

# What's The Best Remediation Strategy?

By Stephen E. Fauer

October 8, 2013

[www.asksa.com](http://www.asksa.com)

732-469-8888



Removal of impacted soil from your property is often the easiest remedial method. This method involves four separate processes: excavation of the impacted material, loading it into trucks, transporting it to a disposal facility, and finally disposing it. The ease with which this is accomplished is a function of two primary variables: the intrinsic nature, magnitude and complexity of your situation and the quality of the project and site management brought to bear by your consultant. While every project needs to be examined to determine the remedial approach that makes the most sense, in many cases, simple excavation and disposal will be the method of choice.

The advantages of using this remediation method are:

1. Speed: On many projects and with proper planning (depending upon the project's size and scope), excavation and disposal of impacted soil can be performed in a just a few days.
2. Minimally disruptive: When properly managed, this remedial strategy will often enable other site activities to proceed as normal.
3. Inexpensive: It is often less expensive than other high-tech remedial methods.
4. Groundwater protective: Because impacted soil can contaminate groundwater, immediate removal of impacted soil will prevent further groundwater impacts. Upon its removal, natural attenuation of the groundwater impacts can begin immediately.

Additionally, soil impacts can present a serious compliance issue for the responsible party. Here are some considerations that the responsible party has to face:

- The time and expense of compliance
- Potential disruption to their business
- Potential third party damages
- The degree of regulatory involvement

Accordingly, it is incumbent upon the responsible party to understand their remedial alternatives so they can make a decision that accounts for each of these variables. It is ESA's experience after

having worked with hundreds of clients who faced this problem that, when all things are equal, removal of impacted soil is the remedial option selected most frequently.

Here are some points to consider when you are faced with impacted soil on your property:

1. Remediation in New Jersey must be handled by a Licensed Site Remediation Professional (LSRP) in accordance with New Jersey's Site Remediation Reform Act (SRRA). At the very least, the work must be overseen and approved by a LSRP. However, the contractor may be able to perform some of the work independently if they satisfy a few criteria that can be examined and authorized by the LSRP in advance.
2. You must know the source of the soil impacts. If the source is unknown, further investigation almost certainly will be required.
3. Determine the horizontal and vertical limits of the impacts. Ordinarily, this requires a detailed investigation, but there is a way to obviate an investigation if, for example, the impacts are limited. Explore this option up front with your LSRP.
4. Determine if groundwater has been impacted. Groundwater impacts can cause significant extra expense and project delays. However, if groundwater is impacted, the open excavation created via soil excavation and disposal can be the perfect means to immediately and quickly remediate the groundwater! This oft-proven strategy will be the subject of a future e-newsletter.
5. Have your consultant obtain disposal approval prior to beginning excavation activities. Doing so enables the project to proceed on a "load and go" basis, meaning that impacted soil can be excavated and shipped on the same day! This eliminates a soil stockpile and excessive project delays thereby reducing project costs due to less time spent on site.

Other technology-driven remedial methods often require much more time. While there are situations where high-technology methods make sense, many clients opt for a speedy remedy. In these situations, the simple excavation and disposal approach will satisfy compliance requirements while saving money and reducing the project's duration.

Call me at 732-469-8888 if you have any questions.

Thanks,  
Stephen