



Vol. 24 No. 1

**Suzanne Macaoay  
Promoted to Vice  
President, Science  
Group**



Dr. Marwan Sadat announced in April that Suzanne Macaoay has been promoted to the position of Vice President of SAI's Science Group. Suzanne, who holds a B.A. in Geological Sciences from Rutgers and a M.A. in Geology from Princeton, has been with SAI for eighteen years. Her work ranges from technical work to expert services to project management, and will now include staff management as well. "I have had the great pleasure of witnessing Suzanne's growth in the environmental field over the years, and have had the opportunity to watch a great mind at work," says Dr. Sadat. "It is a win-win situation to be assisted by an expert!"

We at SAI would like to extend our congratulations to Suzanne on her well-earned promotion. We are looking forward to working with her in her new capacity as Vice President.

## Update on Progress at the Jersey Gardens Mall

The Jersey Gardens Mall in Elizabeth, NJ, was one of the first brownfields redevelopment projects in the state. The project, originating in the early 1990's, is continuing to grow and expand, providing retail shopping opportunities that bring shoppers from as far away as Manhattan. SAI has been instrumental in the redevelopment of this site since it was purchased by the Dutch company OENJ almost

twenty years ago.

SAI continues to perform quarterly inspections on the groundwater monitoring systems, the stormwater systems, wetlands mitigation areas, gas manage-



*Some of the brand new development projects at the Jersey Gardens Mall include this Residence Inn,...*



*... a Country Inn & Suites,...*



*... a Ruby Tuesday,...*

ment system, and cap system. Reports on the status of these systems are provided to NJDEP four times a year. SAI also inspects the mall property itself, the adjacent theater, and the nearby restaurants and hotels. Finally, SAI is monitoring the leachate that continues to be discharged from the capped landfill.

In addition to the mall, which is probably the best-known development on the site, the current property owner Glimcher has constructed a Ruby Tuesday restaurant, a diner, and four upscale hotels. The Jersey Gardens Diner, the newest portion of the site, opened in the first quarter of 2008.

Glimcher also subdivided a parcel of the site,

*See Jersey Gardens continued on page 3*

### INSIDE

City of Trenton Capital Park Project. *see page 2*

Hillside Village proposed in Ramapo, NY. *see page 3*

Enterprise Avenue site ready for redevelopment. *see page 4*



# SAI Chosen to Help Design Dramatic New Capital Park Complex in Downtown Trenton

## Welcome!

### Randy Kertes, CPG

Mr. Kertes, a Certified Professional Geologist, has joined the Science Division as a senior project manager. Mr. Kertes has a Master's degree in Geology from the University of Cincinnati and a Bachelor's degree in Geology from Rider University. Prior to joining SAI, Mr. Kertes worked for 18 years in both the environmental consulting and land development fields. He has managed the technical and financial aspects of numerous soil and groundwater remediation projects. Mr. Kertes managed the acquisition and municipal approvals for multi-million dollar land development projects in New York and New Jersey.



Mr. Kertes is also an adjunct instructor at Rider University in the Department of Geological & Marine Sciences where he teaches environmental science and mentors students on their independent research projects.

SAI has been chosen to assist the architecture firm of Wallace, Roberts & Todd (WRT) in the redevelopment of a new Capital Park area on the waterfront in Trenton. The project, the Trenton Capital Parks System, encompasses a broad assortment of tasks, from the development of a Master Plan to permitting issues to soil reuse and recycling. The purpose of this project is to create the initial phases of a major urban state park for the benefit of residents of and visitors to New Jersey's capitol city. The City's Master Plan describes this area as "...an urban state park to be created with economic, recreational and environmental motives. Capital Park will catalyze a process of regenerating downtown Trenton through tourism, new development, and an enhanced living and working environment. The overarching goal of the project is to use the Capital Park to create a more sustainable, more lively and livable Trenton." SAI will be assisting WRT on two specific portions of the overall Capital Park project: the Commons and Petty's Run.

## The Commons

The Commons is located adjacent to and partially within the southernmost portion of the State House Historic District. The WRT team is proposing to improve this area by replacing surface parking with a spacious lawn adjacent to the State House, with seating and shade trees, within sight of the Delaware River. Part of this effort will involve relocating Barracks Street. SAI's tasks in support of these efforts will include the testing and evaluation of potential soil contamination at the location, site engineering to

prepare the layout for the development of the park, and designing the relocation of Barracks Street. Most of this area lies within the 100-year flood zone, so SAI will also be responsible for preparing a permit application to the NJDEP for construction in the flood hazard area.

## Petty's Run

Petty's Run is a long-buried creek that drains directly to the Delaware River. It courses through an old, picturesque drain arch structure that is currently beneath Mahlon Stacy Park, between the State House and Thomas Edison State College. This creek provided power to operate some of Trenton's earliest industries, such as a water-powered blacksmith's shop and a steel furnace. The City wishes to expose some of the historic drain arch structure, and with it, the foundations of some of these old industrial facilities,

***The City's Master Plan describes this area as "...an urban state park to be created with economic, recreational and environmental motives.... The overarching goal of the project is to use the Capital Park to create a more sustainable, more lively and livable Trenton."***

to reclaim and interpret the role of Petty's Run over the course of Trenton's history. SAI's tasks in support of the effort to restore this creek include an analysis of potential alternatives for opening up the stone arch drain structure, and designing reinforcement and/or restoration of the arch to preserve its structural integrity. SAI will be working closely with a cultural resources expert to ensure that all recommended actions will work to support and maintain the arch. The final design of Petty's Run will include some sort of plexiglass cover so that pedestrians can see into the historic drain structure, as well as the foundations of some of these early industrial facilities.

See **Welcome!** continued on page 3



# Hillside Village Planned at Closed Landfill in Town of Ramapo, NY



*Torne Valley Overlook*

Artist's rendering of the proposed development in Torne Valley, Ramapo, NY. Courtesy of Alberto & Associates, Haddonfield, NJ.

Groundwater monitoring wells are showing improvement over time.

SAI initiated contacts with representatives of EPA Region II and NY DEC headquarters in Albany to better understand current policies toward brownfields in N.Y. Both agencies offered encouragement, indicating that as long as technical issues were properly addressed (i.e., maintaining the cap, reconfiguring stormwater and addressing landfill gas and volatiles), there was no policy against redeveloping Superfund sites.

The Project Team presented concept plans recently to the Town Council in Ramapo and were encouraged to pursue the project further. Gershon Alexander, President of Puddingstone Group, was pleased with the Town's progressive stance toward redevelopment, saying, "Our project is designed to provide affordable rental apartments at a site with a spectacular view, five minutes from commuter rail and Interstate highways. We plan to convert a seemingly useless property into a vibrant community."

While still at a very early stage, this project is yet another example of the creativity and environmental commitment that SAI provides.

The Puddingstone Group retained SAI to explore the possibility of redeveloping portions of the closed Town of Ramapo Hillburn Landfill into a mixed-use development. SAI worked with Alberto & Associates, architects from Haddonfield, N.J., to develop concept plans for a Village consisting of a community center, 14 mid-rise buildings and 20-50,000 ft<sup>2</sup> of retail opportunities.

The property was an old quarry that was later used as a municipal landfill. The Site was placed on the Superfund List and closed and capped by the State of N.Y. Currently the landfill is in the post-closure monitoring phase. A membrane cap, gas collection system, leachate collection treatment system and stormwater management system were installed.

## Jersey Gardens

*Continued from page 1*

known as Parcel G, and sold it to Tern LLC. Tern plans to build an environmentally-friendly, mixed-use waterfront community on this parcel, to be called Celadon. Please see our Spring 2008 newsletter for more detail on the Celadon project.

Khaled Benslimane, SAI's Project Manager for Glimcher, said, "SAI is proud of our involvement with the project. We've taken land that was considered useless and developed it into an active retail center."



... and the newly-opened Jersey Gardens Diner.

## Welcome!

*continued from page 2*

### Diane Trube

Ms. Trube has joined SAI's Science Group. She received her BS in geology from Cook College, Rutgers University.



She has over 10 years experience in geological and groundwater investigations at hazardous waste sites and commercial/industrial/residential site developments, particularly in New York and New Jersey. Specifically, Ms. Trube helped develop and supervise drilling and monitoring well installations, and developed and presented training programs for hazardous waste site evaluations. Currently, she provides technical support for the Science Group for a variety of projects.

### Emery A. Coppola, Ph.D.



Dr. Coppola comes to SAI's Science Group with a Ph.D. in Hydrology and Water Resources from the University of Arizona, a Master's in Engineering Geology from Drexel University, and a Bachelor's in Geology and Marine Science from the University of Miami (Florida). Dr. Coppola worked previously for the NJDEP in the NJPDES groundwater permit program, for the New Jersey Geological Survey delineating wellhead protection areas and analyzing aquifer tests, and for the New Jersey Highlands Council. In addition, he has experience running his own small water resources software development company.

*See Welcome! continued on page 4*

**Welcome!***continued from page 3***Savio Rosario**

Mr. Rosario has joined SAI for a second summer as a member of the Engineering Group. He is working as an intern on Computer Aided Design (CAD) for a variety of projects. Mr. Rosario assists with general CAD requests, creating drawings for projects and proposals. He also has experience with soils analyses.

**Arthur Robinson**

Mr. Robinson has joined SAI's Science Group as an Environmental Technician. He graduated from the Isles Brownfields Training Program. He is currently involved with well monitoring, and site remediation. He also has experience with air monitoring for airborne particulate levels using real-time particulate monitors.



## City of Trenton Hands Enterprise Avenue Former Rubber Plant Over to Redevelopers

The City of Trenton purchased the former Youngs Rubber facility on Enterprise Avenue in 2002. The site had been undergoing remedial activities for roughly twenty years, to clean up soil and groundwater contamination that originated with two underground storage tanks that leaked fuel oil. When



*SAI Project Director Lahbib Chibani, Ph.D., P.E., Trenton Mayor Douglas H. Palmer, and SAI Project Manager Khaled Benslimane at the Enterprise Avenue Redevelopment Site Dedication Ceremony in May 2008.*

the City obtained the property, it was determined that the groundwater recovery systems had been designed and installed improperly. The City hired SAI to take over the remedial activities to resolve the issues surrounding this site once and for all.

After an extensive file review, SAI designed a Site Investigation Plan, which included taking numerous soil borings to delineate the extent of the oil plume. The remedial activities included excavating and removing saturated soil to a depth of 16 feet, and on-site pretreatment of the contaminant with the liquids being disposed in the city sewer and the soils being disposed off-site.

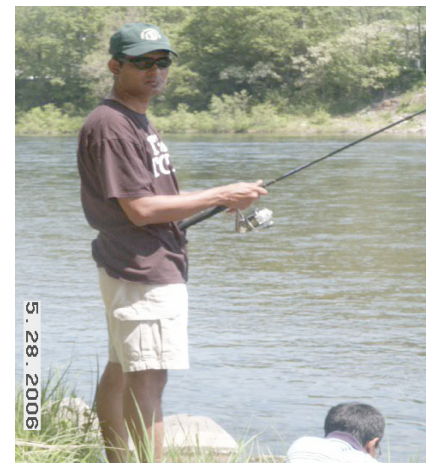
Now that the site has been remediated, SAI is in the process of developing the Remedial Action Report (RAR) for submission to the State, while continuing the post-remediation monitoring of the area. SAI is hoping to receive an NFA for the facility in the near future.

SAI was on hand for a ceremony in May when Douglas Palmer, the Mayor of Trenton, turned the property over to the J. G. Petrucci Company, a regional expert in redevelopment projects, to help revitalize and beautify the City of Trenton.

## Leisure Time

SAI has a staff of truly devoted personnel. Not only are we in the office 40+ hours a week, some of us are even here on the weekends. However, the task at hand is usually a bit more casual. Johnson George, a Project Engineer here at SAI, can be found at the office every Saturday morning, fishing in the Delaware River from behind the office with his two children. "This is a great place to fish," Johnson said. "The other week I caught a 6-pound catfish right out here. But I let him go," he added wistfully.

Fish story or actual fact? Without the fish in question, we'll never know. But at least Johnson looks the part.



*Johnson George, Project Engineer here at SAI, enjoying a fine spring morning fishing behind the office.*

From the Editor -

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*If you would like to receive a full-color electronic version of our newsletter in Adobe PDF format via email, or if you want additional information about SAI and its services, please email me at: lthompson@sadat.com.*

*Thanks — we look forward to hearing from you.*