

**Maurice River Township  
Brownfields Review Committee  
Wednesday, September 27, 2017 at 6:30 PM**

Present: J. Roy Oliver, Deputy Mayor  
Ken Whildin, Committeeman  
Robert Davidson, Member  
Mark Pietrucha, Environmental Engineer, Woodard & Curran,  
Denise I. Peterson, Municipal Clerk

This meeting has been advertised in accordance with the statutes of the State of New Jersey.

Deputy Mayor Oliver called the meeting to order; the Pledge of Allegiance followed.

**Roll Call** Mr. Oliver, present  
Mr. Whildin, present

Mr. Whildin made a motion to approve the minutes of prior meetings; seconded by Mr. Oliver.  
Roll Call: Ayes – Whildin, Oliver Nays – None

**Discussion Items**

**SAPELLO REMEDIAL MEASURES CLEAN UP GRANT**

Mr. Oliver explained that the change order #4 in the amount of \$22,000 approved at the regular meeting of the Township Committee on September 21, 2017 is drum characterization and removal. Active has also requested change order #5 in the amount of \$11,168.68 which is for consolidation of the castings pile, coverage of the pile with onsite soil and seeding to prevent erosion (this will be reviewed for approval at the October Township Committee meeting). A payment in the amount of \$52,788.40 has been mailed to Active per their payment request (approved on September 21, 2017 by the Township Committee).

Mr. Pietrucha explained that waste from the drums will be disposed of with possible scraping of the actual drums. Active explains that they will consolidate the casting pile and 'dress-up' the site to be more eye appealing. With the two (2) change orders above the grant funding portion of the grant will be fully utilized; there only funds remaining are under the cost share in the amount of \$18,623.87. Mr. Pietrucha recommended that public works employees undergo HazWopper Training as this could potentially help with clean up at Sapello and Active. It was discussed that this training is 40 hours total with annual 8 hour refresher courses required to maintain certification.

Mr. Whildin stated he researched the HazWopper training and it appears the cost is \$255 per person for the 40 hour training but there is also a requirement to work with a contractor for 3 days to obtain the certification. Mr. Pietrucha stated that he believes Woodard & Curran can facilitate the 3 days of working with a contractor. Mr. Whildin stated he will talk to the Public Works Supervisor about this training. Mr. Pietrucha stated that this could be leveraged toward the cost share. Mr. Whildin stated that there is a substantial amount of metal at the Sapello Foundry that could be

scrapped; revenue to the township. Mr. Pietrucha will verify with Alison Devine, USEPA representative, if and how the cost share can be used for this training.

Mr. Oliver questioned the amount of 'brush' left onsite at Sapello and what could be done. Mr. Pietrucha stated that he believes Active left the piles strategically placed to deter trespassing as the fence would be removed when the project is complete; Active will only require a few days to complete the work approved under Change Orders #4 & #5. It was further discussed that the fence can remain contingent on municipal ordinance.

Discussion took place regarding utilizing the large warehouse for storage of public works supplies and equipment with the explanation to Green Acres that these supplies and equipment 'are used to maintain Green Acres properties within the township'. Mr. Pietrucha was not completely aware of the Green Acres rules to supply an answer. It was discussed that this question could be posed to Green Acres once the Public Works Employees were HazWopper trained; properly trained to handling of the property in its current state. Mr. Whildin offered that this building should also be inspected by the Township Engineer to determine the integrity of the building.

Mr. Whildin asked what type of seed was being planted to prevent erosion; Mr. Pietrucha stated it would be a standard construction mix which usually contains rye. Once Public Works undergoes the HazWopper training they can mow and maintain the property.

Mr. Oliver questioned when the Sapello site will receive a 'clean bill of health'. Mr. Pietrucha stated that by using the EDA grant funding delineation will be completed; HDSRF grant. Then a remedial action grant will be needed to complete the project. Mr. Pietrucha explained that this project used USEPA grant funds in the amount of \$200,000 with a cost share of \$40,000. A HDSRF grant is for 75% of the project cost; 25% township cost share.

Mr. Pietrucha added that water sampling has shown no impact to ground water and no leaching. Presently the highest concentration of contaminants has been remedied. Mr. Pietrucha stated that consolidation of the casting pile with soil coverage is only a temporary measure to prevent runoff; coverage of a more permanent nature will need to be done.

It was discussed that the block and concrete at the Sapello Foundry will need to be characterized due to NJDEP regulations of a contaminated site prior to be recycled to use anywhere; this includes use on the dikes for shoring up the area. Mr. Pietrucha added there is a cost for the sampling and analysis for characterization but could not supply an estimate; he will check with Alison Devine at the quarterly meeting to see if covered under the current grant specifications.

### **ACKLEY CLEAN-UP GRANT**

A brief discussion took place regarding use of the township Derelict Housing tonnage for demolition of the Ackley house. Mr. Whildin explained that Derelict Housing tonnage allotment must first be used for 27 Hands Mill Road and if there is tonnage left the Ackley house can be done.

It was discussed that the newly awarded USEPA grant will be available October 1, 2017. Mr. Pietrucha will verify with Alison Devine, USEPA 'what is eligible to dispose of under the clean-up grant'. Mr. Pietrucha explained that the garage, waste pile and drums will be included under this grant. Clean-up grant is for \$200,000 with \$40,000 cost share for consulting by Woodard & Curran

and credit for any work done by the public works employees. Mr. Pietrucha explained that a permit from NJDEP will be needed for disturbance of wetlands.

### **CHELI ASSESSMENT GRANT**

Mr. Pietrucha stated that a wetlands permit from NJDEP has already been applied for to work at the Cheli property. The assessment grant will be used to obtain the permit. Mr. Pietrucha has been in contact with the Nature Conservancy to discuss the possibility of contamination on their adjacent property. Mr. Davidson questioned the township intention with the property ultimately. Mr. Oliver explained that the township does not own this property but does hold a substantial municipal lien on it. The assessment grant can be utilized without ownership but no further grants can be obtained (Clean-up) without ownership. Additionally the assessment grant does not cost the township of Maurice River anything and a clean-up grant would require a 20% cost share.

Alternative regarding the property once assessment was complete were discussed; NJDEP as wetlands and Nature Conservancy.

### **LANDFILLS UPDATE**

Mr. Pietrucha stated that the HDSRF draft applications have been completed for both landfills. Steve at Woodard & Curran will review for accuracy and completeness. The applications include assessment, history of ownership and operations. The proposed investigation is based on NJDEP requirements. Soil samples, redeveloping the monitoring wells and installation of wells in the up-gradient direction are some of the work to be completed. There are standards that must be met to be determined 'clean'. Mr. Pietrucha will simultaneously copy Pinelands to make them aware of the township's action regarding their notification. Mr. Oliver asked if this is a 'good' time to send the \$5,000 to Pinelands for the Landfill review; this was confirmed.

Mr. Oliver questioned 'why' the Weatherby Landfill was not listed on the NJDEP list of Terminated Landfills. Mr. Pietrucha explained that this was because at the Weatherby site monitoring requirements and operations ceased prior to the rules defining landfills was implemented.

Mr. Pietrucha stated that NJDEP has confirmed that the landfills are 'not on their radar' just Pinelands. NJDEP only investigated that gas vents recently at site #1.

Mr. Oliver asked what is needed to redevelop a well. Mr. Pietrucha stated sediment is cleared using a pump and surge block. Additionally a low rate of pumping is required to obtain a sample; they must obtain a true representation of the ground water.

Mr. Oliver confirmed that the HDSRF grant application fees were \$2,500 for each application; confirmed. Mr. Pietrucha provided a 'draft' of the HDSRF applications to Roy for review. It was stated that the applications are ready from an administrative perspective but Steve at Woodard & Curran will review for completeness.

### **COMMENTS**

Mr. Oliver asked the clerk to confirmed with the CMFO that \$5,000 is available to submit to Pinelands. The clerk was also requested to ask the Tax Collector to prepare a worksheet for lien assignment for the Cheli property municipal lien. The Township Committee of MR will discuss on October 16<sup>th</sup> if approaching the Nature Conservancy about such an assignment is of interest to them.

**Adjournment**

Mr. Whildin made a motion to adjourn.

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Denise L. Peterson, Municipal Clerk