtain feedback. Using this as a basis, a final work plan was developed. A meeting was held with property owners in the PPRRA to discuss the environmental testing and clarify objectives.

As of the beginning of May 2009, the work plan was undergoing review by the NJMC and NJDEP. It is anticipated that field work should start in July 2009 and proceed through the remainder of the summer. Since all field work will be conducted in public right-of-ways, permits were needed from state and county highway departments for work adjacent to road ways.