

Project Name

Landfill Redevelopment Plan

Client

Seaboard Development, L.L.C. (initial redeveloper)
K. Hovnanian Cos. (end use developer)

Services Provided

- Landfill Disruption & Closure Plan
- Site Investigation and Remedial Investigation
- Remedial Action Workplan
- Geotechnical Investigation
- Site Engineering Services
- Engineering Drawings for CAFRA Application
- Treatment Works Approval
- Water Connection Permit
- Soil Erosion & Sediment Control Plan
- Air Permit
- Construction Oversight



Project Description

The Anglesea Beach Colony Landfill, North Wildwood, NJ, was an approximately 20-acre inactive sanitary landfill that had not received waste material since the mid-1960s. The site had previously received a Landfill Closure Plan approval and CAFRA permit for construction of a minor league baseball stadium. This project lost funding and the City of North Wildwood auctioned the property. Seaboard Development purchased the property and retained SAI. The site was ultimately redeveloped by end-use developer K. Hovnanian Cos. as The Tides at Seaboard, a 96-unit luxury resort community.

Approach

The development includes four 5-story steel frame residential buildings, as well as a recreational area and parking lots. The geotechnical services included evaluation of the subsurface soil conditions, and testing of shear strength and compressibility of different soils. SAI performed the design of deep foundation system for the buildings and clubhouse and the piles and pile caps to support the utilities. SAI performed settlement analyses for the anticipated settlement due to raising site elevations to proposed final grades. The geotechnical report included recommendations to reduce post construction settlement through surcharging the site and soil improvement. SAI also performed pavement design for the road leading to the development as well as driveways and parking areas. SAI performed construction oversight of pile driving operations, excavation, placement/compaction of fill material, testing of materials physical and mechanical properties and settlement monitoring/evaluation due to surcharge loads. SAI prepared engineering drawings for Landfill Disruption/Closure Plan and CAFRA Permit applications, which were both submitted to NJDEP. SAI also represented the Client for Site Plan approval. SAI completed a site investigation and remedial investigation and prepared a Remedial Action Workplan (RAW), which was approved by NJDEP. The RAW included components of the approved Landfill Closure Plan and institutional and engineering controls (some of which is stabilized dredge material). SAI also obtained



a Treatment Works Approval and Water Connection Permit for the project.

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The project was awarded the 2003 Award for Excellence in the environmental category from the New Jersey Business & Industry Association.



The attached submission to the New Jersey Business and Industry Association provides the basis for the award.