

Brownfield Redevelopment: NJ Firms Transform Old Industrial Areas into Vibrant, Productive Properties

After decades of industrial use, a vibrant new neighborhood has arisen in the Northwest Redevelopment area in Hoboken—the bustling city often referred to as Manhattan's 6th borough.

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ACROSS NEW JERSEY AND ITS NEIGHBORING states, former industrial and commercial sites, once-toxic landfills, and unsightly, abandoned lots are being miraculously transformed into vibrant, healthy places to live, work, relax and do business. It's all part of the coordinated cleanup and revitalization efforts known as brownfield redevelopment.

The U.S. Environmental Protection Agency defines brownfields as abandoned, idled, or under-used industrial and commercial facilities or sites where expansion or redevelopment is complicated by real or perceived environmental contamination. There is no typical brownfield site; it can be in urban, suburban, or rural areas. Brownfield initiatives help communities mitigate potential health risks and restore the economic viability of once-blighted areas and properties.

With its long industrial past and densely populated landscape, New Jersey possesses an abundance of sites for potential brownfield redevelopment as well as strong demand for enhanced residential, industrial and recreational space. We also have a fast-growing track record of successful brownfield initiatives. Here is a sample of the innovative and attractive brownfield redevelopment projects happening in and around the Garden State.

CASE STUDY #1: DRESDNER ROBIN

Project: Upper Grand, Multiple City Block Development

Location: Hoboken

Co-Developers: Tarragon Corporation, URSA Development Group

Environmental Consultant: Dresdner Robin (Jersey City)

Submitted by: Douglas Neumann, Dresdner Robin

After decades of industrial use, a vibrant new neighborhood has arisen in the Northwest Redevelopment area in Hoboken—the bustling city often referred to as Manhattan's 6th borough. Encompassing over five city blocks, co-developers Tarragon Corporation and URSA Development Group have transformed an underutilized



Photo-Case Study #1

district into a thriving community consisting of upscale condominiums and rentals, restaurants, markets and an array of retail services. Dresdner Robin has been involved with Upper Grand since 2004 and continues to be involved to this day.

Dresdner Robin's scope of work included environmental due diligence, site and remedial investigations of soil, groundwater and vapor, remedial cost estimating, UST removals, Remedial Action Workplan and Deed Notice preparation, remedial compliance oversight and all



BEFORE



AFTER

other related reporting to the New Jersey Department of Environmental Protection (NJDEP) and the Environmental Protection Agency (EPA).

Contaminants encountered at the properties included metals polycyclic aromatic hydrocarbons (PAHs), various volatile organics, total petroleum hydrocarbons and polychlorinated biphenyls (PCBs). Remedial actions conducted throughout the project primarily consisted of hot spot removal and offsite disposal of several thousand yards of contaminated soils and capping.

Due to the developer's fast track construction schedule, much of the remedial action work was conducted concurrent with construction activities, which required extensive coordination between Dresdner Robin, the developer and the general contractor. To facilitate the rapid schedule, Dresdner Robin successfully coordinated with the NJDEP to have a single case manager assigned to all the properties. By doing so, Dresdner Robin was able to communicate project priorities and milestones to the NJDEP in advance to assure that timely approvals could be received throughout the development process.

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