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NJDEP Adopts Soil Remediation Standards

Effective June 2, 2008, the NJDEP adopted soil remediation standards (N.J.A.C. 7:26D), an action necessary for the implementation of the State's Brownfield and Contaminated Site Remediation Act. Under the rule, minimum residential and non-residential direct contact soil remediation standards have been established to replace the previous Soil Cleanup Criteria, which date to 1999.

In a deviation from the previously proposed rules for the standards, the NJDEP did not adopt "minimum impact to groundwater" soil remediation

standards. According to the NJDEP, these standards will be developed on a site-by-site basis, with new guidance materials being issued in the future.

The NJDEP has instituted a 6-month grace period for the implementation of the Remediation Standards; the cut-off date for this grace period is December 2, 2008. After this date, the following applies:

The person responsible for conducting the remediation must remediate a site:
To the remediation standards, or
To the Soil Cleanup Criteria

(SCC) that were in effect prior to June 2, 2008 when:

- A remedial action workplan (RAWP) or a remedial action report (RAR) was submitted before December 2, 2008 that establish the SCCs as the standards for the site;
- The RAWP or a RAR is in compliance with the Technical Rules, N.J.A.C. 7:26E-6; and
- The SCC for the site are not greater by an order of magnitude or more, than the soil remediation standards adopted by N.J.A.C. 7:26D.

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Green Remediation of Contaminated Sites

In April 2008, the EPA published a comprehensive overview on the current state of "Green" or "Sustainable" remediation practices: *"Incorporating Sustainable Environmental Practices into Remediation of Contaminated Sites."* This publication arrives at a time when environmental consciousness, both nationally and globally, is higher than it has ever been. The concept of "sustainability" has started to permeate best management practices from the corporate office to the manufacturing floor. Market demand has been created by consumer's requirements for products and

services that have less of an impact on the environment. Companies are now internalizing the environmental costs of how they operate, and often realizing immediate as well as long term cost savings by doing so.

In their examination of how this shift to sustainable development and management has affected site remediation, the EPA has rightly drawn many of their "sustainable remediation best practice" from The United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) program. The

LEED program has grown at an almost exponential rate in recent years. The LEED rating system not only provides a valuable incentive for developers and construction firms to become more sustainable in their practices, but it also provides valuable insight for any operator, on any project, who seeks to reduce their environmental impact. While the LEED rating system has specific provisions for construction management, LEED principals are universal in their application. In the case of remedial design and execution, the following overarching

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NJDEP Beneficial Use of Alternative Fill

In June 2008, the NJDEP released "Guidance for Beneficial Use of Soil and Non-soil Material in the Remediation of Contaminated Sites and Closure of Solid Waste Landfills."

This guidance document includes a definition of the Alternative Fill Protocol (AFP), which standardizes the approach for the use of contaminated material at site remediation sites (inclusive of landfills that are being formally remediated rather than operated). The AFP will also ensure appropriate documentation and notification of how such

material is used at a site.

This guidance applies to soil and non-soil material (including demolition debris, asphalt, etc.) that can be used at sites in order to regrade, raise the elevation, or enhance an existing cap. This guidance does not apply to clean fill, nor does it serve the purpose of clean fill caps. Additionally, Alternative Fill cannot be used at clean sites, including sites that have previously been issued a no further action (NFA) letter.

Soil contamination levels present in the alternative fill must match those of the receiving site. If the receiving site is part of a site remediation program, the site should be fully characterized. All contamination identified in the Alternative Fill must not exacerbate or present new environmental issues to the receiving site, especially in regards to impact to groundwater and vapor intrusion.

The guidance dictates that a Soil Reuse Proposal, pursuant to NJAC 7:26E-6.4(d), must be

approved by the receiving site's case manager before the alternative Fill can be used.

To learn more about this initiative, please visit the NJDEP's [Alternative Fill Protocol](#) web page, or download the [guide](#).



REPSG Professional Certification Update

REPSG is proud to announce the following professional certifications. Such qualifications are just part of our ongoing training and education activities, through which we provide our customers with a quality service and customer support.



As of June 14, 2008, REPSG has been pre-qualified under NJDEP's Site Remediation Program for Unregulated Heating Oil Tanks



("UHOT"). The NJDEP has already begun to review cases in the UHOT program. The Department reports the average review time to issue a No Further Action was *two weeks*, a vast improvement over past time frames.

For more information on [unregulated tank removals](#) or [financial assistance](#) please visit these linked sites or contact us.

Green Remediation of Contaminated Sites (cont'd from pg. 2)

consideration, the overall carbon footprint of a project is recognized and reduced.

Energy Efficiency - Any process reducing the use of fossil fuel as an energy source:

Something as simple as implementing a "no idling" site rule can contribute to increased site efficiency. More involved measures can also be taken, such as

the conversion of site vehicles to run on clean burning fuels such as propane or biodiesel. With a nominal cost to convert, and with these replacement fuels project to remain considerably cheaper fuel alternatives, cost savings are often realized in the short term of implementation. At the same time, the overarching goal of reduced environmental impact is advanced through these methods.

In the coming months and year, REPSG hopes to demonstrate the implicit value of these approaches to developers, construction firms, and our other clients. Both the EPA and USGBC have recognized the principal that remedial aspect of redevelopment should be more heavily weighted towards recognized sustainable remediation practices. If the totality of the environmental impact of a redevelopment

project is the focus of the LEED Certification process, then the contributions made in the remedial stages of redevelopment should be a area of consideration.





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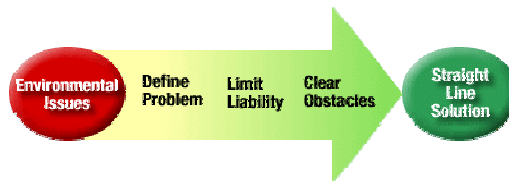
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You Have a Vision...

Maybe it's a long-neglected brownfields site that could be a thriving retail center. An ecologically compromised industrial property with office park potential. Or, perhaps simply an unneeded piece of real estate with unwanted environmental issues. The point is, you see things that others don't. So do we.

...We Bring it Into Focus.

REPSG sees the potential in plain. The extraordinary in ordinary. The opportunity in crisis. And, we have the experience, contacts, resources and a proven business approach to see every property, problem and project for what it really is—a business opportunity waiting to happen.



See how REPSG's Straight Line Environmental Solutions can help you contain risk, clear obstacles and create opportunity.



Philadelphia Sustainability Awards ABSCO Scrapyard

A former urban scrapyard, covered over the decades with by a thick layer of contaminated soil, is now on the road to beneficial redevelopment, thanks in large part to REPSG's consulting and contracting services. The former ABSCO Scrapyard project, at which a comprehensive remedial project designed and conducted by REPSG made possible the site's rehabilitation as a mixed-use commercial/residential development, was recently nominated for a [Philadelphia Sustainability Award](#).

The remediation and disposal of over 15,000 tons of contaminated soil from this site in the Old Kensington neighborhood of Philadelphia represents a significant milestone in the overall larger push towards land reclamation and smarter urban design in Philadelphia. In a city where contaminated land often poses a barrier to meaningful redevelopment, the ABSCO project exemplifies the integral

role that REPSG's services play in the area's economic revitalization.

The partners participating in the effort to reclaim this part of Old Kensington were both public and private entities. The [Philadelphia Sustainability Award](#) nomination states that: "The project is also a model of public-private partnership, with public financial and legislative support, regulatory flexibility, and community input all guiding a project that will still be financially viable..." What makes these partners' participation so interesting is the convergence of so many different interests for the purpose of furthering the joint goal of smart, sustainable development. The increasing demand from local residents, both as public participants and as end consumers, for environmental responsibility and smart

growth / sustainable redevelopment projects such as this is certainly worthy of note and even, as in this case, an award.

REPSG is proud to have had the opportunity to be part of the former Absco scrapyard project. It is projects like this that are renewing the former "Workshop to the World" in a newly sustainable, environmentally responsible way.

For more information on the ABSCO Scrapyard project please visit the [EPA Newsletter](#).



ABSCO Scrapyard during week eight of remediation.