

PROJECT:

Pacer Fair Lawn Redevelopment

LOCATION:

Fair Lawn, NJ

DEVELOPER:

Pacer Partners

SERVICES:

Environmental

Site Civil

Geotechnical



PROJECT SUMMARY:

The redevelopment effort at this 13.5-acre former industrial site represents a collaboration among SESI's geotechnical, environmental, and site civil departments to remediate and redevelop the former industrial property. Our team worked with the developer to devise and execute demolition of a former chemical manufacturing facility, ground improvements, and create civil plans to redevelop the site with two warehouses and associated infrastructure.

SESI performed multiple stages of environmental and geotechnical due diligence investigations, as the property was divided and reconfigured to carve out a remediation parcel with a separate owner responsible for the ongoing remediation.

As part of the environmental due diligence, SESI's environmental department performed a comprehensive review of past reports, a video inspection of site drains, created a demolition and soil management plan for concrete characterization and remediation, tracked the export of soils and the import of materials, including characterizing on-site soils for reuse using prior reporting and site specific sampling protocol reducing costs, and developed a Perimeter Air Monitoring Plan to ensure that dust and volatiles did not leave the Site, mitigating the liability in development of a known contaminated Site.

The ground improvement program consisted of deep dynamic compaction, which posed a significant challenge as the site is surrounded by residential properties, necessitating adherence to strict noise and vibration limits. Before the work began, SESI conducted pre-construction surveys of nearby properties to document existing conditions.

SESI's site civil department worked seamlessly with regulatory and municipal agencies to complete applications and secure permits. The site civil department also considered geotechnical and environmental constraints using materials that also meet interdisciplinary requirements and constraints.

