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ENGINEERING & LAND PLANNING ASSOCIATES, INC.



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BROOKLYN, NY

NEW LIFE TO BLIGHTED PROPERTY

Alloy Development approached Engineering & Land Planning to assist in their redevelopment project in Brooklyn, NY. High end townhouses and commercial uses were proposed for a former industrial property which required environmental remediation. In order to make the property safe for the residential use, a vapor mitigation system was required under the building slab.



A geoseal vapor barrier was proposed to be installed and vented to proactively prevent the migration of any contaminants into the indoor air of the future building. E&LP has previously provided design and construction oversight of this and similar vapor mitigation systems for clients such as Home Depot, Marshalls, Applebees, and Lowes. Since construction on this site had already commenced, E&LP rapidly implemented plans and provided immediate response through night and weekend construction in order to meet the development timeframes.

Work was completed on the system in four days while surrounding construction activities proceeded without interruption. E&LP's knowledge and experience with indoor air concerns has permitted us to provide these services throughout the United States and Canada with multiple systems under construction.



Vapor intrusion is a serious concern for re-development of contaminated sites but, through the proper assessment of site impacts and the use of effective and cost efficient technologies such as Geoseal, solutions can be found to allow for the reuse of lands which may once have been considered impractical due to economic or environmental concerns.



FRANKLIN TOWNSHIP, NJ

RECOVERY ACROSS NJ

With the economy starting to recover, many projects that had been abandoned have been given new life by developers. Among those projects was a 23 building, 106 unit townhouse development on Route 27 in Franklin Township. Construction had ceased after only two buildings had been completed, leaving the site dormant for several years.



A new ownership group acquired the property and resurrected the project. Engineering & Land Planning was initially contracted to perform due diligence and a geotechnical investigation for the proposed building locations. Our scope expanded to include engineering support during the construction phase and surveying services such as construction stakeouts, as-built surveys and title surveys. This expanded scope also included meeting with the municipality to facilitate a smooth transition of the project and to help fast track permitting.



Engineering & Land Planning's responsiveness to the client's needs have resulted in a smooth construction process. To date, 16 of the buildings have been constructed and the majority of the units have been sold. Construction is projected to be complete by December, 2014. Engineering & Land Planning is now performing the same due diligence, geotechnical, and site surveying services for this client at their next redevelopment project.

DEFAULT IMPACT TO GROUND WATER (DIGW)

In November of 2013 NJDEP modified a portion of their Soil Remediation Standards (SRS). Specifically, the Default Impact to Ground Water (DIGW) Soil Screening Levels were modified for areas located within Class II ground water designations. Many of

the screening levels have increased, and some significantly, as the health based criteria are now multiplied by a dilution attenuation factor (DAF) of 20 as opposed to a DAF of 13, previously. Therefore, impacted sites dealing with soil impacts above the DIGW may re-assess and potentially may now have compliant soils.

In addition, these DIGW soil screening levels are derived using soils of the Cohansey Sand formation of the coastal plain and therefore, are overly conservative for the majority of soils (silts and clays) present in New Jersey. As such, NJDEP has developed procedures to determine a site-specific impact to ground water soil remediation standard using various methods including results from a soil precipitation leachate procedure (SPLP) test. Engineering and Land Planning Associates, Inc. has used the SPLP test to increase the Impact to Ground Water Standard on several sites, which allowed us to leave soil in place for our clients that otherwise would require remediation.



Quick Links

[E&LP Web Site](#)
[Bio-Enhance Site](#)

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