

SKILLMAN VILLAGE UPDATE FROM MONTGOMERY TOWNSHIP NOVEMBER, 2008

Environmental Remediation Project: We are close to wrapping up most clean-up work at the Skillman Village site. Below is the most recent update regarding all aspects of the project:

Road Reopening: Main Blvd. and the roads with access to the Village Elementary School building are open. Other portions of the site remain closed to the public.

Steam Pipe Removal: All steam pipe work is complete as of 10-08-08. Over 37,300 linear feet of asbestos wrapped steam pipe were carefully removed with air monitoring oversight, primarily over the course of two summers.

Sylvan Lake: Sediment removal work is complete. Sediment is stockpiled in the field area to the north of the lake between the lake and Main Blvd.

Dam Restoration: Work started on August 28th and will be completed by the end of the year. The lake and waterfront are part of the historic landscape and will be used to the benefit of the community.

Soil Remediation: Remediation of all areas of concern have been completed except for coal ash (see below.) Weston is currently preparing the Remedial Action Report, which should be submitted to NJDEP in early 2009.

Coal Ash: In accordance with the NJDEP approved Remedial Action Work Plan, Weston began excavation work in late August and has stockpiled the excavated material securely on-site. Approximately 85% of the ash has been removed and stockpiled.

During the excavation, Weston found debris within the ash. The Township has asked Weston to confirm whether or not the debris will preclude the ashes' onsite re-use in roadbed material or as parking lot sub-base material. Pending resolution of this issue, work in the coal ash area has been temporarily suspended. The

area where the coal ash remains in place has been secured.

Air quality was monitored continuously during site excavation activities and there were no air releases.

Groundwater Remediation: Groundwater remediation and monitoring have begun. The recommended method works passively in place underground and takes time. This area of remediation will therefore continue for the next several years, consistent with the original schedule.

If you have any questions or concerns related to the clean-up work, please feel free to contact our Township Engineer Gail Smith at (908) 359-8211.

Property Redevelopment & Re-use: A bipartisan subcommittee of the Township Committee is in discussions with Somerset County about funding and related considerations for development of a county park at Skillman Village. The township also is evaluating a proposal from a redeveloper to prepare a detailed master plan for the site, at the redeveloper's expense. Under any scenario currently being discussed, at least 80% of the property would be set aside for open space and parkland.

Montgomery has received a \$1.52 million grant from the NJ Department of Environmental Protection (NJDEP) to help offset the investigation cost of the environmental clean-up work at the NPDC site. The grant comes from the Hazardous Discharge Site Remediation Fund. Montgomery is applying for the second phase of the same grant to further offset the cost of the clean up and remediation.

We will continue to vigorously pursue additional grants to recover costs associated with cleanup, infrastructure upgrades and open space preservation on the Skillman Village site.

If you have questions about Skillman Village, contact the Montgomery Planning Director, Lori Savron, at (908) 359-8211.

MONTGOMERY BOARD OF HEALTH PROPOSES UPDATES TO RENTAL HOUSING CODE

In 2008, there has been increasing concern about maintenance of rental housing stock in our community. As the housing stock ages, the Health Department is receiving more reports of maintenance problems and code violations. The Montgomery Board of Health has reviewed its current housing ordinances and those of neighboring communities to assess how they are managing rental properties in their jurisdictions.

The Board of Health has developed proposed ordinance amendments to update its rental housing code (BH-7). There are two major components of this change:

1. The Township adopts by reference the New Jersey State Housing Code, NJAC 5:28-1. This will ensure that housing code standards being used in Montgomery Township are consistent with other communities.
2. For complexes of three or more rental dwellings, a new requirement for reoccupancy inspections is being proposed.

This requires landlords to notify the Health Department when a dwelling unit becomes vacant, and receive a health department inspection before the unit is reoccupied. The inspection fee will be \$75 per unit, with designated affordable housing units exempt from the fee.

Reoccupancy inspection requirements have been used in numerous communities throughout Somerset, Middlesex, and Mercer Counties. These requirements help assure the safety and sanitation of apartments in the municipality.

A public hearing on this ordinance is scheduled for Wednesday, December 10, 7:30 pm at Montgomery's Municipal Building, 2261 Route 206, Belle Mead. Written comments will also be accepted by the Health Department up to that date.

For a full text of the proposed ordinance, please contact the Health Department at 908-359-8211 or health@twp.montgomery.nj.us.