

**Mayors' Brownfield Roundtable**  
**June 15, 2011**  
**Brownfield Case Study**  
**Rahway, New Jersey**

Presented by:



# Brownfield Case Study

## Quick Chek – Rahway, New Jersey

---

Redeveloper: Quick Chek Corporation, Whitehouse Station, New Jersey

Environmental

Consultant: Whitestone Associates, Inc., Warren, New Jersey

Property: 1999 Route 1 North and 666-674 East Grand Avenue  
Rahway, Union County, New Jersey

Project

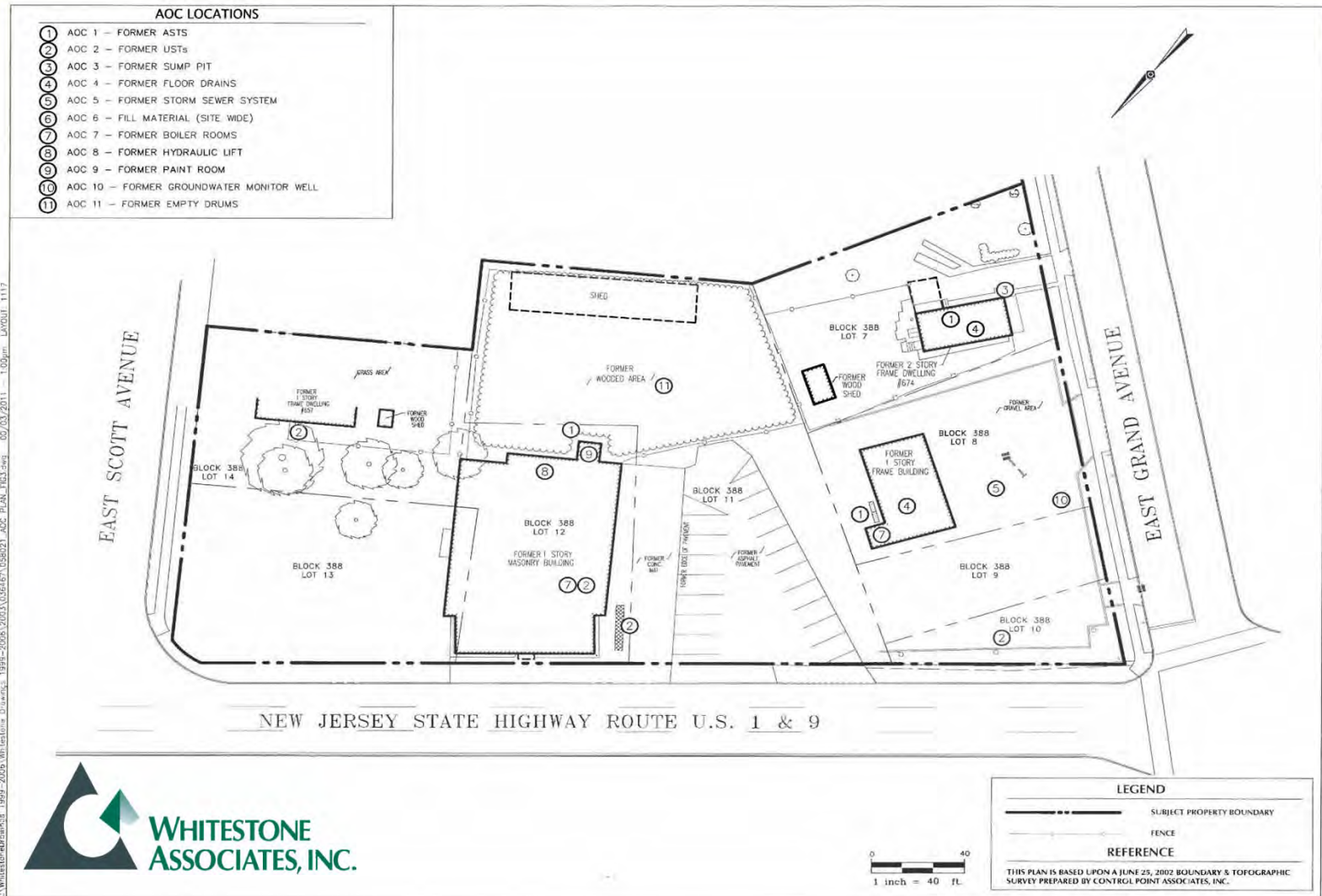
Description: Investigation, remediation and redevelopment of a vacant, 1.881 acre contaminated site on the Route 1 corridor as a Quick Chek convenience store.

# Site History/Background

- Historic site uses/operations included gasoline filling station, machine tool shop, cabinet and furniture making shop, used car lot, motorcycle and automobile repair facility, and residences.
- Petroleum and VO contamination of soil and groundwater resulted from USTs, ASTs, historic on-site solvent and petroleum fuel use, and past hazardous materials management practices.



# Areas of Environmental Concern



# NJ's Brownfield & Contaminated Site Remediation Act (P.L. 1997 C.278)

---

- Enacted in 1999 as incentive to Developers to pursue, remediate, and redevelop contaminated properties
- Up to 75% of investigation and remediation costs reimbursed through the generation of new taxes
- Developer must not be responsible for contamination and must finance the investigation and remediation
- Reimbursement is received annually after NFA achieved and sufficient taxes generated by the redeveloped site to off-set incurred costs
- Application process includes pre-application meeting with Brownfields Team, submittal of Feasibility Study/Business Plan, and evaluation/approval by NJEDA, NJDEP, and NJ Dept. of Treasury

# Project Timeline

---

- WAI hired as Environmental Consultant for Due Diligence - June 2003
- Quick Chek and NJDEP entered into MOA - November 2003
- Rahway Planning Board Approval - June 2004
- Quick Chek purchased site - August 2004
- Union County Planning Board Approval - September 2004
- PA/SI and RIW/RAW Submitted - October 2004
- Site Remediation (in conjunction with redevelopment) – Late 2004 into Early 2005
- Supplemental Groundwater RI – 2005
- Quick Chek Convenience Store and Fueling Station Opened for Business – December 12, 2005
- Groundwater Remediation and Monitoring - 2006 to Present
- Soils Only NFA issued - October 30, 2008
- Brownfield Reimbursements received - December 2008 and September 2010 (\$363,291.06 received to date)

# Regulatory Process & Considerations

---

- Quick Chek – Rahway site was managed under NJDEP's prior Voluntary Cleanup Program
- Brownfield reimbursement process is unchanged, however, remediation now under LSRP oversight pursuant to SRRA
- This project benefitted from a joint desire by the City and Developer to see the project move forward as well as cooperation from NJDEP Case Manager (due diligence through construction in 2.5 years)

# Corrective Actions

- Registration and Regulated Closure of On-Site USTs
- Contaminated Soil Excavation and Off-Site Disposal
- Construction Phase Dewatering
- Monitoring Well Installation and Sampling
- Groundwater Remediation and Monitoring
- NJDEP Reporting





# Redevelopment Challenges

---

- Previously Unidentified Contamination identified beneath former building after demolition
- Construction Phase Dewatering and Treatment of Contaminated Groundwater
- Coordination of Remediation with Redevelopment

# The Remediated & Redeveloped Site

Site redevelopment activities were completed in December 2005, and the Quick Chek site opened on December 12, 2005.

The Quick Chek convenience store and fueling station site generates some \$540,000 in NJ state sales tax revenue annually (excludes gasoline taxes).



# Remediation Cost Summary

Site Investigation and NJDEP Reporting	\$ 14,000.00
UST Closure	\$ 36,500.00
Post-Excavation Subsurface Evaluation	\$ 9,500.00
Management of Contaminated Soils	\$ 275,000.00
Preliminary Groundwater Investigation	\$ 16,000.00
Groundwater Remediation & Monitoring	\$ 400,000.00
Project Management, Field Oversight, and Reporting	\$ 60,000.00
<b>Total Approved for Brownfield Reimbursement (75% of Eligible Costs to be Reimbursed)</b>	<b>\$ 811,000.00</b>

# Project Contacts

---

- Peter Pelissier – Rahway Redevelopment Agency/City of Rahway
- Cynthia Solomon – Director of Community Development/City of Rahway
- William Patterson – NJDEP Case Manager
- Robert Vallario – Quick Chek Corporation
- Christopher Seib, LSRP – Whitestone Associates, Inc.
- Thomas K. Uzzo, LSRP – Whitestone Associates, Inc.



35 Technology Drive

Warren, New Jersey

(908) 668-7777

[www.whitestoneassoc.com](http://www.whitestoneassoc.com)



# Questions & Answers

