

Project Name

Pulaski Warehouse

Client

Prologis, Inc. (formerly 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

SAI was retained 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 (the former Client) 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 for a portion of the site 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.

SAI oversaw field activities in 2007/2008 when the site regrading for development took place. SAI developed a specification for use of Recycled Concrete Aggregate (RCA) for use as subbase material for the 880,000 warehouse to be built at the site. SAI reviewed applications from suppliers of RCA and certified



over 400,000 cubic yards of RCA which was obtained free of charge, saving the Client millions of dollars over previous estimates for obtaining equivalent fill material.

Permitting

SAI assisted other members of the Project Team in obtaining site development permits. SAI submitted the amended Landfill Closure Plan Approval Application which was approved.

[Project Impact](#)

The massive warehouse development on a Superfund site broke ground in April, 2013. When complete, it will be yet another milestone in the innovation that SAI has brought to the field of landfill redevelopment.