

Gloucester County Improvement Authority – Dream Park

Gloucester County, New Jersey

Property Owner:

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Contact:

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Purpose:

Capping and Equestrian Park Development

History:

The Gloucester County Improvement Authority (GCIA) finalized plans to develop 250 acres of their land into the Delaware River Equestrian, Agricultural, and Marine Park (“DREAM” Park), which was to include a complex of equestrian arenas, stables, horse trails, and associated recreational areas. The 250-acre site is located on the Delaware River and was formerly used by the Army Corps of Engineers as a dredge depository for river deepening projects throughout the 1950’s and 1960’s. This activity resulted in thick dredge deposits covering the site and containing low-level contamination; rendering the property unusable from an environmental and geotechnical standpoint. Not only was site contaminated and in need of a cap, but the soft dredge spoils would require pile foundation construction which was cost prohibitive. In addition, the dredge material was so plastic that it threatened horse safety. The GCIA was aware of Soil Safe’s Logan development, less than a mile down the road, where a unique recycled Soil Product was being used to cap the same dredge spoils and pave the way for formal development. The County approached Soil Safe to consider

working with the GCIA on the project. Based on Soil Safe’s relationship and history with the New Jersey Department of Environment (NJDEP), the GCIA was interested in Soil Safe taking the lead on engineering and permitting the cap, and ultimately providing the recycled material and installing the cap on approximately 180 acres of the site.

Soil Safe Capping Concept:

Soil Safe’s business model includes the recycling and beneficial reuse of non-hazardous contaminated soil. Through its stabilization treatment process, Soil Safe manufactures a recycled engineered Soil Product that has received Green Approved Product certification to the ICC 700 National Green Building Standard for recycled paving sub-base and other engineered soil material applications. Customers pay Soil Safe a fee to take their non-hazardous soil. Soil Safe then recycles that soil to produce a manufactured Soil Product. In Soil Safe’s 25-year operating history, the company has recycled over 26 million tons of non-hazardous soil. The Soil Product has been used in hundreds of applications including landfill caps, paving, and engineered fill.

Public-Private Partnership:

The GCIA and Soil Safe entered into a Public-Private Partnership to work together on the DREAM Park. Under the partnership, Soil Safe agreed to provide certain engineering and permitting services, and provide all the required manufactured fill material needed for the cap and contouring of the site. While the use of recycled Soil Product extends the duration of the overall project, the GCIA estimates their savings to be on the order of \$10 million. The construction of the DREAM Park proceeded in two distinct phases.



Arena Facilities:

Construction of the facilities included 60 acres of arenas, stables, administration buildings, parking and other support structures. Soil Safe supplied over 300K tons of manufactured engineered fill material to provide a barrier layer and support for the structures. The provided material sufficiently bridged the dredge spoils and allowed GCIA to employ standard footing construction, rather than using expensive pile foundation engineering. The arena was completed and is the premier equestrian facility in New Jersey, hosting both horse and dog shows every weekend and drawing boarders from all over the country.



Riding Trails:

The balance of the GCIA site, approximately 180 acres, consisted of the same plastic contaminated dredge spoils. This area is designated to be a recreated landscape of grasslands, meadows of wildflowers and pastures, with five miles of horse trails looping throughout and stunning views of Raccoon Creek and the Delaware River.

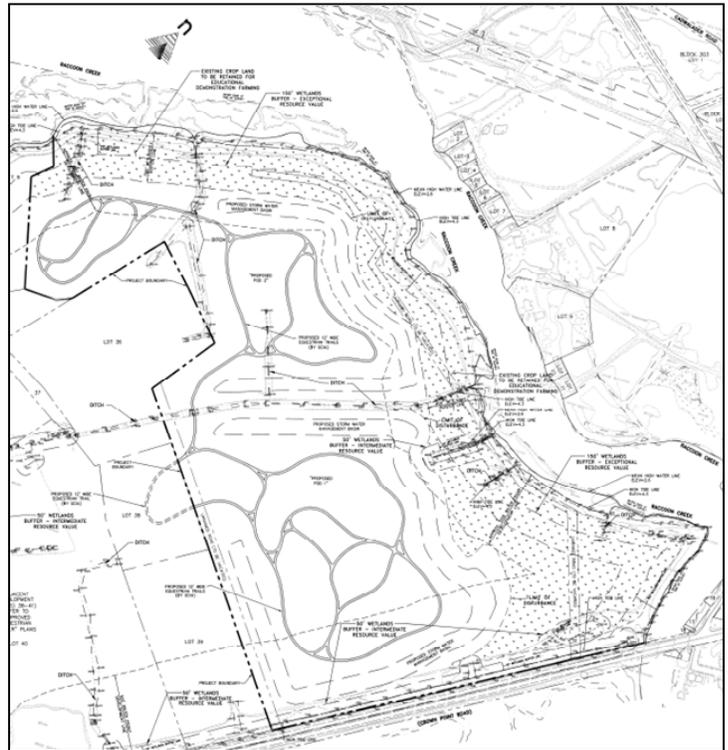
Soil Safe entered into a contract with the GCIA for this second phase of the work. Under the agreement, Soil Safe is providing all engineering and permitting for the cap and contour project, supplying approximately 3 million tons of manufactured soil, and using the Soil Product to cap and contour the site. Approximately 80% of the second phase area is complete.



Engineering and Permitting:

Soil Safe initiated the engineering and permitting effort and obtained all federal, state and local approvals to begin work on the riding trails. The scope of engineering plans, specifications and government approvals included the following:

- Site investigation and analysis
- Plans of survey and topography
- Freshwater wetlands delineation
- Conceptual design
- Site grading & construction detail
- Stormwater Management Plans
- Remedial Action Work Plan
- Health & Safety Plan
- Preparedness & Prevention Plan
- Spill and Emergency Response Plan
- Soil Erosion and Sediment Control Plan
- Waterfront Development Permit
- Freshwater Wetlands General Permit
- Historic Preservation Approval
- Baseline Ecological Evaluation
- Stream Encroachment Permits
- Soil Safe’s Class B Soil Recycling Permit modification for new end-market approval
- All local approvals



Completed Construction:

Approximately 80% of the capping construction is complete with large portions seeded and ready for horse trails and other amenities, including potential construction of several multi-purpose sport fields.

