

***PJP Landfill Superfund Site
Site-Wide Fact Sheet***

Location of Site

Address: 400 Sip Avenue
Municipality: Jersey City
County: Hudson County
State: New Jersey
Tax Map Lot/Block: Block 1639.1 (Lots 2A, 3, 4C)
Block 1639.2 (Lots 1C, 7, 7E)
Block 1627.1 (Lots 5A, 6A, parts of 2A, parts of 3B, parts of 4B)
Block 1627.2 (Lot 1P)

Preferred ID Number: 216727 or NJD980505648

Site Description

The former PJP Landfill consists of approximately 87 acres and encompasses property owned by several different entities. During the 1980s, approximately 45 acres of the site was capped by the New Jersey Department of Environmental Protection (NJDEP) as an Interim Remedial Measure (“IRM”). On March 7, 2008, ownership of approximately 52 acres (Block 1639.1, Lot 5C) of the Site (including both IRM capped and uncapped areas) was transferred to AMB Property, L.P. and AMB Pulaski Distribution Center, LLC (collectively “AMB”). On June 21, 2010, ownership of approximately 30 acres of the property (including both IRM Capped and approximately 23 acres of uncapped area) was transferred to Jersey City.

There is an approximately 3.0-acre area (Block 1640, Lot 7D), which is part of the PJP landfill, owned by Jay Dee Trucking (JDT). No buildings or structures are located on this area. Currently, the area is used to store empty trailers. In accordance with a June 2010 Gas Vent Sampling and Analysis Report, approved by NJDEP and United States Environmental Protection Agency (USEPA), no further monitoring of gas vents is required for this area since because the (April 2010 and Jun 2010) gas vent sampling and analysis data did not exceed applicable regulatory standards. As required by NJDEP, JDT will obtain Remedial Action Permits for soil and groundwater. As part of the Remedial Action Permit for soil, JDT will establish a Deed Notice and will maintain the existing cap and fence, perform periodic inspections and any repair (if necessary) and provide biennial certifications to NJDEP and USEPA. As part of the Remedial Action Permit for groundwater, JDT will propose designation of a groundwater Classification Exception Area (CEA) & Well Restriction Area (WRA) for contaminants detected in groundwater that are attributable to Historic Fill and/or site proximity to Hackensack River. The January 2010 ground water analytical results did not reveal any contaminants attributable to JDT operations.

Proposed Remedial Action Construction

In accordance with requirements established in the September 1995 Record of Decision (ROD), the Administrative Consent Order (ACO; NJDEP, 1997), and the ACO Amendment (NJDEP, 2000) for Remedial Design/Remedial Action (RD/RA) issued by the NJDEP, Waste Management of New Jersey, Inc. and CWM Chemical Services, LLC (collectively “CCS”) submitted a Final (100%) Design Report (FDR) to the NJDEP and USEPA, on April 4, 2007. The FDR was developed to provide the proposed design for a cap cover system necessary to implement the remedy and to satisfy the following remedial action objectives for the RD/ RA at the Site:

- Eliminate exposure to contaminated sediments in the Sip Avenue Ditch;
- Prevent additional contaminant influx into the ground water via infiltration of rain water;
- Remove contaminant sources that may impact the ground water; and,
- Evaluate if future actions are necessary to mitigate the leaching of Site contaminants into the Hackensack River through monitoring and modeling of the effectiveness of the remedy.

In a letter dated July 26, 2007, the NJDEP and the USEPA determined that the FDR was in compliance with the Technical Requirements for Site Remediation (N.J.A.C. 7:26E) and other applicable requirements.

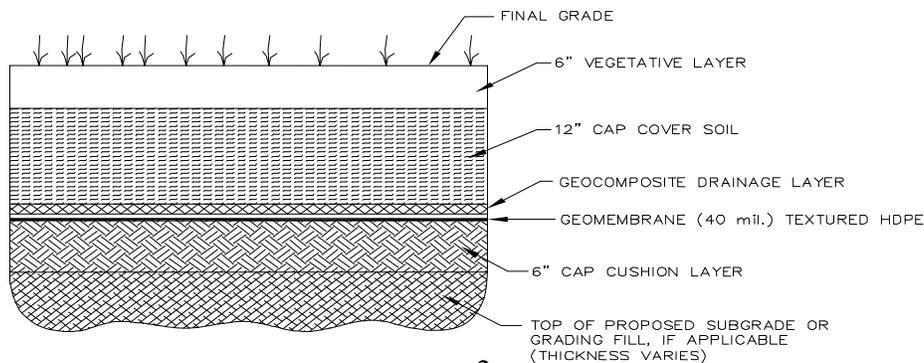
Following approval of the FDR, AMB Property, L.P. and AMB Pulaski Distribution Center, LLC (collectively “AMB”) assumed certain remedial obligations associated with approximately 51.76 acres of the Site (formerly owned by the Archdiocese of Newark). This property will be capped by AMB, through the construction of their distribution warehouse and associated impervious cover, with the remaining portion of the AMB property to be comprised of green space in the IRM area. The identification of these obligations is memorialized in CCS’s Second Amendment to the ACO and AMB’s Administrative Consent Order with NJDEP, both dated March 7, 2008.

In November 2009, a “Closure Equivalency Engineering Report” was prepared by Malcolm Pirnie, Inc., on behalf of the City of Jersey City, for the proposed beneficial reuse of the Jersey City property as a public park. On February 5, 2010, NJDEP issued its approval of the Closure Equivalency Engineering Report. On 21 June 2010, the City of Jersey City assumed certain remedial obligations associated with the proposed park, following CCS’ completion of the final capping activities at the site. The identification of these obligations is memorialized in CCS’s Third Amendment to the ACO and the City of Jersey City’s Memorandum of Understanding with NJDEP, both dated June 21, 2010.

Remedial Action Cap Cover System

CCS construction activities on the remaining 23 acres of the Site

The multi-layer, modified solid waste cap is designed in accordance with the applicable relevant and appropriate requirements of the ROD. The multi-layer system, from the top to bottom, will consist of a 6-inch vegetative layer, a 12-inch cover layer, a geocomposite drainage layer, an impermeable cap consisting of a 40-mil thick geomembrane, and a 6-inch cap cushion layer. The typical detailed configuration of the cap cross section layer, pictured below, was dependent on various geotechnical and engineering analyses that were performed and the review of applicable guidance documents.



Prior to implementation of construction, necessary actions will be taken to control soil erosion and sedimentation in areas disturbed by excavation, filling, grading, vehicular traffic and other activities associated with the work. During construction, both existing waste and imported materials meeting the NJDEP non-residential direct contact criteria will be utilized to bring the site to final sub-grade elevations and subsequently capped. The final cap design utilizes a 1.5-2% slope over the majority of the site to ensure positive drainage of stormwater off the final cap and help facilitate redevelopment of the site by Jersey City as a public park.

The surface water management system on the newly capped areas includes a system of storm water drainage channels and culverts that will collect and transport surface water runoff to the existing stormwater drainage ditches, including the Sip Avenue Ditch, and the Hackensack River. The proposed drainage channels and culverts are designed for the 100-year, 24-hour storm event, as required by the USEPA.

The proposed passive gas venting system has been designed to collect and manage the landfill gas (LFG) that may be generated at the site. This will be accomplished through the construction and installation of new gas vents.

Wetlands Reconstruction/Enhancement

Wetlands delineation was conducted on the Site in August 2001. The wetland delineation boundary line covers both regulated wetlands and State Open Waters. The Site possesses both a freshwater emergent wetland and estuarine emergent marsh communities. The freshwater emergent wetland is an isolated wetland (0.8 acres) located in the southeastern section of the site adjacent to Truck Routes 1 and 9 that is being remediated by AMB. Estuarine emergent wetlands are located at the confluence of the Sip Avenue Ditch and the Hackensack River, as well as in small, discontinuous patches along the shoreline of the Hackensack River.

The Sip Avenue Ditch has steep banks along its entire length, with the exception of its confluence with the Hackensack River, where estuarine emergent wetlands are present. The approved design includes the development of an estuarine wetland system within this area, as well as creation of 0.8 acres of new tidally influenced wetlands along the remediated Sip Avenue Ditch to compensate for the 0.8 acres of freshwater emergent wetland.

Construction Activities Within the River Bank Erosion Protection

The western edge of the Site (approximately 960 feet in length), is situated on the banks of the Hackensack River. Final capping activities proposed for this area will disturb intertidal wetlands along the Hackensack River. As part of remedy construction, all wetlands areas disturbed will be restored to their original grades and then replanted with indigenous species.

Environmental Monitoring

It is required that an Operation and Maintenance (O&M) Plan be submitted to the NJDEP and USEPA within ninety (90) calendar days of the completion of the construction remedy. The ROD requires groundwater (and surface water) monitoring to evaluate the reduction of contaminant concentrations over time. Collection of pre-remedial baseline concentration data began in October 2001 and has continued to date on a quarterly basis.

Time Schedule of Remedial Action Construction

The schedule for the Remedial Action Construction is scheduled to be initiated in August, 2010 anticipated to be completed in the Summer of 2011:

ACTIVITY	ESTIMATED DURATION
Mobilization	16 August 2010
Site Preparation (E&S controls, site layout and facilities, etc.)	12 Days
Waste Relocation	80 Days
Subgrade Preparation	24 Days
Synthetic Cap Installation	46 Days
Winter Shutdown	90 Days
Cover Soils and Seeding	72 Days
Wetlands Planting	Summer 2011

Points of Contact

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