

Montgomery Township Committee

Special Meeting about NPDC
Environmental Remediation & Demolition

February 20, 2007

Skillman Village, Montgomery Township
- A Story of Sustained Community Effort -
Acquisition Date: January 23, 2007



How We Got Here

- 1995: State declares NPDC to be “surplus property”
- 1998: State vacates NPDC, provides inadequate security and maintenance
- 1997: Board of Education acquires 12 acres of land for Village School, anticipating the State soon will transfer balance of property to Montgomery
- 2004: Montgomery Township sues the State of NJ, State Treasurer and Director of Property Management to compel clean-up of the property
- 2005: State and Township agree on terms of sale; Redevelopment Concept Planning Team studies redevelopment options and issues Vision Plan
- 2006: Montgomery selects remediation company and oversight team
 - JM Sorge to oversee clean up and remediation
 - Weston Solutions chosen for remediation and liability transfer
- 2007: Closing of transaction
 - Montgomery takes ownership of site on January 23, 2007
 - Weston and third-party insurer assume environmental liabilities

Why Purchase NPDC?

There has been a longstanding, strong consensus in the community that Montgomery should acquire NPDC

- Very important to fully control the future of this property in the heart of our community
- Decisions about land uses and redevelopment team are ours.

Why take responsibility for clean-up?

- Township chooses clean-up company and demolition company.
- Township sets performance standards that companies must meet.
- Township controls timeframe for clean-up and demolition.
- Clean-up companies answer to Montgomery, not to State or developer.
- Township insists on clean-up to the highest standard (residential).
- Township responsibility is a condition of contract with the State.

Skillman Village: Current Condition



Why move forward without delay?

- We have a thorough understanding of environmental conditions on the site.
- The site poses risks to public health and safety; we need to systematically eliminate those risks.
 - Unsecured buildings pose an ongoing safety risk: thrill-seekers, etc.
 - Potential exists for additional arson events.
- All of our experts advise that health and safety conditions will improve when work begins.
 - Work crews on site will deter vandalism.
 - Environmental conditions will be better controlled once the clean up begins.
- For reasons related most importantly to public health and safety, but also related to potential liability and costs to taxpayers, it would be unwise to delay the necessary clean up.

Environmental investigations already completed (p. 1 of 2)

- **Asbestos and Lead-based Paint Survey**
 - In 1998, Schoor DePalma, on behalf of the State, conducted a survey of all of the NPDC buildings.
 - Undertook visual observation and bulk material sampling, including above ceiling tiles, hatches and roof exteriors
 - Work done in accordance with USEPA's Asbestos-Containing Materials in Schools Rule (40CFR 763)
- **Preliminary Assessment and Site Investigation**
 - In 1999, State commissioned Schoor DePalma to undertake a Preliminary Assessment and Site Investigation regarding environmental conditions
 - Reviewed historical uses of the property and identified a number of Areas of Concern (AOC).
 - Investigated each AOC, including soil and ground water sampling.

Environmental investigations already completed (p. 2 of 2)

- Weston Solutions performed extensive “due diligence” investigation of site in 2006.
 - Purpose was to gather information that was missing from 1999 Preliminary Assessment and Site Investigation
 - Took numerous soil and groundwater samples.
 - Result: we have a thorough understanding of the nature and extent of environmental contamination at NPDC.
 - Weston secured cost cap and pollution legal liability policy as added layer of protection for the Township
- Staff and consultants spent about one year negotiating a highly detailed agreement with Weston to ensure Montgomery is protected financially and in terms of health/safety.

Health & Safety Safeguards

During Demolition & Cleanup (p. 1 of 2)

- Health & Safety Plans Required
 - From Weston relating to remediation
 - From demolition company relating to buildings
 - Health & Safety Plans subject to review and approval by
 - J.M. Sorge, Inc.
 - Township staff
 - NJ Department of Environmental Protection
 - Health & Safety Plans will also be subject to input from
 - BOE & school administration
 - Montgomery police & fire
 - NPDC Remediation Community Advisory Committee

Health & Safety Safeguards

During Demolition & Cleanup (p. 2 of 2)

- Industry “best practices” will be utilized during all demolition and abatement activities
- All identified asbestos that is friable or can become friable must be removed prior to building demolition
- Waste will be sealed & labeled for disposal off-site
- Dust will be carefully controlled
 - Negative air pressure in buildings where abatement occurs
 - Work areas are kept wet
 - Barriers are installed
 - Transport trucks are washed down before leaving work areas

Expected timeframe for demolition and asbestos abatement

- **March 23:** demolition bids received by Township
- **April 6:** Township Committee expected to award demolition contract
- **May 1 (approx):** Notice to Proceed provided by Twp;
Day 1 of the demolition contract
- **May 6 (approx):** Township will receive draft Health and Safety Plan
- **May 1 to June 22:** prep work, including work with the Township/community on Health & Safety Plan, hold public meetings for Q&A with demolition contractor, conduct additional building assessment with Weston, etc.
- **June 23:** Village School shut and empty for summer; asbestos abatement and demolition work can begin
- **Sept. 7:** All asbestos abatement expected to be complete
- **Sept. 28:** Day 150 of the contract. Project should be “substantially complete.” Final reports, etc., still to come.

“Peace of Mind” extra steps during demolition & cleanup (pg. 1 of 2)

- No active asbestos abatement in buildings and no demolition work will begin before June 23, 2007, at which point the Village School will be shut and empty.
- All asbestos abatement to be completed by September 7, and all demolition to be completed by September 28. Barring any unforeseen delays, the work will be completed by those dates.
- Thompson Building, immediately adjacent to Village School cafeteria, is being added to demolition list.
- As much work as possible will be completed from the VES outward to the edges of the NPDC property when school is not in session
 - Above-ground asbestos-insulated steam pipes closest to school will be removed during spring break.
 - Buildings with asbestos closest to the school will be abated first
- Extra layer of air monitoring
 - In addition to the required air monitors within work zones and at perimeter of work zones, Township will have independent monitors next to school property.

“Peace of Mind” extra steps during demolition & cleanup (p. 2 of 2)

- Township is reviewing what role, if any, that a financial incentive could play to complete all demolition work by September 15.
- Township Committee and Board of Education will meet in March to discuss the feasibility and relative value of additional steps, such as:
 - Postponement of school opening and/or relocation of Village School grades for fall 2007.
 - Removal of Kay Building
 - Monitoring in Village School

Community Advisory Board

**on Health and Safety Related to Environmental Remediation,
Asbestos Abatement and Building Demolition Activities at the NPDC Site**

Purpose

- Provide advice and feedback to the Township Committee before and during environmental remediation, asbestos abatement and building demolition.
- Provide an ongoing communication link to key stakeholders on and around the site.

Community Advisory Board (continued)

Membership: Selected by the Following Community Organizations

- Montgomery Township Board of Health
- Montgomery Township Environmental Commission
- Montgomery Township Board of Education
- Village Elementary School administration
- Village Elementary School PTA
- Orchard Hill Elementary School Administration
- Orchard Hill Elementary School PTA
- Wild Azalea Lane / Fieldstone Glen Homeowners Association
- Lilac Way and Opossum Road Neighborhood
- St. Charles Borromeo Roman Catholic Church
- The Township Committee shall appoint two at-large members who do not live in close proximity to the site and do not currently have a child attending VES.
- Montgomery Township Mayor, one additional Township Committee Member and Health Officer shall serve as members.
- The Township Information Officer shall attend meetings and serve as a resource to the Committee.

Community Advisory Board (continued)

Advisory Committee role and responsibilities

- Meet with Township officials, staff, professionals, emergency responders, consultants and contractors to receive briefings and status reports as requested by the Committee;
- Pose questions and make suggestions to the Township Committee about any matter or concern related to public health and safety at or near the NPDC site;
- Advise the Township Committee on communications and public outreach regarding public health and safety;
- Review the draft Health and Safety Plans related to remediation and demolition activities, and provide suggestions and feedback on those plans.

Community Advisory Board (continued)

Logistics, protocol and scope of authority

- The Advisory Committee shall choose one of its members to serve as chair and another to serve as scribe and corresponding secretary.
- Advisory Committee meetings shall be open to members of the public who wish to observe. The Committee may, at their discretion, take comments from the public.
- At the discretion of the Township Committee, the Township Administrator and his staff will coordinate the participation of Township officials, staff, emergency responders, professionals, consultants and contractors as may be requested from time to time by the Advisory Committee.
- The Community Advisory Committee is advisory to the Township Committee, which has responsibility, decision-making authority and public accountability for the NPDC/Skillman Village project.

Community Advisory Board

Recommendations, Feb. 8, 2007

The Board recommended that the Township Committee adopt the following policy:

- The Township will use its best efforts to complete the asbestos abatement and demolition when school is not in session.
- Twp will identify the major hazards and remove the highest risks closest to the school first and move out in an increasing radius from the school.
- If it is still necessary to deal with the buildings on the periphery furthest from the school with the least risk to the school in the fall.
- If the risk of demolition exceeds the risk of doing nothing, the Twp will save the balance of the demolition until school is not in session.
- Call for everyone concerned to sign up for the Township e-bulletins to maintain communication.

Community Advisory Board members

Facilitator:	Steven Sacks-Wilner
Board of Health:	Greg Kanganowicz
Environmental Commission:	Joe Fallon
Board of Education:	Andrea Bradley/Arun Rimal
MTEA:	Chris Crow/Karen Merritt
Village PTA Rep:	Maureen O'Connor
OHES PTA Rep:	Dawn Stamets
St. Charles Rep:	Father Greg
Montgomery School District Administration:	
Wild Azalea Lane/Fieldstone Glen:	Michael Dahl/Mario Dilorio
Lilac Way Rep:	Tom LaVake
Opossum Road/Rolling Meadows Rep:	Nancy Rothman/Therese Perrette
Members at-large:	Pete Treichler and Rich Smith
Township Committee Representatives:	Cecilia Birge and Mark Caliguire

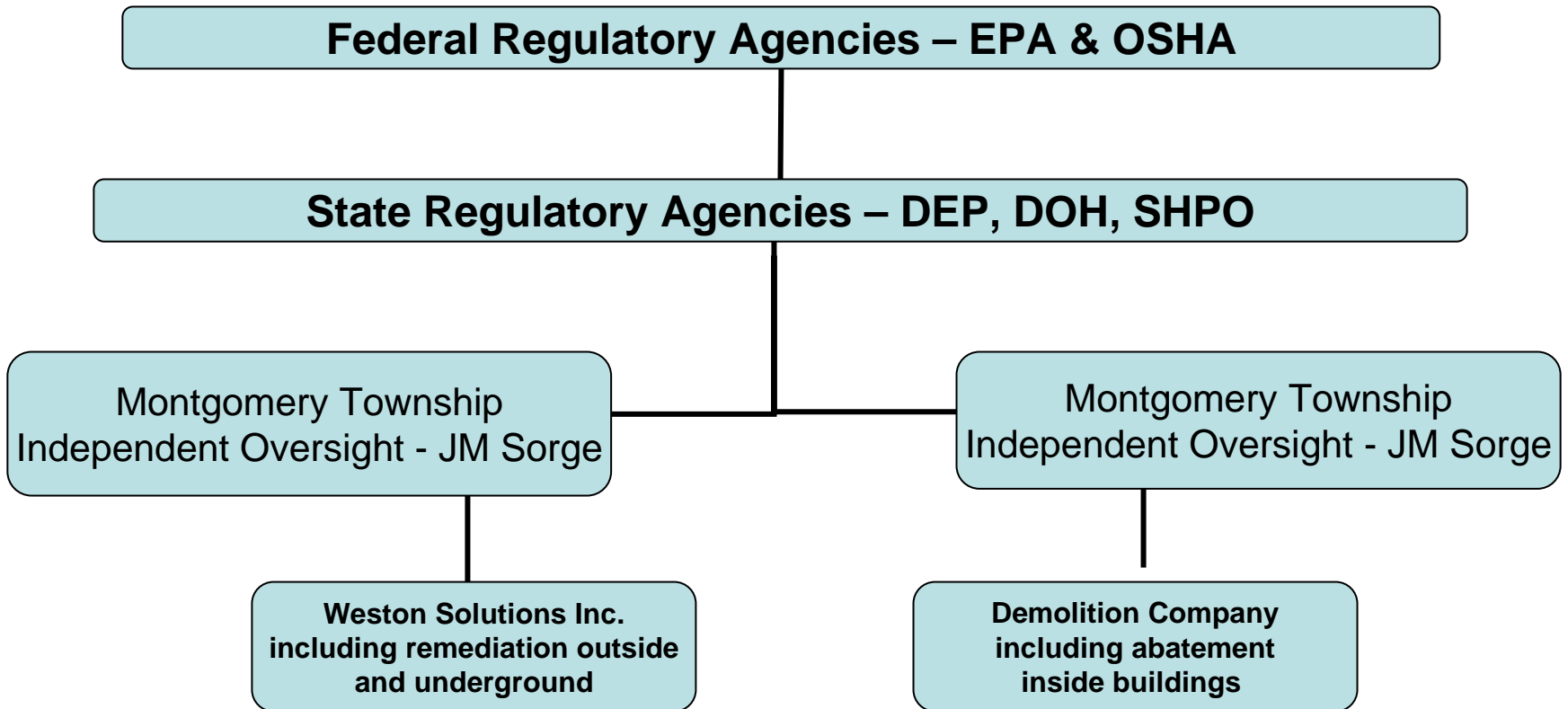
Advisory Board meetings are open to the public.

Contact Tamara Garaffa, community information officer, for meeting schedule.

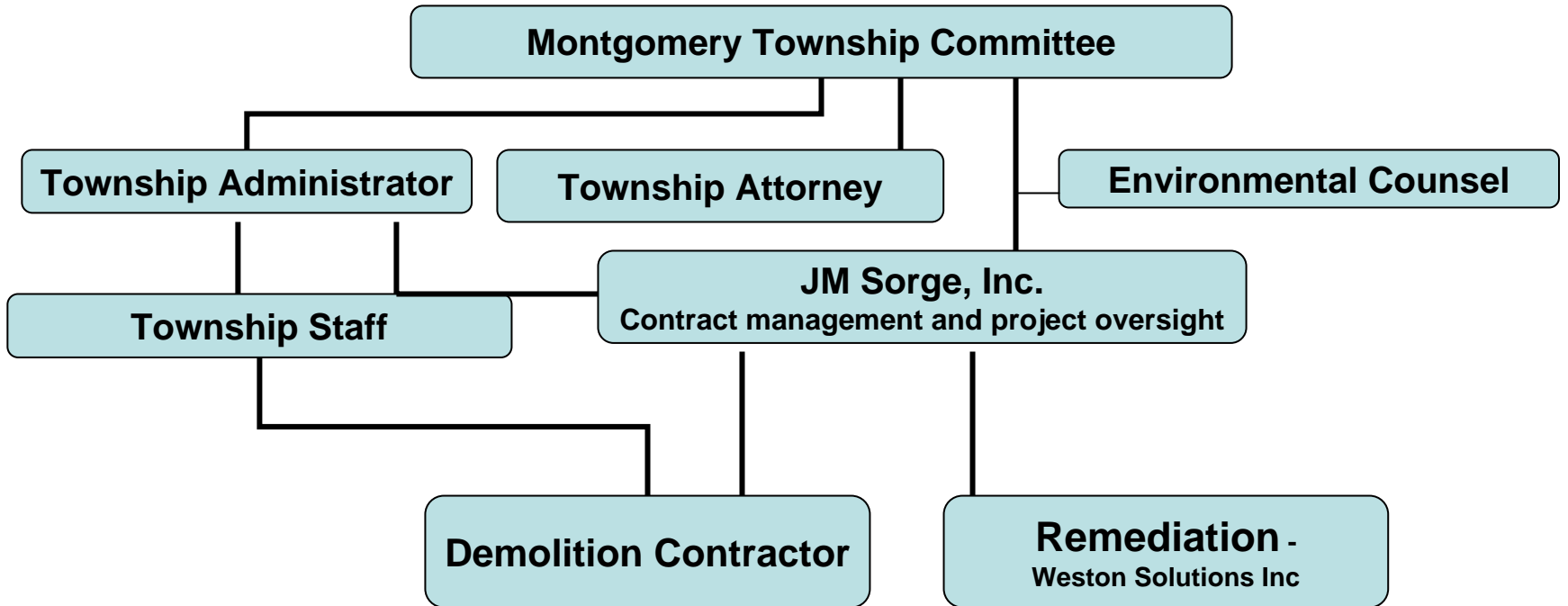
Communication with the public

- **Township Committee** – including meeting on December 7, 2006, Q&A with Weston Solutions
- **Community Information Forums**
 - I: January 24, Village School faculty and staff, PTA leaders, community leaders – Bd. of Health, Environmental Commission
 - II & III: 3rd Grade Parents, January 30, noon-2 pm and 7.30 - 9.30 pm,
 - IV & V: 4th Grade Parents, January 31, noon-2 pm and 7.30 - 9.30 pm,
 - VI: 1st and 2nd Grade Parents, February 13, noon-2pm
- **Public Meetings**
 - * February 20: Township Committee Special Meeting, Village School Cafeteria
 - * At least two more public meetings for Q&A with demo contractor and other professionals before active demolition work begins
- **Additional communication via:**
 - Community Advisory Committee, c/o Tamara Garaffa, tgaraffa@twp.montgomery.nj.us or 908-359-8211
 - Township web site: www.montgomery.nj.us
 - Backpack mail
 - Monthly Newsletter
 - Township e-mail blast/School District e-mail blast
 - Channel 14
 - Newspapers

Regulatory Authority Chart



Project Management



Summary

- Public health and safety have been and will remain the Township Committee's highest priorities. Nothing will change that.
- The Township Committee invites and appreciates feedback and suggestions regarding this project. We respect the concerns that parents and others have voiced.
- Montgomery has outstanding professionals managing this process.
- Contractors are utilizing industry best practices and meeting or exceeding all regulatory standards; the site will become safer once work commences.
- Township Committee and School Board will discuss additional steps that may be taken to provide peace of mind.
- We have formal communications processes in place to keep the public informed. (Please sign up for e-bulletins.)
- The clean-up will bring an end to a sad history of State neglect, and a chance to write a new narrative based on civic pride and community participation.

Thank you!