

LSRP Comments – Interface between Municipalities and Developers in Site Remediation Process

Slide One – Getting Started

Interaction between Involved Parties and Role of LSRP

- NJDEP “Licensed Site Remediation Professional” (LSRP) Defined
- LSRP – Developing and managing remedial process, vs. oversight of developer
- LSRP Retention – Developer or Municipality?

Importance of Due Diligence/Available Information on Property and Closing Data Gaps

- Gathering and reviewing prior documents, available files and regulatory information
- Steps necessary to obtain understanding of the remedial requirements
- Soil and Groundwater (Historic Fill), Ecological Receptors; USTs and other Unknowns Permits
- Preparing Scope of Work and Cost Estimates for Funding Applications

Slide Two – LSRP Planning and Implementation

Evaluating the Remedial Process based on Redevelopment Plan

- Conceptual or Actual Redevelopment Plan Needed
- Variety of Potential Remedial Options dependent on Redevelopment Plan for eg. Public Parks, Housing, Educational Facilities, Commercial, Mixed Use
- Green remediation – Storm water management, Shoreline protection, Resiliency

Implementation of Remedial Work

- Preconstruction vs. environmental work during construction – multiphase process
- Oversight and inspections during construction
- Planning for engineering and institutional controls, vapor mitigation

Slide Three – LSRP Involvement in Funding Process

Availability, Time Frames for Funding and Remedial Actions

- Submitting funding applications early in the process; addendums to funding requests
- Realistic expectations of time frames for funding approvals and disbursements
- Documentation and records of expenditures

Closing Funding Gaps

- 100% Funding for Planning, Preliminary and Investigation Work
- Partial funding (ie., 50-75%) for Remedial Action
- Out of scope work – Modifications to original scope
- Less than 100% Funding - Consideration of developer contributions, insurance policies, bond funds, loans

Slide Four – Project Closeout – RAO

Finishing the Project – When is Environmental Work Complete?

- “Response Action Outcome” (RAO) is issued by LSRP at the completion of the Remedial Action
- NJDEP Fees are paid in full, LSRP forms, documents and final reports submitted via online portal
- Soil Remedial Action Permits needed when historic fill and other contaminated areas are left in place and “capped”
- Groundwater Remedial Action Permits required when low level groundwater contaminants are being allowed to naturally attenuate on site
- Post RAO transfer obligations for permits, NJDEP fees, biennial reporting