

Project Name

Celadon Redevelopment Project

Client

Tern Landing Development, LLC

Services Provided

- Revision to Closure Plan/Remedial Action Workplan

Project Description

SAI designed the closure and redevelopment of the former Elizabeth Landfill in the mid 1990's. When the Jersey Gardens Mall, Cinema and four hotels were built in the late 1990's on 100 acres of the property, the project became the best-known brownfields success story in the state and also won an EPA Phoenix award.

Parcel G, the 30-acre waterfront portion of the old Elizabeth Landfill, was remediated and received an NFA, but remained vacant since the mall was developed.

In 2006, Tern Landing Development acquired Parcel G and conceived of a new city called the Celadon Redevelopment project. Celadon will be New Jersey's first environmentally friendly residential and mixed-use development, and is a pilot project for the US Green Building Council's new LEED for Neighborhood Development (LEED-ND) program. It will feature a marina, a ferry terminal, a school, retail areas, residential and office space, and hotels. Located near Newark Liberty International airport and midtown Manhattan, Celadon is designed to be a thriving community that will have all the social, artistic and cultural benefits of an urban lifestyle while minimizing its impact on the natural environment. In addition to providing waterfront access and open space, the project will include a number of innovative Green Building technologies intended to conserve energy, water and other natural resources while achieving a level of indoor comfort that is superior to that of conventionally designed buildings.

Approach

SAI's assignment includes amending the Remedial Action Plan/Landfill Disruption Approval already issued for the site in 1995 for the extensive development. Modifications to the existing leachate collection systems, fill relocation and gas mitigation are included in the amended design.

Permitting

SAI prepared the application for a revision to the previously approved Closure Plan/Remedial Action Workplan.



Project Impact

While still in the design phase, the project as conceived will be the most ambitious redevelopment project proposed for a landfill in a New Jersey. The project will include:

- approximately 200,000 square feet of prime retail commercial development;
- ferry service to Lower Manhattan;
- a 40-slip marina;
- a school;
- an office building;
- two hotels;
- 7,200 structured parking spaces;
- a waterfront promenade;
- public parks; and
- 4,300 residential units.

The value of these end uses is in excess of \$2 billion.