

Joseph J. Hochreiter, Jr., CGWP Brownfields Redevelopment

Over a 10-year period, assisted the property owner (the Borough of Northvale, Bergen County, NJ) with evaluating options for the brownfields redevelopment of a former chlorinated-solvent manufacturing site. In the late 1960s, hundreds of drums were buried at the site which contained, or once contained, chlorinated solvents and PCBs. These drums were discovered as part of a PA/SI process initiated by the municipality following foreclosure. Assisted the municipality in obtaining Hazardous Discharge Site Remediation Fund (HDSRF) grants from the state to fund the site investigation. Using these grants, completed an interim removal of all buried drums and drum remnants, evaluated onsite technologies for the remediation of impacted soil, investigated the impact to groundwater (the site is underlain by remnant glacial lake deposits overlying a fractured sandstone bedrock aquifer, with the latter used regionally as a drinking-water supply), and evaluated the potential for vapor intrusion (VI) into nearby structures. In 2009, Arcadis and SEC submitted a Remedial Action Workplan to NJDEP for the remediation of site soil, which is currently under review.

Representing the developer of a proposed 177-acre international port (multi-purpose industrial complex along the Arthur Kill in Perth Amboy, NJ). Providing services in the area of regulatory coordination, environmental permitting, and site remediation. In this role, providing lead technical support to the developer's two million square foot redevelopment plan for converting old industrial tract to beneficial reuse (including ferry-docking facilities and stadium/arena recreation facilities). Providing the developer with expertise on managing and implementing environmental remediation at this site. In 2007, Mr. Hochreiter co-authored the city's winning proposal that led to NJDEP's approving the project as an official Brownfields Development Area. Mr. Hochreiter currently chairs the BDA Steering Committee. In 2008, obtained NJDEP approval of a site-wide Remedial Action Work Plan (RAW) for a receptor-based multi-media remedy involving innovative (permeable reactive cell) technology for groundwater. In 2009, authored a competitive proposal that led to NJDEP approving the expansion of the BDA into the "Marina North" waterfront.

Assisted a Fortune 100 diversified manufacturing company with the remediation and subsequent redevelopment of two large former pigment plants in Hawthorne, New Jersey. Providing assistance with ISRA compliance while evaluating options for integrating site remediation strategies with economically viable redevelopment options under the state's Brownfields program.

For the Borough of Northvale, NJ, conducted the PA/SI/RI/demolition oversight of a former dry cleaning facility that the Borough owns through tax foreclosure. Using HDSRF grants from the state, the site is currently being evaluated for redevelopment. In 2009, SEC worked with Arcadis to complete an off-site groundwater RIR and a Vapor Intrusion RIR for nearby residential properties.

Prepared a preliminary assessment report, in accordance with NJDEP guidance, of a landfill site in Carteret that is being redeveloped into a distribution warehouse facility. This work was done voluntarily by the developer of this brownfields project to ensure, prior to construction, that all environmental issues related to landfill closure and remediation were satisfactorily addressed.

Assisted the developer of a former automobile manufacturing facility in Edison New Jersey. Oversaw the decommissioning and remediation of over 100 areas of environmental concern as part of an ISRA site closure that has received NFA designation from NJDEP for all AOCs except groundwater. This site is currently being redeveloped into a "town center" commercial/business park. This project is one of the largest privately-funded brownfields redevelopment projects in New Jersey.

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Assisted a New Jersey-based commercial property management firm with their evaluation of a Pennsylvania brownfields development site. SEC conducted due diligence and site investigation of a 100-acre former sewage-sludge disposal facility that has been remediated and developed into a distribution warehouse. The evaluation identified concerns which precluded our client's purchase of the property.