

NPDC / Skillman Village

Montgomery Township's Community Redevelopment Project

Bulletin #3 / February 28, 2007

Township Committee changes demolition schedule:

All building demolition and associated asbestos abatement will be performed while the Village School is closed.

*Between January 24 and February 20, the Township of Montgomery held a series of seven meetings to discuss environmental clean-up and demolition at the NPDC site with Village School and OHES parents, teachers, administrators, neighbors and the general public. In addition, during this time Township officials met with a Board of Education subcommittee on the matter. Modifications are being made to the work schedule in response to public feedback. **The Township Committee and the Board of Education will meet jointly on Wed., March 7th at 7:00 p.m. in the Upper Middle School Media Center to discuss mutual decisions related to the NPDC clean-up.** The public is welcome to attend.*

*The Township has established a **Community Advisory Board** with representatives from VES, OHES, MTEA, PTA's, the Board of Health, Environmental Commission, St. Charles Borromeo and nearby neighborhoods. This advisory board is working closely with the Township to review and assess health and safety concerns. They meet alternate Thursday eves. & the public is welcome.*

We appreciate the community's feedback and want to hear from you. For more information or to add other questions, first see the Township website (www.montgomery.nj.us) and then contact Tammy Garaffa (tgaraffa@twp.montgomery.nj.us or 908-359-8211 x207).

When is the building demolition slated to begin?

Demolition and the associated asbestos abatement will begin as soon as the Village Elementary School is closed for the summer, on or about June 23, 2007. The Township Committee has directed staff to amend the demolition bid specifications to mandate that all building demolition and asbestos abatement will occur when the Village School is closed for the summer. If there is any work that is not completed by the start of the 2007-2008 school year, the buildings will be boarded up and secured and work will resume at another time while VES is not in session.

The demolition bid specifications have been carefully crafted such that only highly qualified bidders can earn the contract. The Township would like to have a contractor chosen by mid-April so that there is ample time to complete the Health and Safety Plan with input from the community, and so that full advantage may be taken of the summer break.

Additional public meetings will be held after a demolition contractor is selected and prior to the beginning of work so that residents can meet and question the contractor, and provide input into the Health and Safety Plan.

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When is the removal of the steam pipes starting?

The removal of above-ground asbestos-wrapped steam heating pipes is a high priority due to their accessibility and deteriorating condition. The pipeline that crosses Main Blvd. east of the Village Elementary School will be removed during spring break (April 2007). All other above-ground steam pipes are located in the southern-most portion of this 256 acre property running east-west along the stream area. This additional portion of pipeline will be removed as soon as possible; work is expected to begin in March. The pipes will be removed in sections by specially trained workers using approved methods under completely enclosed and monitored conditions. The method utilizes a glove bag, which is similar to a pharmaceutical glove-box, so that no small fibers whatsoever are emitted. Entire sections of pipe, with its asbestos wrapping intact, will be double-wrapped, sealed, and trucked off site in completely enclosed cargo bins for proper disposal.

The Township initially said that demolition and asbestos abatement could not be completed over the summer. Now, the Township says it will make sure all of this work is completed over the summer.

Why the change? Are we moving too fast?

Contractors will be permitted to work longer days, as well as holidays and weekends, to finish the work in the compressed summer timeframe.

The Township is carefully crafting a program for demolition so that the expedited work progresses in an orderly and well-controlled fashion. The Township will have one contract with a highly qualified demolition contractor who may use multiple subcontractors so that the demolition and abatement can be completed by early September.

The bidding specifications for the demolition contractor require the contractor to have experience with large projects and specialize in demolition work that involves buildings containing asbestos, lead-based paint and other material subject to disposal and handling regulations.

The demolition contractor will be required to prepare a Health and Safety Plan that includes a complete summary of methods proposed to protect workers, nearby neighborhoods, the Village Elementary School and the public during all investigation, abatement, and demolition work. The demolition contractor is also required to provide site security with respect to the demolition work. JM Sorge has been hired by the Township to monitor compliance by the demolition contractor with the terms and conditions of its work.

What's being done to protect nearby neighborhoods?

The nature of the demolition and remediation work to be performed at NPDC is proven and safe. Remediation and demolition activities anticipated for the NPDC property are routinely performed in populated locales throughout the country. The remediation activity is considered low impact and operates under tight controls and within a small area. Demolition activity also is performed in a controlled way so as to represent no threat at all to nearby neighborhoods or the St. Charles Borromeo Catholic Church.

Abatement and demolition work will be done by trained, certified and experienced professionals in compliance with exacting state and federal standards and in compliance with pre-approved detailed Health and Safety Plans. In addition, Township engineering personnel as well as consultants from JM Sorge will be involved in the day-to-day monitoring of all work being conducted at NPDC.

Additional safety measures will be put in place to provide additional reassurance to nearby neighborhoods and the school community. Weston, as well as JM Sorge will be operating multiple continuous air monitors to detect any airborne hazards. These monitors will be set to trigger at a level well below USEPA-mandated limits to provide a conservative early warning system. Trucks will be thoroughly washed to remove dust and debris prior to exiting any work area. All truckload contents will be tightly secured. As part of the development of the demolition contractor's Health and Safety Plan, the scheduling and phasing of abatement and demolition work at the entire NPDC site will be addressed. The Township's Community Advisory Board, which includes representatives from nearby neighborhoods will be involved in reviewing the schedule.

