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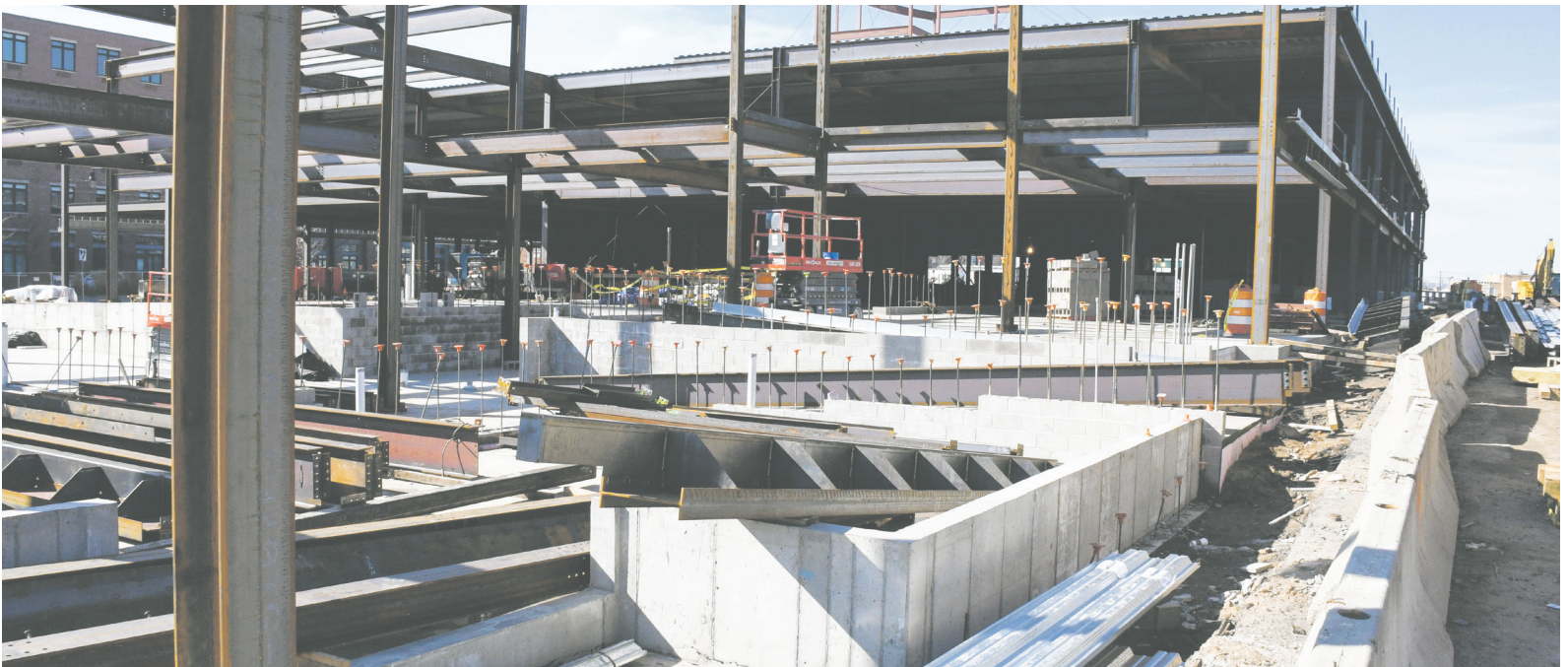
March 2020

SPECIAL EDITION

WEST CAMPUS: UNDERSTANDING THE MONEY

FROM PUBLIC PRIVATE PARTNERSHIPS AGREEMENTS TO TAX ABATEMENTS

by **Kenise Brown- Editor in Chief**



Construction of more luxury apartment buildings on West Campus - Photo by David Wilson

NJCU's West Campus development continues to grow as new buildings appear on the 21-acre site. The total projected estimate for the project, also known as University Place, is about \$400 million, most of which is coming from real estate developers.

The first building constructed was the West Campus Village dorm in 2016. Since then, new luxury apartment buildings were built. However, there are questions about who will benefit from this project, how it's being funded, and where the money will go.

To make University Place a reality, NJCU has entered into Public-Private Partnerships (P3) with several real-estate developers. Based on these partnerships, the buildings created will bring in revenue for the school--approximately \$1.4 million annually. However, it will take time for the school to receive the full amount.

This University has given 50-year ground lease agreements to the real-estate developers. In some cases, developers received 30-year tax abatements from the city.

Back in 2017, NJCU President

Sue Henderson called West Campus a "game changer" and said, "We are moving another step closer to revitalizing our city's West Side and to providing NJCU students, faculty, and neighbors with a welcoming place to live, work, dine, and shop. Think of the enormous impact these buildings and future University Place projects will have on our community."

By doing the P3's, NJCU can expand beyond the dorm. The plan calls to create a new Music, Dance and Theatre building (MDT) as well as a

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Performance Arts Center (PAC) which will feature stages, dance rooms, three restaurants and more. Plans also call for 10 stories of luxury apartments on top of the PAC. Revenue from the ground leases will help finance the MDT and the PAC according to Vice President and Chief Operating Officer Aaron Aska.

Why P3's

Creating income streams from non-academic sources like real estate development seems to be a trend with several New Jersey colleges due to shrinking state aid for public schools. Montclair University was the first New Jersey college to use a P3, forming a 40-year lease agreement with Provident Resources Group to build a dormitory worth \$211 million through tax-exempt bonds. Montclair will own the dormitory once the bonds are paid or the 40-year lease agreement is over.

The state aid to NJCU has declined over the past 12 years. According to the New Jersey Association of State Colleges and Universities, in 2006, NJCU got \$33.5 million. By 2019, that was down to \$24.2 million. However, NJCU is not alone. The decrease in funding is a state-wide trend.

How Much and When

The first luxury building to open was Rivet I (Block 3). The apartment building has been open since 2019 and was developed by Claremont Construction Group Inc. It offers studios, one-and-two bedroom apartments, a courtyard with a grilling station, a game and lounge area, a movie screening room, fitness center, cafe, pet spa, Cuteicles Nail & Spa, Carvel ice cream parlor, and a Five Guys.. The average rental rate is about \$2,000. According to a May 2019 presentation given at an NJCU town hall meeting, Rivet is expected to bring the university \$209,000 annually.

However, the university will not receive money until 2022. In an email interview with Chief Operating Officer Aaron Aska, he said, "the \$1.4 million "income will be earned between FY22 – FY26".

As a follow-up, The Gothic Times asked Aaron Aska to explain why there is a delay in income given that some of the apartment buildings are already open. At press time, the Gothic Times did not receive a response.

In a phone interview with President Sue Henderson in early March, she said there is a delay in the money coming in based on the contract with the developers. Henderson said: "The way that it is written you give them a year to fill the apartments and if they don't fill them, the developers will still have to pay. It's standard policy."

Associate Vice President, Marketing and Communications Sherrie Madia shared a statement

through email on Henderson's behalf with a background on University Place, (see statement on page 9).

Student Government Association (SGA) President Ricky Cruz said he doesn't know why the university is not currently receiving money from Rivet I and CityLine West, which are already open. "I don't know. I'm not familiar with that," Cruz said. "The University has a commitment to grow and expand to build a community within Jersey City."

At the same time that excavators, bulldozers, and cranes at NJCU are in action, enrollment is down, tuition is increasing and the university has a deficit. In February, Henderson released a letter saying NJCU needs to strengthen its financial reserves.

Huiyu "Peggy" Zhu, a student majoring in finance said the school's focus on West Campus is not fair. "We don't support the school for putting so much effort on this expensive project and our tuition increasing. Our parents work hard for us to attend here. It's nice and all, but for so much money why increase our tuition?"

In contrast, Henderson said the university is among the states in New Jersey with low tuition. "Any tuition increase we do, we need to make sure we haven't hurt the students who come from modest schools. The reason that schools end up increasing tuition is because they give up a lot of discounting. They give institutional aid,

scholarships, and more money from the federal government like tag or pell grants. 65 percent of our students are tag or pell students. We try not to hurt the students but you are getting more money from the federal government."

Henderson also said that Vice President and Chief Financial Officer Jim White makes sure the university budget goes in the right direction. "We now know what we don't need to be spending on. We already have reserves and are working on making it better."

OTHER BUILDINGS ON WEST SIDE

West Campus Village was the first building to be built with help from a private corporation, RISE Development, NJCU and the foundation. In 2015, the university finalized the sale of \$50 million in bonds for the dorm. Bonds were issued by the New Jersey Education Development Authority.

City Line West (Block 5B) is a luxury market rate apartment building that opened in October 2019 at University Place. It was developed by KKF University Enterprises, and features shuttle service to PATH trains, a cafe and lounging areas, rooftop for barbeque and lounging, a fitness center, yoga room, concierge, controlled access garage, pet washing station, and a storage for bicycles. The average rental rate for apartments begins at \$2,000. City Line West is expected to eventually bring in \$132,000 annually to NJCU.

The campus also has a new road, Gothic Knights Road, paid for by a donation of \$16 million from the city of Jersey City for infrastructure such as streetlights and pavers.

Across Gothic Knights Road will be two additional market rate apartment buildings according to Aska.

"Rivet II (block 2) is in construction and the anticipated completion is in March, 2021," Aska said. "City Line East (block 1) is in construction and the anticipated completion is in August, 2021."

Rivet II will be developed by Claremont Construction Group and is

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OVERVIEW: WEST CAMPUS RISES

by Sally Deering & Kenise Brown

The spires atop Hepburn Hall on NJCU's main campus seem outdated compared to the modern architecture of the new West Campus still under construction. Once finished, West Campus will feature the already open student dorm, the Rivet and City Line West apartment buildings, and a Rivet II, City Line East, ShopRite, a new Music, Dance and Theater building, and a Performance Arts Center (PAC) with 10 stories of additional apartments. The project has an estimated \$350 - \$400 million price tag.

Once realized, the new West Campus will likely change the look of Jersey City's West Side Avenue neighborhood with a mix of residential

buildings and retail shops that, when completed, will match the look of downtown with its steel, glass and concrete architecture. It's likely the neighborhood's culture will change, as well, with people who are new-to-the-area renting the market-rate apartments and commuting to-and-from Manhattan.

It's unclear how potential income from the West Campus development will address current campus needs like fixing Grossnickle, hiring more professors of color, offering eligible professors tenure, updating media and lab equipment, purchasing new HVAC systems, heat, and parking. It's also unclear if income from it will stop the yearly tuition hikes.

According to the school's Bursar's Office, tuition costs increase annually.

This series attempts to provide answers to those questions and background on the history of the West Campus development project with a construction timeline, backstory on the chromium clean-up prior to construction, an update on parking, an overview of the finances and a map displaying what will be on the campus.

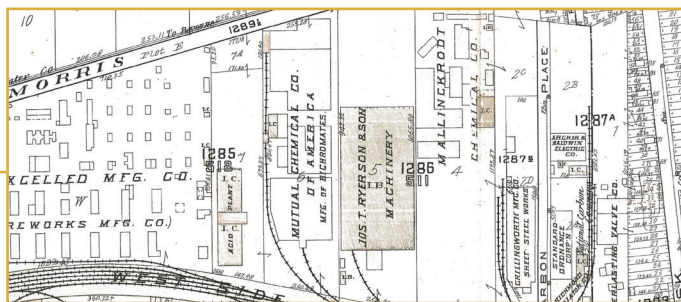
Sally Deering is a recent graduate who majored in Media Arts and was a contributing writer to The Gothic Times while at NJCU.

WEST CAMPUS TIMELINE

Mutual Chemical Company of America, the largest chrome manufacturer in the world, operates a chromate chemical plant in Jersey City. It results in waste that has high concentrations of hexavalent chromium known to cause cancer in humans and is toxic to the environment. Mutual piles this waste at a tidal wetlands site along the Hackensack River. The 34-acre site (including the 21-acre West Campus) consists of more than 1.5 million tons of chromium waste that go 15 - 20 feet below the surface. Mutual continues dumping until 1954.

A green stream and yellowish-green plumes are observed in the surface water on the site. Yellow water drains into the Hackensack River.

1895



Map by the New Jersey Room of Mutual Chemical Company site. Photo courtesy The New Jersey Room

1954

Allied Corporation buys out Mutual and is then succeeded by Allied Signal, Inc., and later Honeywell International Inc.

1982

Ordered to clean up the site by the New Jersey Department of Environmental Protection (NJDEP), Honeywell provides an interim measure and pours concrete and asphalt over 17 acres of the site and a plastic liner "cap" over the remaining 17 acres.

1988

1993

NJCU begins acquiring property that will later become the West Campus. The University purchases four industrial properties located between West Side Avenue and Route 440.

1995

A local organization, Interfaith Community Organization, sues Allied Signal Inc. (before it was succeeded by Honeywell), for causing health endangerment on the site which is now West Campus. The court then ruled for Honeywell International Inc. to excavate the site which was contaminated with chromium.

2002

The University acquires approximately 14 acres in the industrial zone between West Side Avenue and Route 440. NJCU proposes the purchase of the DuFerro Steel plant situated on seven acres that border the 14 acres on the south. By adding the DuFerro property to its holdings, NJCU plans to add value to the property and have a larger presence on Route 440. The purchase is completed the following year.

2003

NJCU, in conjunction with Jersey City and the JC Board of Education, develops a master plan for the west side of Jersey City. NJCU assembles a team of architects and engineers to develop a detailed redevelopment plan. The resulting West Campus Redevelopment Plan is a mixed-use design for seven buildings and public space. (njtod.org)

Jersey City adopts the West Campus redevelopment plan which incorporates NJCU's vision for the property: a student dorm, market-rate apartments, ground floor retail space, parking spaces, a supermarket, fitness center, a rooftop restaurant and tennis courts. Developers for the West Campus construction, Claremont Construction Group and KKF University Enterprises LLC, are given 50-year leases from NJCU through a P3 Public-Private Partnership. A new dorm is the first university building to be proposed as a P3 project which brings together the private corporation, RISE, with NJCU, and the NJCU Foundation. RISE will develop, design, finance, construct and operate the dorm. (risere.com)

2005

U.S. District Court Judge Dennis Cavanagh issues a Consent Decree based on a complaint by the Jersey City Municipal Utilities Authority, the Jersey City Incinerator Authority and the Hackensack Riverkeeper against Honeywell International Inc. They want Honeywell, the previous owner of the West Campus property, to clean up the chromium and the groundwater running from the property into the Hackensack River. Judge Cavanagh places responsibility for the cleanup on Honeywell and approves the environmental remediation remedy "so that it may be redeveloped to create a major mixed-use project in an important section of Jersey City." (Full Consent Decree available at www.static1.squarespace.com)

2010

In coordination with NJCU, Honeywell completes a \$30 million remediation and excavation of the West Campus site. (njdep.com) The cleanup includes the removal of 40,000 cubic yards of contaminated soil, construction of an underground barrier wall and pumping system to control groundwater, installation of a multi-layer capping system, importing 40,000 cubic yards of clean soil, and the continued monitoring of soil and groundwater. (jerseycitychromiumcleanup.com)

2012

2012

Construction related to NJCU's redevelopment of the West Campus results in at least 11 individual breaches of the cap, all of which require repairs. Hackensack Riverkeeper sues Honeywell and NJCU for breaching the cap. The Judge rules against the Riverkeeper. (hackensackriverkeeper.org)

NJCU holds a groundbreaking ceremony for a four-story dorm on the West Campus. This is the first realized project in the \$400-million construction plan for facilities and buildings on West Campus. (nj.com) NJCU announces plans to develop a portion of the capped area with the construction of a ShopRite. In addition, the new construction includes new NJCU tennis courts, which are prohibited by the Consent Decree put forth by Judge Cavanagh in 2010. The tennis courts are deleted from construction. Hackensack Riverkeeper petitions the federal court in Newark to enforce its 2010 Consent Decree and block plans by NJCU to build the ShopRite on land contaminated with chromium waste. (hackensackriverkeeper.org)

2015

West Campus Village
Photo by Brianna Evans

2016

West Campus Village dorm opens. Construction on Rivet apartment building begins.



Rivet I - Photo by Brianna Evans

2018

In spring, construction on City Line West (apartment building) begins. In the summer, the Rivet (the first apartment building) opens. Rivet features a Five Guys restaurant (now open) and will feature a Carvel ice cream parlor and Cuteticles Nail & Spa. ShopRite (Building 6), developed by Crossroads Companies LLC is expected to take 14 months to build with construction set to begin in spring 2019.

2019

In April, KKF begins construction of a mixed use residential and retail property, Rivet II, and in May, it begins construction of a mixed use residential and retail property City Line East. City Line West opens. Still in the planning stage, the proposed Center for Music, Dance & Theatre and Performing Arts Center (Building 4) are to be developed by Claremont Construction Group. (2019 Board Book – Real Estate)



City Line West - Photo by Brianna Evans



WHERE TO PARK?

ACCESS FOR PARKING BECOMES LIMITED AS LOTS WILL BE REMOVED DUE TO WEST CAMPUS

by **Kenise Brown**

The development at West Campus means big changes for parking which will become limited due to new construction at NJCU. For example, at the beginning of spring 2020 semester, Lot 3 (which was for faculty, and staff) was no longer available for parking.

Parking has been an issue at the university for many years. Students have always been concerned with commuting to campus and being able to arrive on time for classes. Students who drive or use services such as Uber are often stuck in traffic while commuting.

When Yamil Oliver, a Media Arts major, was asked about his daily commute as a driver he said, “I am late almost every day to class. The traffic is awful and there is never anywhere to park. Sometimes, I’ll leave an hour or more before my classes start and still arrive late. I only really live 25 minutes away.”

At a Student Council meeting in early February, Student Government Association (SGA) President Ricky Cruz said the SGA team worked to keep Lot 6 open for the spring semester.

Sherrie Madia, associate vice president of Marketing and Communications said, “Lot 6 will close at the end of the spring term. Lot 7 will remain open.”

Lot 6 is located across the current construction on the site where the shuttle stops to drop and pick up students, faculty and staff. Lot 7 is near the West Campus Village dorm.

Late in the Fall 2019 semester, Madia was asked about future parking plans as construction proceeds. “Students will use Lots 7 and 1. The university is currently exploring



The site of where Lot 3 was located before removed for the upcoming Performing Arts Center.
Photo by David Wilson

alternate/additional locations.”

Lot 1 is under Gilligan Student Union Building and has 396 parking spaces.

Since Lot 3 has been removed, Ronald Hurley, associate vice president for the Department of Public Safety, said in an email the space for Lot 3 is going to be used for “Another market rate apt, with retail space.” (Based on NJCU’s plans, this is most likely Rivet II. See map on page 5).

Regarding Lot 6, Hurley said it “will be the site of the new ShopRite.” He continued, “We are looking at additional space at Raymour & Flanigan and the NJ Transit light rail lot.”

In a December 12 email to the NJCU community, the administration said more parking spaces will also be available on West Side Campus, and other transportation options will be given.

The email said: “86 parking spaces, dedicated for faculty and staff,

will be added along Gothic Knights Way (40) and University Place Boulevard (46).” These are newly named streets on West Campus.

Mayor Steven Fulp and the City Council partnered with a new transportation service called “Via.” Via is another ridesharing app like Uber and Lyft where students and faculty can use to get to campus since NJCU will be supporting the service.

Via is now available on weekdays from 6am-10pm. It offers multi-passenger ride-sharing service throughout Jersey City starting at \$2.

The Hudson-Bergen Light Rail station at West Side is expected to be back operating in March 2020.

Additional reporting by:
Ibny Mitchell,
Christian P. Schwanse,
and David Wilson.

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expected to bring in \$233,400 annually on February 1, 2022. City Line East will be developed by KKF University Enterprises and bring in \$146,000 on April 21, 2025.

ShopRite supermarket (Block 6), will be developed by Crossroads Companies. The supermarket will bring an income of \$650,000 to the University. Henderson said ShopRite is still in the process of being "finalized."

NJCU has partnered with the Joffrey Ballet School to offer students to attend and earn a Bachelor of Fine Arts. Currently, there are more than 40 Joffrey Ballet students attending the school. Once the PAC and the MDT buildings are built, the students will take courses there as well. The Music, Dance, and Theatre building will feature classrooms, stages and dance rooms.

Aska said once financing is in place, construction for the PAC and MDT buildings will begin in the fall of 2020. Both buildings will be developed by Claremont Construction Group Inc.

Real Estate Developers Strategic Development Group

Based in Fairfield, the Strategic Development Group (SDG) is a real estate developer specializing in projects that focus on underdeveloped assets and transforming neighborhoods. The Chairman and CEO of SDG is Anthony Bastardi, an engineer, and member of the board of the NJCU Foundation. Some recent SDG projects include two developments for NJCU and one for Saint Peter's University. Bastardi is a consultant for NJCU and will "provide real estate advisory services," Aska said.

In an email interview, Bastardi said. "My firm, Strategic Development Group, serves as special advisor to the university for real estate development, including all of University Place. In fact, our firm master-planned and branded University Place five years ago and directed all development projects there since then, including the current project that includes the Performing Arts Center and the Center for Music Dance and Theater."

Does Bastardi see his work as a developer and foundation board member as a potential conflict of interest? Not necessarily. When asked if he was getting paid for his services to NJCU, he said, "You are getting into legal matters," and recommended The Gothic Times speak with the university's lawyer Al Ramey. Ramey did not respond to an interview request.

However at a February Board of Trustees meeting, Ramey was asked again for an interview request but refused the request and referred to speak with the university's press office in which Madia responded with a statement, (see statement on page 9).

Henderson said that she does not think Bastardi is a potential conflict of interest. "Most institutions don't have a staff member who knows how to do real estate. [Bastardi] does not discuss this matter with the university and he steps back."

When asked if Bastardi was being paid for his services she said, "He's been responsible for these deals. You get paid when the deal gets done. When we started doing some of the work with the City, some of the funds went to him. Some is our money and some is from deals and other deals."

When The Gothic Times again asked how much Bastardi is being paid, Henderson said "That will be a personnel decision. That will be something I would have to check with Al [Ramey]. We generally don't talk about personnel decisions."

Henderson said that Bastardi has been a special advisor and a consultant for the university since the university began working on the West Campus in 2012.

Claremont Construction Group Inc.

Claremont Construction Group Inc. is part of the Claremont Companies, and has been in business since 1954. Located in Far Hills, N.J., it was originally a commercial painting business, but over time evolved into a full-service development and construction company. Claremont has completed many commercial, retail and residential projects. One well known project is The

New Jersey Performing Arts Center in Newark. Their executive team consists of Donald and Stephen Sciarletta. Between the two Sciarletta brothers, they run ongoing projects and handle everything on an administrative end.

KKF University Enterprises

KKF University Enterprises is part of the PRC Group located in West Long Branch New Jersey. They are a residential and commercial real estate development, construction and property management firm. Previous projects include Campus Town at The College of New Jersey and student housing at The Peddie School in Hightstown. The CEO of the PRC Group is Robert M Kaye. His career began in 1960 and he is well recognized in the Tri-State area for his work over the years.

RISE Development

Since 2016, RISE Development has been located in Brooklyn, New York. According to their website, RISE is currently working on 15 projects in premiere markets spread between New Jersey, New York and Florida. Their team of workers has over 140 years of combined experience.

Tax Abatements

Tax abatements are reductions of property taxes for real estate projects. Claremont Construction Group Inc. and KKF University Enterprises received 30-year tax abatements for Rivet I and City Line West. The abatements were approved by the Jersey City City Council for the West Campus project.

Ward D Councilman Michael Yun was on the City Council in 2013 and the only member to vote against the 30-year tax abatements. Giving tax abatements to developers excuses them from contributing to the Affordable Housing Fund in Jersey City which gives money for community outreach, Yun said.

"They are not contributing to school tax, county tax," Yun said. "When there's some major project, those taxes are paid by the public, and the general homeowner, and increase regular homeowners' taxes. That's why I'm not happy with that tax abatement."

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A residential unit, they'll have a lot of children in those units. Who will pick up the school tax? As I understand, almost \$80 million will not go to schools because of tax abatements in Jersey City. That is a lot of dollars.

"The Affordable Housing Trust Fund, if they build a residential unit at market rate, they usually contribute so many dollars for each unit to go to the Affordable Housing Trust Fund," Yun added. "But even though they contribute to the Affordable Housing Fund, those funds are not enough to build Affordable Housing units because they contribute a dollar amount that is far below the market amount. With less affordable housing there will be more gentrification."

There are three hot issues in Jersey City: crime, parking, and housing- especially housing, Yun said. In a short period of time, Jersey City

has developed a booming Jersey City.

"There is serious gentrification," Yun said. "A lot of long-time people living in Jersey City had to pack up and move out. This is not fair. If they build luxury condos or apartments we have to make sure a certain number of the units are provided for long-time Jersey City residents to live there."

Professor of Real Estate at NJCU Business School on the Jersey City waterfront, and former director of the Jersey City Redevelopment Agency Robert Antonicello has spent many years of his professional life working with developers in Jersey City. He says tax abatements are necessary to attract developers.

"A developer is not going to develop a piece of property where it's going to lose money," Antonicello said. "But for the tax abatement, the project wouldn't go forward."

Antonicello serves on the board

of the NJCU Foundation, and said NJCU President Sue Henderson's administration took a visionary step when it decided to make use of the 21-acre property the school purchased from Honeywell.

"Colleges are turning to real estate to bring in revenue," Antonicello said. "Schools like Penn State, Drexel, La Salle and Temple, which are all urban schools, play a leading role in how their communities get developed. The West Campus is a natural extension of NJCU."

"Universities have to look elsewhere to begin to find money," Antonicello added. "Clearly this has been a trend, and it's been a good trend that's provided options where options did not exist. They have land and now they can monetize the land."

Additional reporting by:

Sally Deering, Nevin Perkins, and David Wilson.

NJCU'S UNIVERSITY PLACE

A STATEMENT BY ASSOCIATE VICE PRESIDENT, MARKETING AND COMMUNICATIONS SHERRIE MADIA

In 2012, the University was invited to submit proposals for new or upgraded buildings on campus as part of the Go Bonds (a \$1.2 billion program for all public universities). NJCU submitted two proposals—one for the Science Building and one for the Arts. These were both growth areas for the University in terms of enrollment and community engagement. The state was focused on the sciences and provided NJCU with \$32 million for a Science Building. The project cost was \$42 million, so the University borrowed the remaining \$10 million so that the project could be completed. Enrollment in that area has grown significantly along with the research agenda of the faculty. The University has the same number of faculty as we

have had for the many years, despite lower enrollment. We have invested in faculty in growth areas.

To fund the Arts, the University determined to use a model adopted by Rowan University, The College of New Jersey, and Rutgers—a P3 or public private partnership project. The universities mentioned above had facilities built on their campuses that brought in revenues that helped pay for the debt on the building they needed for academic purposes. Like other institutions, NJCU lacked internal expertise in completing the real estate transactions, and hired a consultant to lead the process. The four market-rate housing projects are being built on a staggered plan to allow each owner the opportunity to fill their apartments

before the next project opens. The rental costs are far below those on the waterfront. Rivet was the first project to open and is now full. Importantly, we are pleased to note that those who have rented at Rivet are largely residents of the Jersey City community. The second, City Line, is halfway full. These projects are owned and operated by a private company that pays NJCU a ground lease each year, according to the lease agreement. Each project was afforded a ramp-up year before they paid their initial ground lease.

The University Place projects allow NJCU to create much-needed educational space and classrooms for the Music, Dance and Theatre program without having to pay for the building.

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REMOVING THE BIG “C”

HONEYWELL REMEDIATES CHROMIUM PRIOR TO WEST CAMPUS DEVELOPMENT

by **Sally Deering & Kenise Brown**

Until the mid-1950s, NJCU’s West Campus was home to chemical plants that created chromium used on new cars, home-furnishings and contemporary architecture. Although chromium brought shiny silver chrome into 1950s pop culture, it also brought blight to Jersey City. Those chemical plants were burying their chromium waste on company soil.

A carcinogen to humans and toxic to the environment, chromium still lurks in the soils of many Hudson County industrial sites. According to a U.S. National Library of Medicine report in 2012, several Jersey City chemical plants were the source of chromium and chromium waste, and over the decades, they distributed chromium waste as landfill throughout Hudson County.

In the 1990s, NJCU purchased the 21-acre West Campus property with chromium contaminated soil. Years later, the property’s previous owner, Honeywell International Inc. and NJCU were taken to court by the Hackensack Riverkeeper to address contaminated groundwater running into the Hackensack River. Honeywell was court-ordered to remediate, excavate and cap the soil by U.S. District Court Judge Dennis Kavanaugh. Honeywell spent \$30 million to do the job.

Attorney Alicia Alcorn represented the Hackensack Riverkeeper in its lawsuit against Honeywell and NJCU. According to Alcorn, Justice Kavanaugh’s decree ordered Honeywell to remediate the chromium-contaminated soil and install a cap to stop contaminated groundwater from seeping into the Hackensack River. The New Jersey Department of Environmental Protection (NJDEP)

oversees the site’s remediation, and issues reports on the soil and groundwater status to the Hackensack Riverkeeper and NJCU, Alcorn says. NJDEP also reports all financial matters to former New Jersey Senator Robert Torricelli who Justice Kavanaugh named Special Master of the new construction at Bayfront—an area located on the opposite side of Route 440 from the campus and a development project owned by the city also contaminated with chromium.

“In terms of the NJCU West Campus, the Special Master oversees the financial assurances that have been established by Honeywell to ensure the ongoing monitoring, maintenance, and continuation of the groundwater remedies that have been put in place,” Alcorn says. “The rest remains under the supervision of the Federal Court pursuant to the consent decree.”

NJDEP spokesman Larry Hajnes says Honeywell completed a \$30 million remediation of the site in compliance with the consent decree. The remediation included the excavation of 65,000 tons of contaminated soil replaced with clean fill in areas designated for residential use.

An engineered cap was constructed in the areas designated for commercial re-use, Hajnes says. In addition, an underground barrier wall and pumping system were constructed along the southern and western portions of the site to prevent the spread of contaminated groundwater.

“These remedies comply with DEP regulatory requirements for protection of public health and the environment,” Hajnes says. “Honeywell, through permits issued by the DEP, must routinely monitor groundwater and inspect and maintain

the cap. Regular reports are filed with the DEP. The cap is constructed of multiple barriers of synthetic and natural materials to prevent exposure. If any construction were to compromise the integrity of the cap, Honeywell must notify the DEP and take steps to address the compromise.”

Spokeswoman Victoria Streitfeld says Honeywell must submit reports every two years related to the remediation, post-remediation inspections, monitoring, and reporting as required by NJDEP permits. Cap inspections and groundwater monitoring are done quarterly.

“The most recent biennial report for the soil, with information on cap inspections, was submitted in May 2018,” Streitfeld states. “The first biennial report for groundwater is due August 2020.”

For additional info:

www.ncbi.nlm.nih.gov

www.NJ.gov

www.chromiumcleanup.com



An old photo of Mutual Chemical Company

USEFUL TERMS

by **Sally Deering & Kenise Brown**

BARRIER WALL: Any wall system that maintains weather-tightness and prevents water, air and vapors from getting in.

CAP or CAPPING: Capping involves placing a cover (cap) over contaminated material such as landfill waste or contaminated soil. Caps do not destroy or remove contaminants. Instead, they isolate them and keep them in place to avoid the spread of contamination.

CARCINOGEN: A substance capable of causing cancer in living tissue.

CONSENT DECREE: An agreement or settlement that resolves a dispute between two parties without admission of guilt (in a criminal case) or liability (in a civil case).

EXCAVATION: The process of digging, especially when something specific is being removed from the ground.

GROUNDWATER: Water held underground in the soil or in pores and crevices in rock.

HEXAVALENT CHROMIUM: Chromium is used in stainless steel and other alloys. Chromium plating on cars, bicycles, furniture and architecture produces a smooth silver finish that is highly resistant to corrosion.

MARKET RATE APARTMENTS: The going rate for apartments or condos in a specific area.

P3 (PUBLIC-PRIVATE PARTNERSHIPS): A P3 is a contract that allows government entities like colleges and universities to enter into agreements with private companies for building projects in the state. P3 was authorized by NJ Governor Jon Corzine in 2009, expanded by Gov. Chris Christie in 2012, and expanded again and signed into law by Gov. Phil Murphy in 2018.

PUMPING SYSTEM: A pump is a device that moves fluids (liquids or gases), or sometimes slurries, by mechanical action. Pumps can be classified into three major groups according to the method they use to move the fluid: direct lift, displacement, and gravity pumps.

REMEDIATION: The removal of pollutants or contaminants from soil, groundwater, sediment, and surface water.

TIDAL WETLANDS: The areas where the land meets the sea that are periodically flooded by seawater during high tides or are affected by the changes in water levels caused by the tidal cycle.

Sources: epa.gov, bcauditor.com, nj.gov, wikipedia.org

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The ground leases, along with the rent paid by Joffrey Ballet School each year and the new Joffrey students are effectively covering the cost of the building through the payments of the mortgage. This model was used by other New Jersey universities and is common throughout the country.

As a general matter, members of the NJCU Foundation Board are not automatically prohibited from serving as consultants with the University. With regard to the NJCU Foundation, it is standard practice for Directors to recuse themselves from any voting matters deemed perceived or potential conflicts of interest.

The campus has dedicated significant internal capital money for repairing its infrastructure. NJCU continues to work to upgrade Grossnickle and to complete infrastructure work for heating and cooling throughout the main campus facilities using its yearly capital monies. We will complete additional facilities work on the Margaret Williams Theatre this summer. These efforts will help to enhance our facilities in the short term. The University is also investigating another P3 initiative that would feature a new cogeneration plant, much like the one built by Montclair State, which would be a good long-term solution. If and when the Energy P3 bill is passed, the University would be

able to explore this more cost-effective means of energy production.

At a time when State investment in new facilities for higher education is not keeping pace with the facilities needs across colleges and universities, institutions are responding with innovation by identifying alternative ways to build additional academic facilities. Essentially, the projects on NJCU's University Place properties represent a use of the University's long-term investment in acquired real estate to generate a revenue stream that provides financial resources for support of the institution without shifting that cost to the students.

WEST SIDE IN THE 1900s

A part of a historical postcard collection shown at the Hoboken Historical Museum, this photo gives a glimpse of how West Side looked a long time ago.



Photo courtesy of Hoboken Historical Museum.

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The Gothic Times 2019-2020

Kenise Brown (kbrown8@njcu.edu)..... Editor-in-Chief
Aminah Chaudhary (aminahnawaz88@gmail.com)..... Production Manager
Nevin Perkins (nperkins@njcu.edu)..... Opinion/Editorial Editor
Sandra Mendez (smendez4@njcu.edu)..... Arts & Entertainment Editor
Zoe Viant (zviant@njcu.edu)..... Sports Editor
Darren Greene (dgreene@njcu.edu)..... Podcast Producer
David Wilson (davidwilson764@gmail.com) Photographer
Theta Pavis (tpavisweil@njcu.edu)..... Advisor

GSUB, 2039 Kennedy Blvd. Room 301
Jersey City, NJ 07305
201-200-3575
GothicTimes.net