

NPDC/Skillman Village Update – May 2007

Community Advisory Board Activities to Date

The NPDC Health and Safety Community Advisory Board (CAB), an independent ad-hoc committee of citizen stakeholders, has for several months been advising the Township Committee regarding the clean-up of the NPDC property.

In the past month, Weston Solutions, the contractor hired by the Township to perform the remediation work, has responded to CAB's comments and incorporated many of their suggestions in its Health & Safety Plan and Air Monitoring Plan.

In addition, the Township's website (www.montgomery.nj.us/about/npdc.asp) provides the following information:

1. Weekly Activity Report/Air Quality Monitoring Summary Report – CAB provided its input after the first week of pipe removal activities and endorsed its format. This report will be updated and posted on the Township's website every Monday afternoon.
2. Project Update Map – This is a color coded map that illustrates the progress of the project. The projected timeline of the pipe removal work is also illustrated in different colors by the week.
3. Project Activities Timetable Chart – This document provides an estimated timeline for the total project which includes the steam pipe removal, soil remediation, restoration of the dam and the lake. This chart is updated periodically (eg. on a quarterly basis).

Township staff and the CAB have also finalized the Emergency Notification Procedures with input from the Board of Education's Health & Safety Consultant.

Members of the public with any questions are welcome to attend CAB meetings. They are held every other Thursday at 7:30pm. Specific dates are posted at www.montgomery.nj.us/about/npdcmeetings.asp.

Asbestos Pipe Removal Work

The project experienced a late start due the snow and icy condition on the site and the continuous discussions with regulatory agencies. Asbestos wrapped pipe removal work began April 2nd during the school's spring break. Over 800 feet of pipe located north of Main Boulevard were removed during spring break. Another 580 feet of pipes close to or east of the Power House in the far southern section of the property were removed before the Nor'easter hit April 15.

Weston is working closely with the New Jersey State Department of Health and Department of Labor following all requirements and safety procedures.

Air Monitoring Data Collection

During the first two weeks of work, Weston took 58 samples inside the Work Zone. The tests of all these samples were non-detect for asbestos. All monitoring data showed all levels well below the action levels. Weston provided air monitoring data on a daily basis to the oversight consultant JM Sorge, Inc. for review. Weston assigned a meteorologist and a Certified Industrial Hygienist (CIH)/Certified Safety Professional (CSP) to review the data every day prior to submission to JM Sorge, Inc. for review.

Prior to the release of the first week's air monitoring data, CAB and township staff worked on establishing a format that would allow data, throughout the project from start to finish, to be easily, consistently and readily interpreted by expert and lay-person alike. As mentioned above, this weekly data will be posted on the Township's website every Monday.

CAB also reviewed project oversight provider, JM Sorge's proposal for the air monitor locations and concurred with the approach taken.

Bid Opening for Selection of Demolition Contractor

The bids for the building demolition contractor were publicly opened on April 13th. The bidding process was a success and completed another critical step in the process to clean up the site. The Townships goal was to attract qualified firms with good reputations to participate in the bidding process and ultimately select the lowest responsible bidder.

After the Township Engineer's and Township Attorney's review to ensure they were a responsible bidder, the Township Committee awarded the contract this month to the Brandenburg Industrial Service Company, a large demolition firm of Bethlehem, PA with an outstanding reputation.

The advisory board will also be reviewing the Health & Safety Plan and scheduling for the demolition work. Public meetings with the contractor will be scheduled in June. For details, go to www.montgomery.nj.us/about/npdcmeetings.asp.

Skillman Village Survey

The Township is receiving hundreds of responses to the NPDC/Skillman Village survey by mail or drop-off to the municipal building or the Otto Kaufman Community Center. The deadline is May 15th. We strongly encourage people to respond. The blue survey was included in the April newsletter. It is also available for download and print-out on the Township website at www.montgomery.nj.us/about/npdcskillmanvillage.asp. The Planning Department will be tabulating and will make results available to the public in the upcoming months.

Status of the Redevelopment Planning Process

The Township has officially kicked-off of an intensive, broad-based community planning initiative through which we will refine then finalize the redevelopment plan and select a redevelopment team or master redeveloper. The Township intends to complete the

redevelopment plan this summer with public input to be solicited throughout the process. The Township held a meeting on April 30 with the members of the NPDC Concept Planning Team and the chairs and vice-chairs of the municipal boards, committees and commissions. It provided a status report on what township staff and professionals have done to advance redevelopment planning in the 18 months since the NPDC Redevelopment Concept Planning Team delivered its Vision Plan. A planning information session and design workshop is planned for June/July and will be widely advertised. All members of the public are invited to attend.

Listening Sessions - The Mayor, Deputy Mayor and Planning Director have conducted eight small, informal “Listening Sessions” for adjoining neighborhoods, volunteer committees, and other interested groups who have expressed interest in planning for the site and/or are directly affected by the redevelopment. The informal setting was designed to provide face-to-face dialog between small groups and officials and staff. Participants asked questions, expressed concerns and provided feedback related to their specific agenda or issue. One question commonly asked was whether the existing concept plan will change. The Township anticipates that the existing concept plan will change based on community input and further traffic, economic and fiscal impact analysis, but that the redevelopment plan will remain rooted in the guiding principles and community values that have been established.

Information Session on Economic and Market Analysis - On May 16 from 8-10 pm the Township Committee will conduct a public information session on economic planning and market analysis for Skillman Village. The President of Economic Research Associates (ERA) – the Township’s economic and market analyst for the redevelopment project – will make a presentation and answer questions from the public. ERA will present its market overview report for the project. They will also discuss how they will assist the Township in the coming months with development program recommendations (land uses and density), financial analysis, and fiscal and economic impacts of the redevelopment. For details, please go to www.montgomery.nj.us/about/npdcmeetings.asp.

Township Committee to Short List Redevelopers

The Township initiated a two-part process to select a redeveloper for the redevelopment of Skillman Village (the former North Princeton Developmental Center site). A Request for Qualifications (RFQ) was released in 2006 and fourteen responses were received. On May 16, the Township Committee will conclude its discussions regarding the evaluation of the responses to the Request for Qualifications (RFQ) and short list the top six most qualified redevelopers that will be invited to respond to a Request for Proposal (RFP) for Skillman Village. The RFP will be issued following the adoption of the Redevelopment Plan. The Township Committee intends to adopt the plan in the fall of 2007 and release the RFP to the short listed developers in the late fall 2007. The Township anticipates selecting a redeveloper in early 2008.

Three quick and easy ways to stay up-to-date on the project:

- Visit the Township website for up-to-date information;
- Check the Township newsletter for a monthly status report; and
- Sign up for the Township “E-Bulletin” service to receive important bulletins via email.