

Proposed Redevelopment

2065 Route 37, LLC (Block 44, Lot 15.01)

aka Nicol Asphalt/Davies Site/Karen Redevelopment

- The property was designated as a “Non-Condemnation Area in Need of Redevelopment” on July 22, 2019;
- The Redevelopment Plan was adopted by Ordinance 20-021 on July 13, 2020 and “2065 Route 37 Owners, LLC” was named as the conditional redeveloper on June 28, 2021;
- A redeveloper’s agreement is pending.
- The Planning Board application was filed on February 8, 2021 and the application was heard by the Board on July 19, 2021.
- At that meeting, the Board granted the following:
 - Preliminary and final major subdivision to create a separate lot for each of the 3 uses;
 - Preliminary and final site plan approval for 210 residential units in 21 separate buildings, a clubhouse with amenities (pool, playground, etc.), stormwater management system and associated parking/infrastructure improvements (Phase 1);
 - Preliminary site plan approval for a fueling station with a convenience store (Phase 2);
 - Preliminary site plan approval for an 18,000 square foot commercial pad, with the ultimate use/tenant to be confirmed at final (Phase 3);
 - No variances were requested or approved as the application conformed with the Redevelopment Plan;
 - The residential portion also complies with the Residential Site Improvement Standards (RSIS);
 - The project has CAFRA approval, having received the permit February 7, 2020 (a CAFRA permit modification application has been submitted and is pending). Proof of all other outside agency approved will be required.
- Testimony stated the residential portion is intended to be rentals. It’s comprised of “stacked townhouse units”, defined by the Redevelopment Plan as “townhouses that have multiple units vertically, typically two in number, each unit having its own private entrance from the street or at least from outside.”
- Here is a summary of the environmental testimony:
 - The site was operated as an asphalt plant from circa 1951 to 2006. Extensive environmental investigation and remediation work has been completed at the site. A total of 13 Areas of Concern (AOCs) have been identified at the property, 11 of which have been remediated to unrestricted use standards. An entire site, soils only, unrestricted use Response Action Outcome (RAO) was issued by the LSRP-of-Record, David Robinson from Synergy Environmental, on 6/9/15. In addition, an AOC specific, soils only RAO was issued by New Jersey Natural Gas’s (NJNG’s) LSRP on 8/5/13.

- The remaining 2 AOCs, chlorinated impacted groundwater (AOC-3) and the former coal tar pile (AOC-5), have groundwater contaminants in excess of the NJDEP Groundwater Quality Criteria (GWQC), and are being addressed as follows:
 - AOC-3: The chlorinated solvent impacts to groundwater have been delineated and characterized. Groundwater contaminant modelling and calculations indicate that the remaining impacts should naturally attenuate to compliant conditions within the next 10 years. A Remedial Action Permit for Groundwater (RAP-GW) application was submitted to the NJDEP and is currently under review. The application describes the extent of groundwater impacts and restricts any potable or irrigation wells from being installed within the plume boundaries. Once received, the groundwater will be periodically sampled until compliance with the GWQC. At that point, the RAP-GW will be terminated, and an unrestricted use Response Action Outcome (RAO) will be issued to formally close this AOC.
 - AOC-5: The coal tar impacts to soils have been remediated to compliant conditions by NJNG, the responsible party for this AOC. The residual impacts to groundwater were delineated and characterized before the NJDEP issued a RAP-GW, which indicates that groundwater is expected to reach the GWQC by 2027. At that time, it is anticipated that the RAP-GW will be terminated, and an unrestricted use Response Action Outcome (RAO) will be issued to formally close this AOC. The plume boundary has been mapped with the NJDEP and forbids the installation of any potable or irrigation wells within it.
- The residential development will comply with the Township's affordable housing ordinance, providing a 15% affordable component through a combination of on-site units, off-site units and/or a payment-in-lieu contribution to the Township's Affordable Housing Trust Fund.

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