

**New Jersey Chapter, Sierra Club
Millington Village Asbestos Dump Resolution**

WHEREAS the Township of Long Hill in Morris County is seeking to rewrite its Master Plan and revise its zoning ordinances to allow approximately 17 acres of property in Millington Village adjacent to the Passaic River from “limited industrial” and “office” to “mixed-use” in order to allow for the construction of high density housing as well as retail;

WHEREAS a developer, Prism Capital Partners, has asked for a revision of both the Township’s Master Plan and Zoning Ordinances to permit the construction of high density housing on a de-listed Superfund Site, Block 12301, Lot 1, commonly known as Tifa, on approximately 12 of these 17 acres;

WHEREAS the Long Hill Township Planning Board has indicated that it intends to re-zone another 5-6 acres of brownfields commonly known as Barrett’s Roofing from “office” to either “mixed use” or multi-family residential to allow for the development of large scale, high density housing and retail;

WHEREAS development of both Tifa and Barrett’s pose significant concerns regarding erosion, storm water run-off and non-point source pollution as they are located just south of the Millington Gorge on the banks of the Passaic River in the region of the Upper Passaic;

WHEREAS the Passaic River is a significant source of drinking water for New Jersey’s residents;

WHEREAS the Tifa site was in constant use as an asbestos plant from approximately 1927 until 1973 where both fibrous asbestos and asbestos roofing and siding material were manufactured and the asbestos products and associated contaminants, including phenyl mercuric acetate, were dumped;

WHEREAS over 4 acres of the Tifa site is taken up by a capped landfill of approximately 90,000 cubic yards of asbestos and other contaminants associated with the production of asbestos roofing and siding materials which will not be removed prior to development;

WHEREAS the remaining acreage on the Tifa property is capped by an asphalt parking lot that is believed by the EPA to have asbestos beneath it;

WHEREAS the EPA requires the monitoring of groundwater on the Tifa site from seven monitoring wells in perpetuity due to the potential for migration of hazardous materials;

WHEREAS from 1976 until the early 1990’s the Tifa site was occupied by a pesticide manufacturer which produced, stored and distributed pesticides, fungicides and other hazardous materials;

WHEREAS for an unknown amount of time, but prior to 1993, the Tifa property was used by a gasoline and oil distributor;

WHEREAS since the early 1990’s the buildings on the Tifa have been rented out and used as chemical storage, electroplating, and machine shops among other uses;

WHEREAS the Barrett’s Roofing site has been in constant use as an industrial property since 1928 and is generally known to be the site of dumping of hazardous waste but has never been investigated;

WHEREAS on May 25, 2016 the Township Committee passed resolution #16-148 stating it “agrees in concept with Prism’s proposal as outlined in the Planning Report, prepared for Prism by Burgis; Associates, Inc.” and further directing the Planning Board to “ work with Prism to draft an appropriate ordinance creating a transit village at the Tifa site;

WHEREAS the Township of Long Hill has entered into a settlement agreement on or about December 15, 2017 with Fair Share Housing to rezone Tifa to permit the construction of 138 units of housing, without the benefit of reviewing a 528 page preliminary assessment and site investigation report that has been on file with the DEP since November of 2015 which listed 20 areas of concern, including pockets of asbestos throughout the property, two 30,000 gallon underground storage tanks, a former oil pit, a former tank farm, a discharge area of a former sluiceway, and a transformer house, eight of which require further investigation;

WHEREAS the preliminary assessment and investigation report noted that groundwater is “impacted with chlorinated solvent concentrations” and “associated degradation products including TCE and other VOCs and provided results from soil borings on the Tifa property indicated the presence of asbestos, as well as Benzo(a)anthracene, aluminum, beryllium, manganese, nickel, mercury, lead, and arsenic;

WHEREAS the surrounding roads were not designed for large volumes of traffic, nor were they designed with pedestrians or bicyclists in mind;

WHEREAS Millington Village is miles away from the nearest shopping area and has as its only public NJ Transit’s Gladstone line which consists of a single track train that is often shut down for maintenance;

WHEREAS the neither the Township nor the developer have a plan to expand bicycle and pedestrian accessibility in and around Millington Village;

THEREFORE BE IT RESOLVED THAT:

The Planning Board and the Township should ensure that prior to the rezoning of the both the Tifa and Barrett’s Roofing sites, studies regarding traffic, runoff and erosion are completed to determine that the development and planned use do not pose a threat to the environment and specifically the Passaic River;

The Planning Board & Township committee should not rezone Tifa site prior to clean up in accordance with NJDEP standards;

The Township should not rezone the Barrett’s property until a complete investigation of the site has been completed and the property has been remediated to NJDEP standards;

The Township should engage its own LSRP to represent the interests of the residents, communicate with the residents regarding progress of cleanup and advocate when necessary with DEP;

The Township and/or the developer should provide infrastructure that would permit and encourage pedestrians and bicyclists to travel to and from any development near the Millington train station;

Frequent and reliable transportation should be provided between any development near the Millington train station and major shopping centers in Stirling and/or Basking Ridge;

Any site plan for development in Millington should include open space and access to the Passaic River for the general public.