



Superfund  
Redevelopment  
Initiative

# SITE REDEVELOPMENT PROFILE

PJP Landfill Superfund Site

Jersey City, New Jersey



Planned location of the Skyway Park. (Source: EPA)

**Site Location:** 400 Sip Avenue, Jersey City, New Jersey 07306

**Size:** 87 acres

**Existing Site Infrastructure:** All major types of infrastructure are located on site.

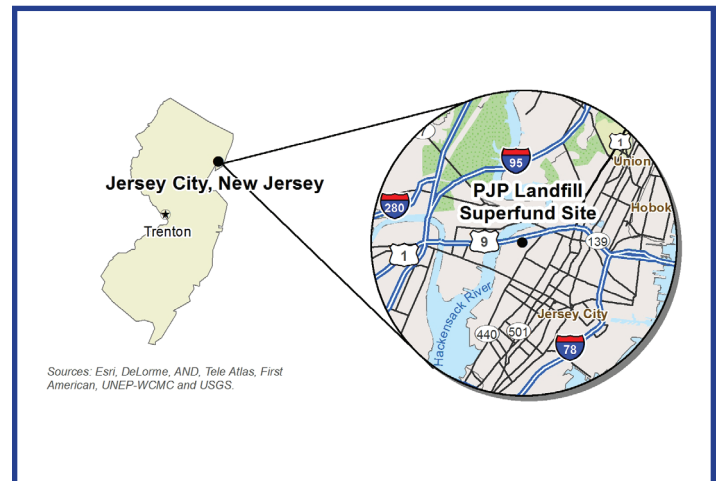
**Current Site Uses:** Two businesses, Imperial Bag & Paper Co. and Peapod (a subsidiary of Ahold), operate out of the Pulaski Distribution Center on the site. Other commercial and industrial uses of the site include a trucking business.

**Use Restrictions:** Excavation of capped areas is prohibited. Land uses are restricted to industrial uses.

**Surrounding Population:** within 0.5 mile, 2,701 people; within 2.5 miles, 218,831 people; within 4 miles, 480,050 people.

The PJP Landfill Superfund site is home to a newly constructed warehouse and distribution center, continued commercial use, public open space and restored wetlands. Redevelopment of the site will continue bringing economic, ecological and recreational benefits to the Jersey City, New Jersey, community.

The 87-acre site is located along the Hackensack River. In 1932, the New Jersey Department of Transportation built a portion of the Pulaski Skyway on the site. From 1970 to 1974, the PJP Landfill Company ran a commercial landfill at the site, accepting chemical and industrial wastes. Available information suggests that illegal dumping continued until 1984. From 1970 to 1985, the landfill had frequent subsurface fires, and in 1982, EPA added the site to the Superfund program's National Priorities List. Sampling showed that waste disposal practices had contaminated soil,




Sources: Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.

Location of the site in Jersey City, New Jersey.

sediment and groundwater.

Between 1985 and 1986, the New Jersey Department of Environmental Protection (NJDEP) put out subsurface fires and capped a 45-acre area

## SITE HISTORY AND REDEVELOPMENT TIMELINE

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- 1932** New Jersey Department of Transportation builds a portion of the Pulaski Skyway on the site.
  - 1970 - 1974** PJP Landfill Company runs commercial landfill at the site.
  - 1982** EPA places the site on the National Priorities List.
  - 1985 - 1989** New Jersey Department of Environmental Protection (NJDEP) caps a 45-acre area of the site.
  - 2008** AMB purchases 51.4 acres of the site and begins constructing a warehouse foundation with a built-in cap.
  - 2011** Prologis merges with AMB, acquiring the AMB property.
  - 2014** Prologis finishes building the Pulaski Distribution Center.

of the site to address immediate concerns. NJDEP excavated and re-compacted over one million cubic yards of contaminated materials. Cleanup also included off-site disposal of contaminated soil, cylinders and drums, and installation of a gas venting system, drainage ditches, and a firebreak trench for the capped area. In 1995, EPA and NJDEP selected a remedy for the site which included removal of remaining buried drums and contaminated soil, capping of the landfill area, installation of a gas venting system, replacement of the Sip Avenue Ditch, quarterly sampling of groundwater, the installation of fencing, and implementation of a wetlands assessment and restoration plan. When outside parties expressed interest in buying the site property and redeveloping the area, NJDEP and EPA worked with them to redesign the cap to allow for development.

The site's proximity to New York City and major transportation routes made it attractive to businesses looking for development opportunities. AMB purchased 51.4 acres of the site with plans to build a large warehouse on the property. Extensive coordination between EPA, NJDEP and AMB integrated remedy and reuse considerations into construction of the warehouse. AMB started work in 2008, removing about 6,500 tires, installing groundwater monitoring wells, and constructing a cap as part of the warehouse foundation. Through a merger with AMB, Prologis acquired the AMB property in 2011. In 2014, Prologis finished building the Pulaski Distribution Center, a Leadership in Energy and Environmental Design (LEED)-certified warehouse for retail packaging





Restored wetlands and wildlife along Sip Avenue Ditch. (Source: EPA)

and distribution operations, on the site. Prologis leases the distribution center and warehouse to two tenants, Imperial Bag & Paper Co. and Peapod.

Other commercial and industrial uses of the site include a trucking business. As of December 2017, site businesses employed about 1,223 people, providing estimated annual employment income of nearly \$53 million. In 2016, site properties also generated nearly \$1.8 million in tax revenues and had a 2017 total estimated property value of over \$24 million. Prologis also developed a waterfront walkway along the Hackensack River, where on-site employees can enjoy riverfront views and watch wildlife, including deer and waterfowl.

Waste Management of New Jersey (WMNJ) and CWM Chemical Services, LLC (known collectively as CCS), two of the site's potentially responsible parties (PRP), cleaned up about 32 acres on the northern part of the site. Cleanup included landfill capping and restoration of wetlands. Jersey City purchased this land from a private owner in 2010 for future public recreational use and took full ownership after cleanup was complete.. The city's goal is to create green space and a park on its portion of the site – the Skyway Park. The park, currently in its planning phase, will address a community need for open space and waterfront access. To facilitate safe access to the Hackensack River, Jersey City is also considering a walkway over the road that separates the site from nearby residential communities.

#### FOR MORE INFORMATION

Melissa Friedland | (703) 603-8864  
[friedland.melissa@epa.gov](mailto:friedland.melissa@epa.gov)

Frank Avvisato | (703) 603-8949  
[avvisato.frank@epa.gov](mailto:avvisato.frank@epa.gov)

Gloria Sosa | (212) 637-4283  
[sosa.gloria@epa.gov](mailto:sosa.gloria@epa.gov)



In May 2017, Administrator Scott Pruitt established a task force to restore EPA's Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

<https://www.epa.gov/superfund/superfund-task-force>