

Project History

Project Name

Redevelopment of Rail/Port Property -
Woodbridge

Client

OENJ - Cherokee Corporation

Services Provided

- Conceptual Assessment of Redevelopment
- Conceptual Site Plan
- Remedial Investigation/Remedial Action Workplan
- Individual Wetland Permit Application
- Upland Waterfront Development Permit
- Stormwater Management Design

Project Description

The OENJ Corporation has contracted to purchase an approximately 240-acre tract in the Port Reading area of Woodbridge, New Jersey. The site has a long-term lease hold to Conrail involving over 20,000 feet of track. The property is on the Arthur Kill. There are partially demolished marine loading facilities that were historically used by a railroad company to unload coal cars onto barges or ships. Various structures associated with rail operation are on site. The site has historic fill, wetlands and an active concrete plant.

Approach

SAI developed an overall approach to evaluate the feasibility of redeveloping the site for a multi-purpose port/rail loading and warehousing/auto storage facility. The redevelopment approach involves reusing on-site contaminated soil and imported dredge material as part of site development and obtaining permits to allow partial relocation of non-tidal contaminated wetlands.

SAI's analysis of potential remedial issues and costs was used by the owner to determine the project feasibility and to begin the site planning process as well as to assist in defining highest and best property uses.

SAI prepared a permitting strategy and schedule which the owner is using to direct the early stages of permitting activities. SAI has completed a conceptual site development plan and remedial investigation for the site and proposed a Remedial Action Workplan. SAI has also designed a stormwater control system and submitted an Upland Waterfront Development Application.

Brownfields Redevelopment

