

Project Name

AMB Pulaski Warehouse

Client

AMB Property Corporation

Services Provided

- Amendment to Landfill Closure Plan Approval
- Assistance in negotiation with responsible party
- Review of geotechnical design
- Assistance in securing recyclable materials for fill



Project Description

AMB Property Corporation (AMB) selected SAI to assist in determining the feasibility of substituting an 880,000 square-foot warehouse redevelopment project for a previously approved landfill cap at the former PJP Landfill in Jersey City.

The PJP Landfill was in the news in the early 1980s when Dr. Sadat ran the NJDEP cleanup program. NJDEP had to take charge of extinguishing a subterranean fire at the site when it was discovered that there were drums of chemicals within the burning wastes. Extinguishing the fire required excavation and wetting the waste to cool the intense heat (up to 1,000 degrees Fahrenheit) and the removal of thousands of chemical drums. The remaining waste was then covered with layers of dirt and compacted, and an interim clay cap installed across a portion of the landfill. Later, the site was included on the Superfund list. A responsible party group completed plans for capping the 90-acre landfill. Recognizing the benefits of a large parcel of undeveloped land in this portion of the State, AMB pursued a series of approvals and, in June 2007, secured site plan approval for redeveloping a 50-acre portion of the site. SAI was retained by AMB based on its reputation and experience in landfill management and redevelopment as well as its relationship with the regulatory agencies. SAI's involvement focused on gaining concurrence from NJDEP that the redevelopment plan could be substituted for a conventional closure. SAI also assisted the Client in reaching agreement with the responsible party group on AMB's role in performing a major portion of the remediation.

Approach

SAI evaluated a conventional landfill closure plan submitted by the responsible party and consulted with the NJDEP Case Manager on the possibility of substituting development for capping. Based on encouragement from the Case Manager, SAI amended the approved Closure Plan to include regrading the waste, geotechnical improvement to the waste to prepare the site for development, subslab gas venting, external gas vents, and various materials for capping in place of the membrane cap already approved.

Because the site is on the federal Superfund list, SAI had to design a remedial plan equivalent to the plan



already approved based on the USEPA Record of Decision.

Permitting

SAI is assisting other members of the Project Team in obtaining site development permits. SAI has submitted the amended Landfill Closure Plan Approval Application.

[Project Impact](#)

The massive warehouse development on a Superfund site will be yet another milestone in the innovation that SAI has brought to the field of landfill redevelopment.