

Project Name

Seaville Development

Client

New Jersey Marine Sciences Consortium (NJMSC)

Services Provided

- # Performed Preliminary Assessment
- # Investigated Former UST Areas
- # Prepared Memorandum of Agreement
- # Prepared Grant Application
- # Prepared Remedial Investigation/Remedial Action Report
- # Prepared Application for Classification Exception Area



Project Description

The 38-acre NJMSC Site is located on the northbound side of Route 9, in Seaville, Upper Township, Cape May County, New Jersey.

The property was used for housing students, laboratories, and other facilities. The property was also used for boat maintenance and off-season storage. Prior to purchase by the NJMSC, the property was owned by the United States Army Corps of Engineers for the establishment of the Palermo Communications Facility.

Previous operations conducted at the site by the Department of Defense, resulted in a number of environmental areas of concern, thereby making NJMSC an innocent purchaser. In order to make the property marketable, A No-Further-Action (NFA) classification was to be obtained. Unfortunately, the NJMSC was unable to fund the Preliminary Assessment/Site Investigation process necessary to secure the NFA.

SAI, along with a local law firm, formed a joint venture; ASeaville Development®, in order to provide the Preliminary Assessment/Site Investigation and legal services needed by the NJMSC in exchange for an equity portion of site ownership. In addition to the environmental and legal services provided, the joint venture took an active role in marketing the property to potential buyers.

Approach

The purpose of Preliminary Assessment/Site Investigation was to provide a historical, site-wide evaluation of potential areas of environmental concern based on past site use, and to define current environmental conditions at the property. Based on these determinations, SAI-s ultimate goal was to obtain an unconditional letter of ANo Further Action® for the property from NJDEP, thereby making the property ready for redevelopment.

## Seaville Project History Continued:

The NJMSC had received a memo from the NJDEP in 1992 identifying three areas of environmental concern on the property. In addition there were outstanding environmental issues from underground storage tank removals in 1992. When SAI performed the Preliminary Assessment in 1997, two additional areas of environmental concern were also identified.

SAI conducted groundwater and soil sampling at locations identified by the NJDEP and by SAI during the Preliminary Assessment. Sampling was conducted at UST locations, a former subsurface wastewater treatment system area, former transformer area, and former AST areas. SAI also conducted test pits in areas where suspected dumping may have occurred, however, none was found.

The only contaminants identified were petroleum hydrocarbons in the former AST areas. Contaminated soils in three AST areas were excavated to below applicable criteria. The areas were then backfilled with clean fill which was borrowed from another part of the site. One former AST area was found to have a groundwater impact (BTEX contamination). Therefore, SAI filed an application for a Classification Exception Area with NJDEP.

SAI submitted a Remedial Investigation Report, dated January 29, 1997, which dealt exclusively with the former USTs. A letter of no-further action was issued by the NJDEP - Bureau of Underground Storage Tanks on April 29, 1997. In addition, SAI submitted a Preliminary Assessment, Site Investigation, Remedial Investigation, and Remedial Action Report to NJDEP. This report included the CEA Application and requested a letter of No Further Action for the site.

As part of our services SAI assisted the NJMSC in completing a Memorandum of Agreement with NJDEP. SAI also assisted in the completion of an Application for an Innocent Purchaser's Grant, for which NJMSC was approved.