



## REMEDIATION AND ENVIRONMENTAL LIABILITY TRANSFER

### MONTGOMERY TOWNSHIP, NEW JERSEY



*To fully capitalize on the potential value of the entire Skillman Village site for redevelopment, restoration of Sylvan Lake is essential.*

The future Skillman Village is a 256-acre property that served as a state-run residential hospital from the late 1800s until 1992, and was then declared as excess property by the State of New Jersey. The parcel, located in Montgomery Township, has approximately 100 structures in various conditions as well as a mixture of environmental impairments, from asbestos-lined pipes to soil and groundwater contamination. The township has acquired it from the state, envisioning a redeveloped, mixed-use village that would incorporate residential, civic, recreational, and open spaces. Weston Solutions, Inc. (WESTON®) has partnered with the township to bring its vision to life.

#### WESTON's Approach Helps the Township Attain Their Goals

##### Project Highlights

- Liability was transferred directly to Weston Solutions, Inc., rather than creating a single-purpose, limited liability company.
- WESTON uses an open book approach and rebates to the township, funds that are not necessary for the remediation, over \$3 million so far.
- WESTON employees sat side-by-side with township officials at specially held meetings to allay concerns of local parents whose children attend school on-site.
- WESTON worked with the township to develop a viable remediation plan that included the restoration of the eight-acre Sylvan Lake.
- WESTON has been engaged for the first phase of the project—environmental remediation services, the restoration of the lake, and rebuilding of the lake's dam. By integrating lake restoration with the remediation plans, the township saved money.
- Our plan maximizes the reuse of materials wherever possible.
- WESTON's commitment is demonstrated by our assuming complete environmental liability for the site, executing a no-exclusion transfer directly to Weston Solutions, Inc., not a limited liability company.
- WESTON's reputation and history of zero claims filed on similar projects to date, combined with an established relationship with the state, allowed us to negotiate insurance coverage prior to the transfer, as required by the state, at a more favorable rate, also saving the township money.
- WESTON identified ways to reduce the original estimated cost by over \$3 million, and reduced that amount—in full—from the contract.



*Innovative solutions will allow the township to bring new life to older buildings, with the potential to become social, civic, or educational spaces.*

### **Issues to be Considered in the Redevelopment Strategy**

- The township's desire to maintain control of redevelopment, and to reserve a significant portion for open space and minimize the impact on surrounding areas.
- To recover the costs of the acquisition, remediation, and other related redevelopment costs, Skillman Village must be a viable business solution, as well as one that reflects the town's values.
- An active, 1,000-pupil elementary school is located in the middle of the property.
- Eight-acre Sylvan Lake must also be restored, including rebuilding the dam, to fully capitalize on the site's redevelopment value.
- Stakeholders include Montgomery Township, the State of New Jersey, surrounding property owners, the children who attend Village Elementary School and their parents, and future owners/users of the redeveloped Skillman Village.

### **WESTON's Role in the Process**

Under a guaranteed fixed-price remediation/environmental liability transfer contract, WESTON will:

- Perform soil and groundwater remediation
- Abate and remove asbestos-lined above-ground and underground piping system
- Restore Sylvan Lake, including rebuilding the dam and creating a step pool



*After WESTON completes the environmental cleanup of the site, several of the existing buildings will be revitalized.*



*The township plans to keep over 100 acres of open space for public recreational use.*