

Background

The Sayreville Waterfront Redevelopment project was designated a Brownfield Development Area (BDA) by the New Jersey Department of Environmental Protection (DEP) in 2008. The BDA consists of three sites along the Raritan River: the former National Lead (NL) Industries site, the Atlantic Resources Corporation/Atlantic Development Company and the Horseshoe Road Drum Dump. The Horseshoe Road Drum Dump and the Atlantic Resources Corporation/Atlantic Development Company were added to the United States Environmental Protection Agency's National Priority List of Superfund sites (NPL) in 1995. The Garden State Parkway, Route 9 and Route 35 transect the former NL Industries site, dividing it into two parcels. These parcels are being remediated by Sayreville Seaport Associates (SSA) under contract with the Sayreville Economic and Redevelopment Agency (SERA).

Remedial efforts are currently focused on the two parcels formerly owned by NL Industries. The sites are contaminated with radionuclides, heavy metals, polyaromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs). The two NL Industries parcels have been divided into three major remedial areas: Parcel A, Parcel B and Parcel C. Parcel C is further divided into a number of sub-areas.

What is a Brownfield Development Area?

New Jersey law defines a brownfield as a former or current commercial or industrial site that is vacant or underutilized and where there has been, or there is suspected to have been, a discharge of a contaminant. Through its Brownfield Development Area (BDA) initiative, NJDEP works with communities with multiple brownfields to simultaneously design and implement remediation and reuse plans for these properties so these activities can occur in a coordinated fashion. Stakeholders, including the owners of contaminated properties, potentially responsible parties, developers, community groups, the technical advisors for local officials and the residents they represent, as well as the residents themselves, are encouraged to participate in the cleanup and revitalization process. BDAs are designated through a competitive application process and are the state's highest priority brownfield sites for redevelopment. Under New Jersey law, Superfund sites are eligible for brownfield status and can be included in a BDA. For more information, please go to www.nj.gov/dep/srp/brownfields.

Current Status

The status of the remediation is as follows:

Parcel A: Remedial action is 95% completed (capping with clean fill and wetland vegetation)

Parcel B: Additional remedial investigation is required, which is scheduled to be conducted in the spring of 2012

Parcel C: Remedial action started in February 2011 with site clearing, importation of off-site fill material (110,000 cubic yards), excavation/removal of building foundations, installation of remedial action storm water management controls, and the ongoing removal of soils contaminated with PCBs and radiological contamination for off site disposal.

The cost to remediate the NL Parcels is estimated at \$40 million. To facilitate the remediation, SERA, NL Industries, Middlesex County and SSA entered into a "Four Party Agreement." Pursuant to that agreement, SSA obtained a loan of \$20 million, and SERA applied for and was awarded grants totaling \$20 million from the Hazardous Discharge Site Remediation Fund (HDSRF). In addition, SSA executed a Brownfield Redevelopment Agreement with the State that provides for reimbursement of 75 percent of the cost to remediate the NL Parcels from new taxes generated by the development. Under the terms of the Four Party Agreement, SSA is required to deposit the first \$10 million of payments from the reimbursement into an escrow account to provide for remediation cost overruns. The next \$20 million will be used to fully reimburse the State for the HDSRF grant awarded to SERA.

The successful remediation and redevelopment of these brownfield parcels will create jobs, revitalize the community, generate ratables, create recreation and open-space, and restore approximately 425 acres of heavily contaminated land that has lain vacant for decades.

For more information, please contact the Office of Brownfield Reuse at (609) 292-1251.

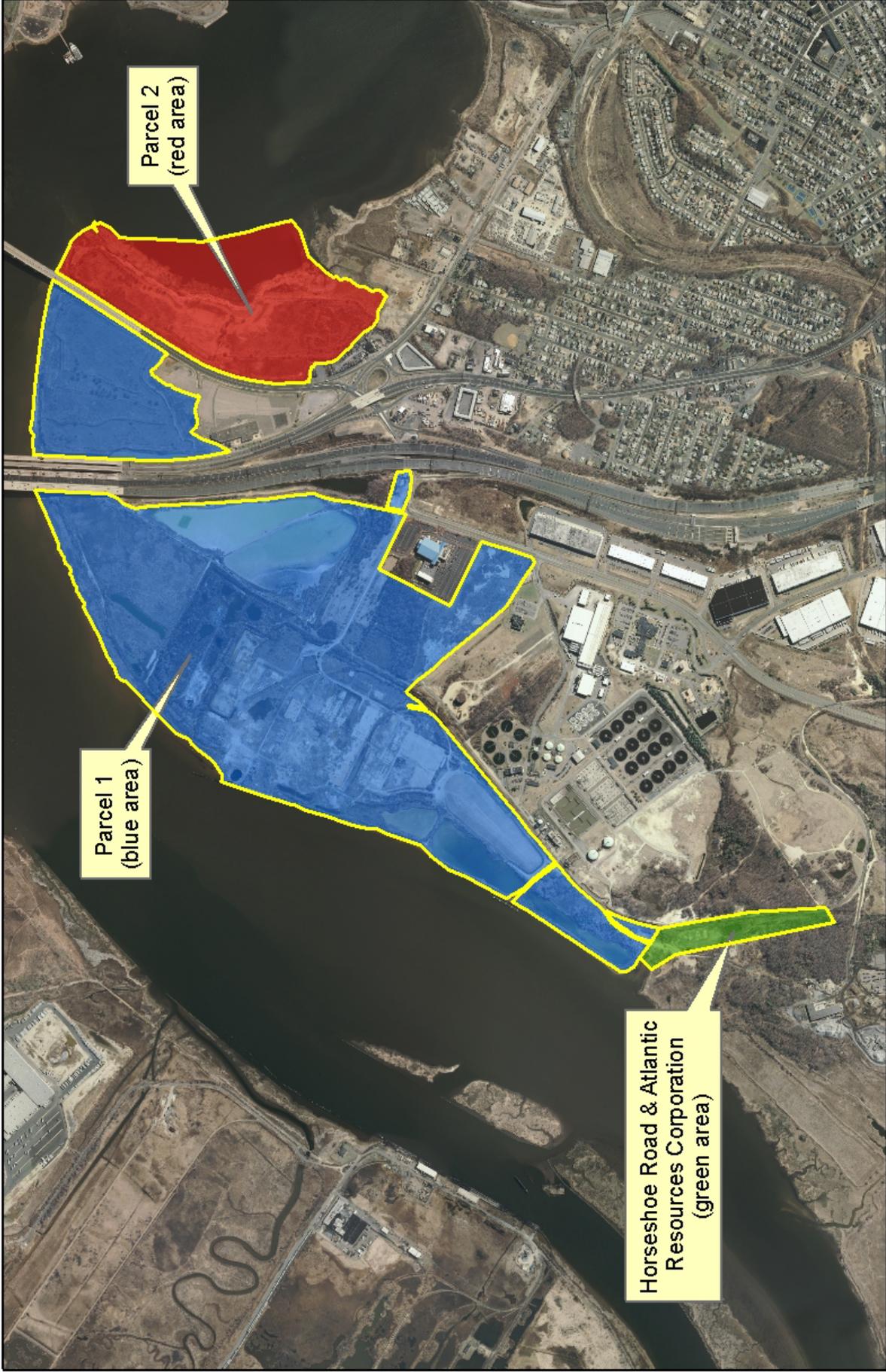


CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Sayreville Waterfront BDA



Parcel 1
(blue area)

Parcel 2
(red area)

Horseshoe Road & Atlantic
Resources Corporation
(green area)

