

Berry Lane Park

Presentation to

NJDEP Brownfields Roundtable

March 4, 2016



Steven M. Fulop, Mayor





Journal Square

Downtown

West Side

Berry Lane Park

Bergen

Lafayette

Morris Canal
Redevelopment
Plan Area

Greenville





SCHOOL BUS

STOP

GMC

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RAPID REBUILDING Service
ALTERNATORS & STARTERS
HEAVY DUTY - FOREIGN - LATE MODELS
STEERING HOSES (ONE DAY SERVICE)
A/C MADE TO ORDER
PROBLEMS? NOSE & WAIT! PARTS

IMPORT PARTS
W/ 10% OFF

Touch
O BO
MECH



THE BRICKS ARE NOT TO BE USED FOR ANY OTHER PURPOSES



3010

4 5 6 7 8







Acquisition

- 12 different “sites”
- 43 different tax lots
- Mostly vacant and underutilized
- Tax liens & foreclosure
- Multiple brownfields
- Two residences



Environmental Investigations

- Each site investigated individually
- 12 Underground storage tanks
- Metals, petroleum, PCBs, solvents
- Site wide historic fill
- Hexavalent chromium (former Morris Canal)



Relocation

- Bus parking lot
- Furniture warehouse
- Two residences
- Auto repair shop
- Three used car sales
- junkyard



Community Input

- Partnership with Morris Canal Redevelopment Area Development Coalition
- Three community design charrettes held in 2008
- Strong community desire for diverse array of active and passive recreational features



Phase I - Remediation, Demolition, Drainage, Grading, Baseball field

- Integration of remediation and park design
- Demolition of structures
- Removal of Underground Storage Tanks
- Excavate and off site disposal of lead and PCB hotspots
- Excavate and dispose of hexavalent chromium
- Site wide soil cap to address metals and historic fill
- Installation of stormwater structures
- Construct baseball field









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11-13-12
CREAMER ENVIRONMENTAL
DEBBY LANE
MHI-R2





Phase I - Remediation, Demolition, Drainage, Grading, Baseball field

- 210 cu yds of tires
- 1,800 cu yds of debris
- 1.2 million gallons of contaminated groundwater
- 49,095 tons of hexavalent chromium removed
- 19 USTs removed
- 100,000 tons of clean fill brought onsite
- 9 month total duration
- Construction value \$9.7M



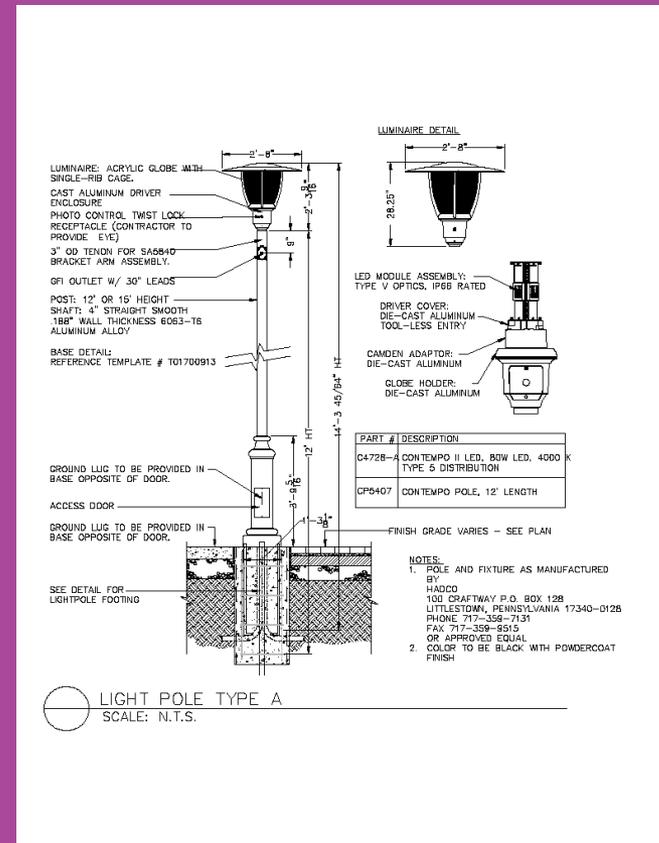
Phase II Site Improvements

- New sidewalks and curbs along Woodward Street
- 30 new street parking spaces
- Bus pull off
- 73 new trees
- Completed winter 2013
- Construction value \$365K



Phase III Site Improvements

- Installation of 110 new high efficiency LED pedestrian lights throughout the park
- PSE&G “dawn to dusk”
- Completed Summer 2014
- Construction value \$650K



Phase IV Site Improvements

- Synthetic turf multi-sport field
- Playground and fitness area
- Court sports
- Dog Run
- Spray park
- Seating areas and historic markers
- Morris Canal Greenway
- Outdoor performance area
- Trees and landscaping
- Security cameras, WiFi, PA system
- Completion Spring 2016
- Construction value \$10M

Sustainable Park Design Elements

- Reuse of site soils
- Underground stormwater detention and infiltration basins
- Recirculation system for spray park
- Permeable pavers and light colored pavement
- Rain garden
- 700 new trees
- Native and drought tolerant plantings
- Energy efficient LED lighting
- Pavilion building designed to achieve LEED Silver















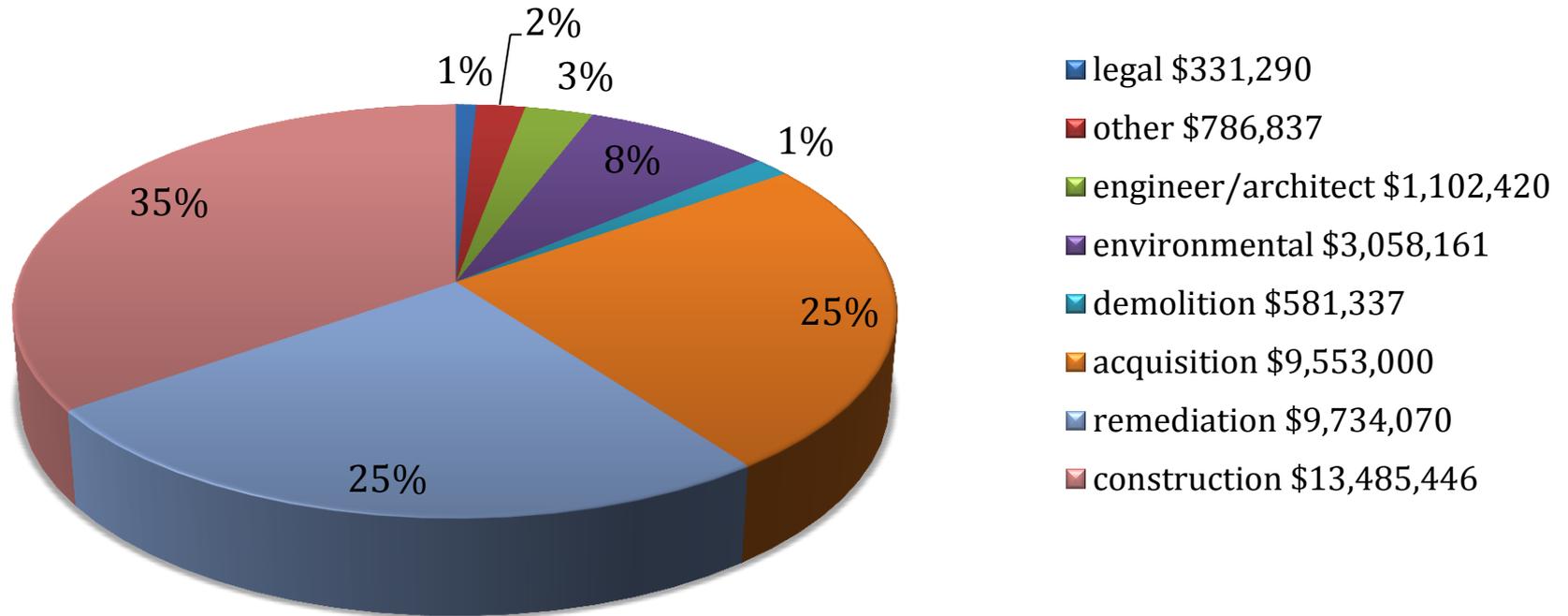
Sep 17 2015



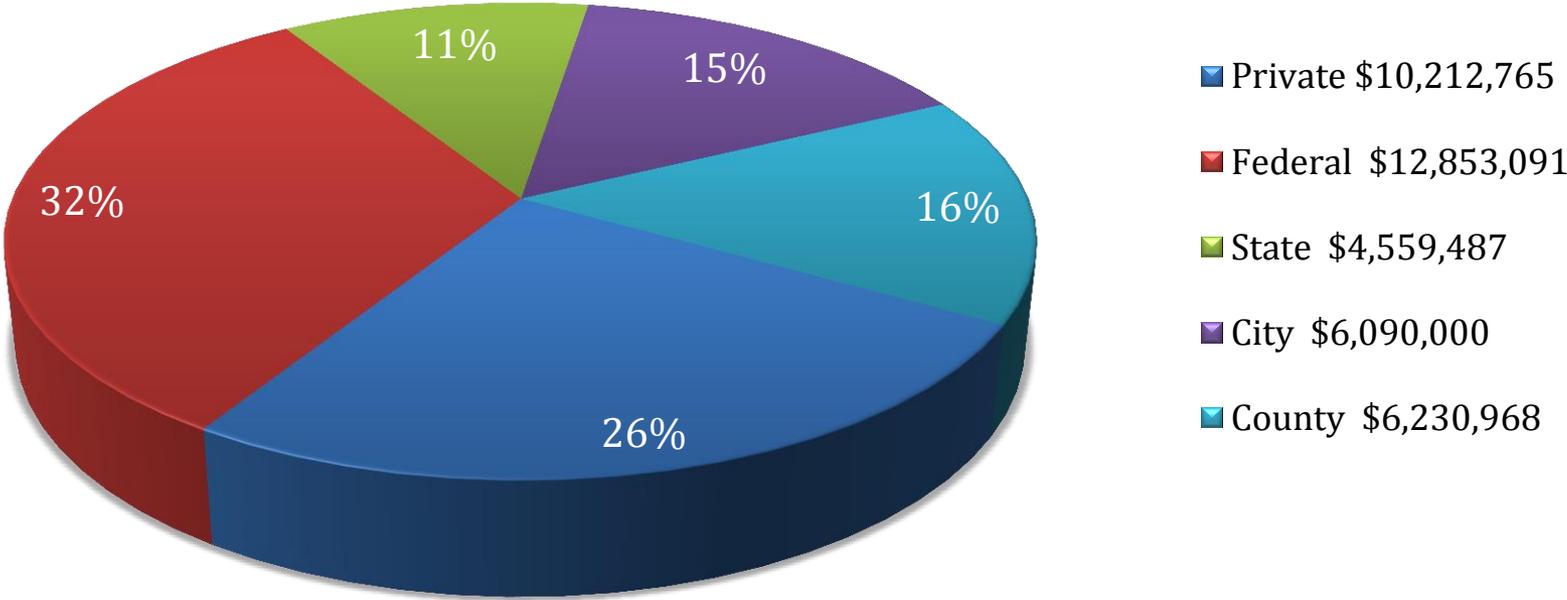
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Costs to Date: \$38,632,561

(plus anticipated though Phase VI)



Funding Awarded by Source: \$39,946,311



Timeline

- 1999 – Morris Canal Redevelopment Plan adopted
- 2007-2012 – land acquisition and relocation
- 2008 – park design
- 2007-2012 – environmental investigations
- 2012-2013 – Phase I (env. remediation, demolition, drainage, baseball field)
- 2013 – Phase II (Woodward street improvements)
- 2014 – Phase III (pedestrian lighting)
- 2015-2016 – Phase IV (most of park)
- Summer 2016 – Park to open to the public
- 2016 – Phases V (skate park) and VI (pavilion)
- 2017 and beyond – Phase VII (Steel Tech site)



Thank You

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