

Weehawken Waterfront Park Remediation Chronology

- **1997** – From the onset of the Port Imperial South project in 1997, the New Jersey Department of Environmental Protection (NJDEP) has been involved in a review and oversight role through the NJDEP Voluntary Cleanup Program. A *Memorandum of Agreement* (MOA No. 97-8-15-0025-8) executed on September 22, 1997, between Port Imperial South, L.L.C. and the NJDEP, controls the investigation, remediation, and redevelopment of the entire Port Imperial South parcel, including the Weehawken Waterfront Park.
- **1997 through 2000** - Pursuant to the NJDEP Technical Requirements for Site Remediation, potential areas of environmental concern were identified and investigated at Port Imperial South. Documents that were been prepared and submitted to NJDEP for review and approval under the MOA include a *Preliminary Assessment for Port Imperial South at Weehawken* (February 1999), a series of Remedial Investigation Workplans (*Remedial Investigation Workplan for Lot B, Block 36.05 Lot 2.01* dated November 1997, revised March 1988; *Remedial Investigation Workplan for Port Imperial South at Weehawken*, dated August 1988, revised February 1999). Investigations were conducted between early 1998 and Spring 2000; results are compiled in the *Final Remedial Investigation Report for Port Imperial South at Weehawken* (October 2000).
- **2000 through 2001** – Based upon investigation results, remedial strategies for the various areas of concern identified within Port Imperial South were developed and outlined in the *Remedial Action Workplan for Port Imperial South* (November 2000 and revised April 2001). The *Remedial Action Workplan* was approved by NJDEP May 4, 2001. Within the Weehawken Waterfront Park, the remedial strategy identified in the Workplan consisted of removal of several localized PCB hotspots, capping areas containing hexavalent chromium concentrations equal to or exceeding 100 parts per million (ppm) with a permanent impervious high-density polyethylene (HDPE) liner overlain by site improvements or a soil cap, and capping remaining areas characterized by historic fill with a standard soil cap that is a minimum of 1.5 feet of certified clean soil. It should be noted that the threshold for implementing the impervious cap is conservative with respect to the applicable NJDEP Residential Criteria for hexavalent chromium of 240 ppm. Procedures for capping the hexavalent chromium area within the park are detailed in the Workplan.
- **2003** - The localized PCB hot spot areas identified within the Park were excavated, post-excavation samples collected, and PCB-contaminated soils removed for off-site disposal. Remediation is documented in the *Remedial Action Report, AOC-7: PCB Hot Spots, Port Imperial South at Weehawken, Revision 1* (April 28, 2003). This report was approved by NJDEP in a letter dated September 8, 2003.
- **2003** – During 2003, a groundwater investigation was conducted at the Weehawken Waterfront Park to assess whether hexavalent chromium found in the soil had affected the groundwater. Four monitoring wells were installed within the Park. These wells were sampled for hexavalent chromium on four occasions (June 13, 2003, July 14, 2003, November 10, 2003, and December 8, 2003) at both high and low tide. No hexavalent chromium was detected in any of the groundwater samples collected from these four wells. The groundwater investigation and sampling results are documented in the *Groundwater Remedial Investigation Report*, dated October 2004.
- **2005** – Park design details for implementation of capping at the Weehawken Waterfront Park and the relationship of the chromium cap with utilities, landscaping and other proposed development features were documented in *Addenda 2* (dated January 2005 and approved by NJDEP July 27, 2005) and *3* (dated April 29, 2005) to the *Remedial Action Workplan*.

- September 2005** - In response to a letter dated September 19, 2005 from the Interfaith Community Organization (ICO) to the Commissioner of NJDEP, which asserted hexavalent chromium was found in the soils long the shoulder of Port Imperial Boulevard at several locations within Port Imperial South, on September 22, 2005, a site visit was conducted by NJDEP, EcolSciences and AccuTech Environmental Services, Inc. On October 6, 2005, EcolSciences, Inc. (developer's consultant) and AccuTech (consultant to Weehawken Township) collected split-samples at locations identified by ICO. The results of the split-sampling were comparable and ranged from non-detect to 9.9 ppm, significantly below even the current NJDEP Residential Criteria of 20 ppm for hexavalent chromium. The sampling program and results are documented in the *Summary Report, Chromium Screening Samples, Port Imperial Boulevard, Weehawken Township* (December 15, 2005).
- January 2006** – The Center for Environmental Systems at Stevens Institute of Technology was invited by the Township of Weehawken to evaluate the remediation plan for hexavalent chromium at the Weehawken Waterfront Park. In addition to reviewing documents prepared under the MOA, the Stevens study included independent soil analysis. The study concluded that with respect to mineralogy, the soil at the Weehawken Waterfront Park is not similar to chromium ore processing residue and, therefore, the integrity of the liner would not be compromised by the mineralogy of the fill material. The report further concluded that public exposure to hexavalent chromium is properly controlled by the remedial plan that has been implemented at the site.
- Spring 2006** - Between March 20, 2006 and May 15, 2006, a total of 28,173 tons of hexavalent chromium-contaminated soil, generated during Park construction, was disposed of off site. During the load-out, a multi-faceted air monitoring program, including perimeter dust monitoring, personal monitoring, and the documentation of site-specific weather conditions, was conducted in accordance with a NJDEP-approved *Task Specific Health & Safety Plan for the Disposal of Hexavalent Chromium Contaminated Soil, Port Imperial South at Weehawken*, (February 2006; approved by NJDEP on February 28, 2006). Dust monitoring results in comparison to site specific action levels and disposal documentation is provided in the *Remedial Action Report for the Disposal of Hexavalent Chromium Contaminated Soil, Weehawken Waterfront Park, Port Imperial South, Weehawken Township* (November 15, 2006).
- Spring 2006 through Spring 2007** – The impermeable liner system was installed at the Park in 2006/2007. The liner system was completed in April 2007 with the tie-in to the existing liner on the Township's property along the cove at the southern end of the Park. A clean soil cap, ranging in thickness from 1.5 feet to over 6 feet, is in place; landscaping will be completed this spring. The sources of clean soil have been documented to meet NJDEP Residential Direct Contact Soil Cleanup Criteria and have been pre-approved by NJDEP for use at the Park.
- Ongoing** – NJDEP will continue to oversee the protectiveness of the capping in perpetuity. Once the Park is complete, a Remedial Action Report and Cap Monitoring and Maintenance Plan will be submitted to NJDEP and a Deed Notice will be recorded. NJDEP requires that Financial Assurance is in place for long term cap monitoring and maintenance and that Biennial Certifications are filed to ensure that monitoring and maintenance activities are conducted on a routine basis. Roseland Properties, site developer for the Port Imperial South project has agreed to create a dedicated trust account to provide the financial resources for the long term monitoring and maintenance activities required by the NJDEP. Finally, the NJDEP recently adopted the most stringent chromium contamination clean up standards in the nation. In addition to the positive impact the NJDEP's policy will have on our environment, Weehawken's new waterfront park not only meets the State's previous standard for clean up, but also the State's new, more stringent policy.