

Project Name

Former Champale Brewery, K. Hovnanian Villages at Delaware Run

Client

City of Trenton - Investigation
K. Hovnanian - Remediation

Services Provided

- Reviewed History and Previous Work
- Completed Soil and Historic Fill Remedial Investigation
- Completed Groundwater Remedial Investigation
- Closed Underground Storage Tanks
- Remedial Action Permit for Soil
- Prepared Response Action Outcomes



Project Description

SAI was initially retained by the City of Trenton in 2004 to investigate the former Champale brewery site in support of the redevelopment of the South Trenton area following the completion of the Route 29 tunnel project. The brewery and ice plant had operated at the site from the 1890s to early 1990s. The abandoned brewery was demolished by the City in 1997 following the USEPA's Removal Action for drums of hazardous materials. SAI reviewed and updated the site history and investigations performed by other contractors, including the removal of two 10,000 gallon USTs. SAI prepared a Remedial Investigation Report concluding that the groundwater impact was the result of an off-site source.

SAI was retained by K. Hovnanian to perform due diligence of the surrounding residential properties that were targeted for acquisition as part of the redevelopment. These properties were combined into a whole site in 2008. During construction of the residential units in 2010, recycled concrete aggregate from the reinforced concrete slabs that remained after demolition were found to have been impacted by PCBs, and four USTs were identified beneath the slabs.

Approach

At the request of K. Hovnanian, SAI was retained in January 2010 as the Licensed Site Remediation Professional (LSRP) of record to develop a protective remedial strategy for the limited on-site use of impacted recycled concrete aggregate and to expedite the remediation of the four USTs. A Remedial Action Permit for Soil, the very first one issued in the state, documented NJDEP's approval of engineering and institutional controls for the recycled concrete utilizing K. Hovnanian's standard construction plans. SAI also used the SESOIL computer model to develop a site-specific impact to groundwater criteria for chlorinated solvents to prevent additional groundwater impacts to the aquifer. NJDEP concurred with these results.



Project Impacts

The Villages at Delaware Run was not only one of the first LSRP cases in the state of New Jersey, but is also significant because of the fast-track approach SAI utilized to remediate and close this case. Both strategies utilized by SAI were among the first instances where NJDEP accepted these remedies by an LSRP as part of a completed project. The Response Action Outcomes were issued on May 17, 2010, allowing the K. Hovnanian to proceed with the sale of units qualifying for economic stimulus rebates. The City of Trenton and K. Hovnanian were able to demolish an eyesore, remediate the environmental problems at the site, and erect new, market-rate townhomes with a picturesque view of the Delaware River.