

Sadat Associates, Inc.

Project History

Brownfields Redevelopment

Project Name

Concept Site Plan for Container Storage
at Tosco Property - Linden

Client

Tri - State Materials

Services Provided

- # Prepared Concept Site Plan
- # Represented Client at City Environmental
Commission

Project Description

SAI was retained by Tri - State Materials, LLC to evaluate a brownfields site for use as a container storage facility for empty shipping containers from expanded operations at Port Elizabeth.

Approach

This 40-acre site had previously been used as a former bulk petroleum storage facility. SAI's investigations revealed three, fifteen million gallon storage tanks and active underground piping systems and pump facilities on the property. SAI evaluated the site with the property owner (TOSCO Refining) and engineers determining that approximately 25 acres of the site could be allotted for container storage.

For this project, SAI prepared conceptual site plans for review by the Linden Environmental Commission to the Planning Board. SAI assisted the client in addressing specific issues including traffic impact, aesthetic considerations, stormwater, pavement design, and avoidance of areas undergoing remediation.

The new site layout will permit the storage of containers in stacks of up to six levels high, providing for more than 10,000 containers to be stored on site. The rare property status as a brownfields site located in an industrial area near the port, proves this project a prime example of transportation related brownfields development.

