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BROWNFIELDS 101

Shovels in the Ground: What Brownfield Cleanup Looks Like

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WHY HEAR FROM A CONTRACTOR

Cleanup is the most visible part of a brownfield's transformation

BEFORE

The site everyone remembers

Fenced, vacant, run down. Some neighbors even have a nickname for it.

CLEANUP

The part everyone sees

Before the new plan is built, the remediation is what the community watches happen.

AFTER

A new community asset

Housing, business, parks or open space that benefits the town.

EXPECTATION VS. REALITY

Most cleanups look like a construction site, not a movie set



What people picture

Hazmat suits, breathing tanks and big white tents.



What it usually looks like

Excavators, trucks and crews in hard hats. Because it's visible, you can shape its impact.

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Small-Scale ISS – Urban Setting





NYC Brownfield Cleanup Program

- Project description
  - ISS of metals impacted soils at BCP site in Urban Setting
- Technical details
  - Provided significant savings to client by presenting ISS solution (bucket mixing) to developer client.
  - Removal/replacement of buried water utilities in excavation area.
  - Excavation and disposal of 1,300 tons of lead impacted soil.
  - ISS treatment of ~3,000 CUYDS impacted soil (Blastox, Portland cement)
  - Implemented Renova's ISS QC program during construction to ensure successful results.

Client	Project Date
Confidential	April 2022 – May 2022
Contract Value	**Location**
$800K	Urban Setting

THE OPTIONS

A site can be cleaned up three main ways

EXCAVATION (EX - SITU)

Dig and haul

Contaminated soil is dug out and trucked off site.

Complex excavation sorts soil as it comes out, so less needs trucking or costly disposal.

IN - SITU TREATMENT

Treat it where it lies

Injection: reagents pumped into the ground stabilize or destroy contaminants.

ISS soil mixing: equipment blends reagents through the soil, forming a solid, low - permeability monolith.

ENGINEERING CONTROL

Cap and cover

Material stays in place under a barrier that keeps people from contact with it.

The cap can be an asphalt parking lot or the slab of a new building.

ISS: in - situ solidification/stabilization · Your Licensed Site Remediation Professional (LSRP) helps choose the right remedy

PROTECTING THE PUBLIC

The remedy you choose sets the impact on your neighbors

Excavation

Open digs can release vapors; trucks fill local roads.

In-situ treatment

Soil stays put, so less exposure and far fewer trucks.

Capping

Least disturbance and the lowest chance of exposure.



Whichever remedy, contractors control the work site

Decontamination zones keep contamination on site. Perimeter air monitoring tracks air quality at the fence line in real time.

HIRING THE WORK

Everyone has "environmental" in their name. Here's how to find who's qualified.

Start with LSRPA contractors

Contractor members of the Licensed Site Remediation Professionals Association work with consultants every day.

If a contractor can't work alongside your consultant, there's usually a reason.

Check the safety record

Ask for the Experience Modification Rate (EMR). 1.0 is average for the trade; lower is safer.

0.832

Average EMR of 10 LSRPA contractor members

93rd	95th	95th
percentile, Class 6039	percentile, Class 6217	percentile, Class 6204

Source: New Jersey Compensation Rating and Inspection Bureau (NJCRIB) experience rating data, November 2026

YOUR HOMEWORK

Find the brownfields in your own town

1 **Check the state lists.** Search NJDEP's Known Contaminated Sites List and DataMiner for your municipality.

2 **Look for the usual suspects.** Old gas stations, dry cleaners, rail yards, former factories, lots nobody can explain.

3 **Ask your town staff.** Your planner, engineer or redevelopment office may already keep a list.

4 **Map it and keep it current.** Sites change hands and status; revisit the inventory every year.

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