

BCONE

BROWNFIELD COALITION OF THE NORTHEAST

Woodbridge Former Brownfield Summaries

The Township of Woodbridge has partnered with NJDEP/Office of Brownfield Reuse in an effort to remediate/redevelop brownfield sites in the Keasbey Redevelopment Zone/Brownfield Development Area. In varying stages of remediation and redevelopment, these sites either currently are or will provide passive open-space/recreation, expand/relocate existing businesses, attract new businesses, create an eco-park, and house a power plant.

1. CPV Woodbridge Energy Complex

One of the projects in the construction phase is the 27.28 acre parcel of the Former 185 acre Nuodex Corporation Site. This parcel will be developed into the Woodbridge Energy Center. This \$845 million 700-megawatt natural gas-fueled facility generates enough electricity to power 700,000 homes, reduce the State's reliance on imported energy, reduce energy costs for residences and businesses, create over 500 construction jobs, generate \$3.5 million in ratables, create 25 permanent jobs with a payroll of \$50 million, and remediate/redevelop a former chemical contaminated site that has sat vacant and contaminated for decades.



A rendering of the \$845 million CPV Woodbridge Energy Center project.

BDA ➡ CPV Woodbridge Energy Center

Situated on 27.5 acres at the Keasbey Redevelopment Zone - BDA

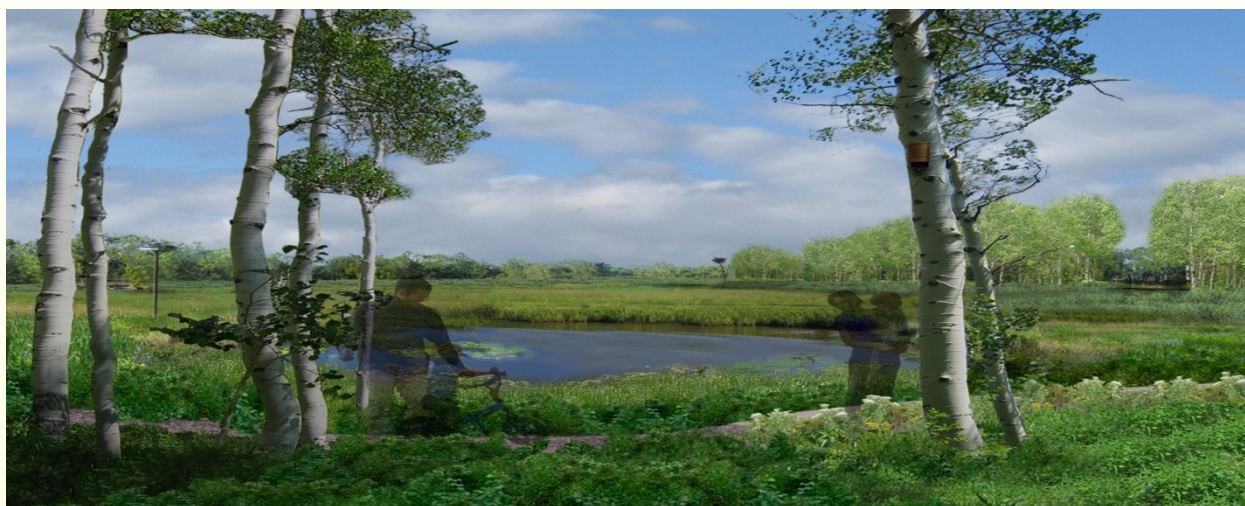
700 mega-watt natural gas-fueled electric generating facility to Produce electricity to power 700,000 homes

Over \$100 million in tax revenues over 30 years



2. Nuodex Site/Project

The remainder of the Former 185 acre Nuodex Corporation Site is also in the remedial/construction phase. This site has a long history of mining, industrial activities, and chemical manufacturing dating back to the 19th and early 20th centuries. All environmental media (soil, groundwater, surface water, sediments, air, storm water, wetlands, etc.) in-and-around this site have been impacted severely by the industrial activities from the past. The site was primarily contaminated with chlorotoluene, toxaphene, lead, base neutrals acid extractable, pesticides, metals, and low levels of uranium. Once remediated, this site will be restored into the Woodbridge Wetland Park which will include approximately 90 acres of open water habitats, freshwater wetlands, coastal wetlands and riparian areas, as well as a public access system that includes a network of walking trails, boardwalks, landscape viewing areas, public gathering space, wildlife breeding and nesting structures and educational signage describing the local ecology.





Renderings of the Woodbridge Wetland Park

3. Morris Property

This site is approximately 26 acres and until recently was owned by numerous chemical companies but always remained vacant. It's currently owned by the Township and will be restored and incorporated into the Woodbridge Wetland Park. The site is densely vegetated with wetlands and two large ponds. The site is contaminated with historic fill and an adjacent off-site source has impacted the site's ponds and sediments with PCBs and Bis(2-ethylhexyl) phthalate. The impact from the off-site source is currently being investigated by the discharger and all that is left to close-out the groundwater is two-rounds of groundwater sampling.

4. Gentempo Site

This site is approximately 17.6 acres, was owned by numerous commercial and industrial entities from 1931 to 1963, operated as a private landfill in the 1960s and 1970s, and ceased its landfill operation in 1974. The site is densely vegetated, the landfill has not been properly closed, current soil and groundwater quality is unknown, and a PA/SI is required to assess the nature and extent of its contamination. The site owner is currently in the process of negotiating sale with several developers. The end use will remain commercial/industrial.

5. Ashland/Veridian Site

This site is 18.4 acres and produced phenolic resins and antioxidant food additives, among other products. The site was heavily contaminated with historic fill, LNAPL, VOC and SVOC. The remedial action required extensive removal and offsite disposal of impacted soils, de-watering and treatment of excavated groundwater, characterization and reuse of concrete and building structures, and engineering and institutional controls. Site groundwater remediation is ongoing and may include some form of treatment, monitoring, and natural attenuation. In May 2013, the site was paved to provide parking for semi-trucks and trailers from the nearby Federal Express terminal.

6. Wakefern Site

Prior to its redevelopment as a distribution center, the Wakefern site had been part of a long-abandoned and vacant site previously owned by Center Realty. The site's history includes designation as a "U.S. Military Reservation" as part of the U.S. Army's Raritan Arsenal, formerly located on the Raritan River in Edison and Woodbridge Townships. The area was designated in need of redevelopment in 1996. In 2001, Wakefern Food Corporation, the largest retailer-owned cooperative in the United States, constructed a distribution center at the site, including a 487,209 square foot warehouse. In 2010, the warehouse underwent a 90,000 square foot expansion, which added 25 new loading dock doors, for a total of 100, increasing the warehouse's pallet capacity by 28 percent. The expansion further increased Wakefern's ability to service its 47 member companies, which individually own and operate more than 228 supermarkets under the ShopRite banner in New Jersey, New York, Connecticut, Pennsylvania, Maryland, and Delaware. The facility ships more than 1.5 million cases of product each week and handles all incoming and outgoing meat, dairy/deli, fresh bake, and appy deliveries for all ShopRite and PriceRite stores. The Wakefern facility is a PILOT project that has made significant contributions to Woodbridge Township projects and stands as a significant example of a productive development project that has benefited the economy of the entire Central Jersey region.



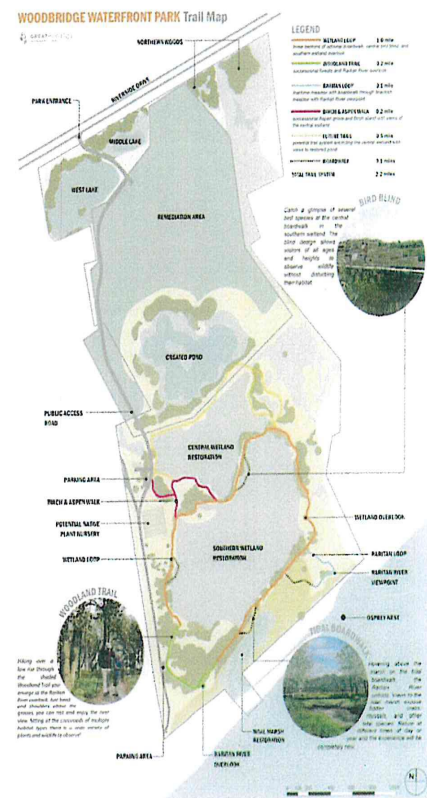
Photograph of the Wakefern Foods Distribution Center

7. FedEx Ground

The FedEx Ground facility is another distribution center located on the same formerly-vacant property as the Wakefern Foods Distribution Center. FedEx Ground is 555,000 square feet, which includes over 1,000 parking spaces and 400 loading spaces. Parking spaces have been restriped around the southern end of the building to accommodate the loading dock expansion, and minor rehabilitation and striping improvements are happening throughout the site. FedEx Ground is also a PILOT, and, through initial construction and expansion, continues to provide funding for Township projects, programs, and events.

Woodbridge Waterfront Park

Two miles of hiking trails, boardwalks along the river and upland areas, bird blinds, boating areas, ecological signage and other passive recreation areas.



6. Wakefern Site

Prior to its redevelopment as a distribution center, the Wakefern site had been part of a long-abandoned and vacant site previously owned by Center Realty. The site's history includes designation as a "U.S. Military Reservation" as part of the U.S. Army's Raritan Arsenal, formerly located on the Raritan River in Edison and Woodbridge Townships. The area was designated in need of redevelopment in 1996. In 2001, Wakefern Food Corporation, the largest retailer-owned cooperative in the United States, constructed a distribution center at the site, including a 487,209 square foot warehouse. In 2010, the warehouse underwent a 90,000 square foot expansion, which added 25 new loading dock doors, for a total of 100, increasing the warehouse's pallet capacity by 28 percent. The expansion further increased Wakefern's ability to service its 47 member companies, which individually own and operate more than 228 supermarkets under the ShopRite banner in New Jersey, New York, Connecticut, Pennsylvania, Maryland, and Delaware. The facility ships more than 1.5 million cases of product each week and handles all incoming and outgoing meat, dairy/deli, fresh bake, and appy deliveries for all ShopRite and PriceRite stores. The Wakefern facility is a PILOT project that has made significant contributions to Woodbridge Township projects and stands as a significant example of a productive development project that has benefited the economy of the entire Central Jersey region.



Photograph of the Wakefern Foods Distribution Center

7. FedEx Ground

The FedEx Ground facility is another distribution center located on the same formerly-vacant property as the Wakefern Foods Distribution Center. FedEx Ground is 555,000 square feet, which includes over 1,000 parking spaces and 400 loading spaces. Parking spaces have been restriped around the southern end of the building to accommodate the loading dock expansion, and minor rehabilitation and striping improvements are happening throughout the site. FedEx Ground is also a PILOT, and, through initial construction and expansion, continues to provide funding for Township projects, programs, and events.

It's the start of a new era for Avenel, as the formerly vacant General Dynamics site has been transformed into a vibrant new community.

- Promote appropriate mixed-use development along Avenel Street corridors.
- Provide streetscape improvements including street trees, lighting, benches and improved sidewalks to enhance the pedestrian environment and to create a sense of place
- Encourage a variety of housing types that cater to current Avenel residents as well as any future residents of the neighborhood
- Strengthen the image of Avenel as a residential neighborhood with supporting retail and commercial service arts and uses.

Station Village at Avenel – along with the Avenel Arts Center complex – stand on the long-abandoned 27-acre General Dynamics industrial complex in the Avenel section of Woodbridge Township. Station Village at Avenel and the Avenel Arts Center, in concert with the NJT North Jersey Coastline commuter train station serving Avenel, represents a \$50 million transit-related development project that will create 500 luxury apartments and town homes, 25,000 square feet of arts-themed retail space, and a 10,000 square-foot performing arts center with artist studios, galleries, rehearsal and performance space, and themed restaurants and hospitality facilities. The Avenel Arts Village and Station Loft at Avenel include streetscape improvements, lighting, sidewalks, parks and green space.

The Avenel Performing Arts Center (APAC) is a multi-disciplinary performing arts center located in Avenel, New Jersey. Funded by the Woodbridge Arts Alliance, The APAC promises to energize Avenel and surrounding communities by programming exceptional, professional theatre, music, comedy, dance and more.

Woodbridge Arts Alliance (WAA) is a 501(c)(3) organization dedicated to advocating, activating and animating Downtown Woodbridge and Avenel as hubs for the arts in the Township of Woodbridge. Starting with The Avenel Performing Arts Center, the WAA will play a leadership role in helping to advance the Township's art-driven economic plan—a plan that includes further development of enhanced arts programming and education representative of the diverse population in the area. Woodbridge Arts Alliance will build and expand on these existing arts activities to further activate the Township of Woodbridge as a regional hub for the arts. The goal is to inform and help build capacities needed to organize and distinguish Woodbridge as an arts destination to help advance the economic position of artists, creative entrepreneurs and associated entities.

THE AVENEL PERFORMING ARTS CENTER



General Dynamics



Avenel Station Lofts & Arts Village

