

Project Name

Waterfront Plaza Redevelopment Site
(former GAF Main Plant Site)

Client

Borough of South Bound Brook

Services Provided

- Negotiated Redevelopment Agreement
- Prepared Grant Application
- Performed Environmental Investigation (PA/SI/RI)
- Remedial Design
- Construction Oversight

Project Description

The former GAF Corporation Main Plant Site is an approximately 11-acre parcel in the center of South Bound Brook. It is bordered by the Delaware & Raritan (D&R) Canal, Main Street and Washington Street. Between 1895 (probably earlier) and 1984, the Site served as the base of operations for several companies that produced various roofing products, including asphalt roofing paper and asbestos cement shingles. The last major operator of the site was the GAF Corporation, which operated there until 1984.

In 1985, the sale of the property initiated environmental investigations at the site pursuant to the Environmental Cleanup and Responsibility Act. In May 1992, NJDEP approved a Cleanup Plan (or Remedial Action Workplan) for the Site. However, due to a dispute that arose between GAF and the property owner, and concerns raised by the Division of Parks and Forestry regarding the canal bank, the cleanup plan was never implemented.

Approach

In 1998, the Borough designated a "Redevelopment Area" that included the GAF Site. In September 2000, the Borough selected a redeveloper for the property and, in September 2001, entered into a redevelopment Agreement with this developer. In February 2002, SAI assisted the Borough in obtaining an HDSRF municipal grant to perform a Preliminary Assessment (PA) and Site Investigation (SI) with NJDEP oversight.

SAI performed the PA, SI, and Remedial Investigation in January 2003, and submitted an Amendment to the previous Remedial Action Workplan (RAW) in March 2003. At about that time a new redeveloper, Matzel & Mumford (M&M), was introduced to the project. Modifications were made to the RAW Amendment and submitted in July 2003. The RAW Amendment was approved in early October 2003 and included removal of contaminated soil, restoration of the D&R canal bank, placement of a site-wide cap, and recording a Deed Notice. SAI performed the oversight of the soil remediation in September 2004.



The property had 15 co-joined vacant buildings laden with asbestos, eight defined soil remediation areas found to be contaminated with petroleum hydrocarbons (tars/oils), polychlorinated biphenyls (PCBs) and/or asbestos materials, and free product at limited groundwater locations. Also, impacts were found in the adjacent state park property and in the D&R Canal.

During the remediation, M&M removed about 1,600 tons of asbestos, about 55,000 tons of tarry petroleum waste, and about 2,683 tons of PCB waste. M&M also removed about three cubic yards of tar from the bottom of the D&R Canal.

Critical to the success of this effort and an outstanding example of cooperation was the fact that, as a developer, M&M was a Partner with the Borough. The Partnership allowed the Borough to create a redevelopment plan that was consistent with the vision of the elected officials and their constituents, while qualifying for many other opportunities to upgrade the areas surrounding the project site.

The project demonstrates the success of environmental remediation and redevelopment of a once-heavily contaminated former factory site that blighted the center of the Borough. The project includes 152 townhomes, most of which are built and occupied, along with 23,000 square feet of commercial space. The resulting development will serve as the centerpiece of South Bound Brook's downtown revitalization.

SAI assisted the developer in obtaining all necessary permits and provided remediation oversight services. The Phase I Remedial Action Report was approved, the Phase I deed notice filed, and the Phase I "No Further Action" issued by NJDEP in July 2005. The final Deed Notices were filed and sitewide NFA was received in mid-2006. Residential development has been completed and retail development is ongoing.

Permitting

Permits and Approvals required for the project included:

- Soil Erosion & Sediment Control
- Freshwater Wetlands GP-4
- NJDEP Division of Parks & Forestry Permit
- D&R Canal Approval
- Monitoring Well/Piezometer Permits
- Stream Encroachment Permit (by others)
- Remedial Action Workplan
- Onsite Soil Reuse
- Onsite Masonry Recycling Exemption
- Remedial Action Report Approval
- Phase I "No Further Action"

Project Impacts

The end uses developed at the site include 152 townhouses and 30,000 square feet of commercial development. The project has transformed the downtown area of the Borough into a vibrant community. In 2008 the project received an award from the Somerset County Planning Board.



Photo of the site taken in October 2005 showing that the remediation was completed and construction was underway.