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COMMERCE (SSN 0745-077X) is published monthly for a subscription price of \$35.00 per year by the Commerce and Industry Association of New Jersey, 365 West Passaic Street, Suite 490, Rochelle Park, New Jersey 07662, (201) 368-2100, Web site: www.commercemagnj.com. Postage Paid at South Hackensack, New Jersey and additional mailing offices. Postmaster: Send address changes to above address.



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Protecting Our Environment & Growing Our Economy

By Anthony Russo
President, CIANJ

Businesses across all industries in the Garden State faced many challenges with the pandemic and its significant impact on the state's economy. Despite these challenges, many companies persevered and continued to make environmental stewardship a priority.

We are pleased to be able to share these green good deeds and to recognize innovation and leadership in waste minimization, reducing water usage, cleaning up contaminated sites, brownfield redevelopment, recycling, reducing energy usage and green building design, ecological restoration, cleaning up local communities and environmental education, sustainable manufacturing and more.

CIANJ and *COMMERCE* would also like to thank our panel of independent judges who dedicated their time reviewing all entries and selecting this year's winners: Richard Lawton, Executive Director, New Jersey Sustainable Business Council, Amy Greene, Founder,

Former President and Expert Advisor, Amy S. Greene Environmental, a Davey Company and Robert Martin, Former Commissioner, New Jersey Department of Environmental Protection and Managing Director, RT—Martin Ventures, LLC. 🌱

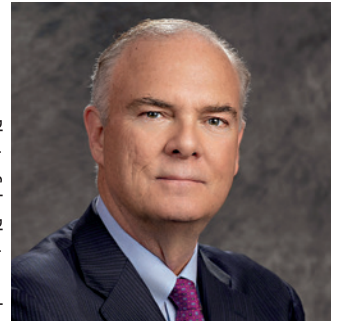


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Judges of this year's CIANJ Environmental Stewardship Awards: Richard Lawton, Executive Director, New Jersey Sustainable Business Council, Amy Greene, Founder, Former President and Expert Advisor, Amy S. Greene Environmental, a Davey Company, and Robert Martin, Former Commissioner, New Jersey Department of Environmental Protection and Managing Director, RT—Martin Ventures, LLC



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CONVENIENT CARE

A Conversation with NJDEP's Acting Commissioner, Shawn M. LaTourette

Upgrading the delivery of services is key.

By Diane C. Walsh
Contributing Editor

The new acting commissioner of the New Jersey Department of Environmental Protection, (NJDEP) Shawn M. LaTourette, took over the job with a focus on three initiatives: up grading the delivery of services, better engagement with the regulated community and an aim to improve internal operations.

In January, Gov. Phil Murphy appointed LaTourette to succeed retiring NJDEP Commissioner Catherine McCabe as head of the vast department responsible for protecting the public health while ensuring the quality of the state's air, land, water, and natural and historic sites.

As he adjusts to his new role, LaTourette revealed, "there will be organizational changes." He said senior staff will remain intact, however. He even joked that neither Mark Pedersen, the assistant commissioner of site remediation and waste management, nor his chief of staff, Jane Rosenblatt, are "not allowed to retire."

LaTourette outlined his plans in a special appearance before the Commerce and Industry Association of New Jersey, (CIANJ) a statewide

business advocacy group that includes many environmental attorneys, consulting businesses, developers, engineers and contractors. During the 90-minute session, the new commissioner candidly responded to questions from the membership and CIANJ President Anthony Russo.

LaTourette assuaged the environmental community's foremost concern by revealing he will extend the permit deadlines for all site remedi-

LaTourette said he will be seeking input on the most efficient ways to recycle solar panels.

ation work. Supply chain issues, coupled with the challenges his staff faces operating in a pandemic, would make it unfair to require strict adherence to the regulatory obligations, he said.

The extension will be for at least a year. But the exact length will be determined in consultation with the governor's office. He added,

Continued On Page 10



NJDEP's Shawn M. LaTourette



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Environmental Business

Continued From Page 8

however, “I’m not sure what the outer boundary will be. It could be 450 days.”

The acting commissioner brings with him more than 20 years of experience in environmental law. He earned his undergraduate degree at Rutgers University and went on to be the salutatorian of his class at Rutgers Law School. Three years ago, Commissioner McCabe brought in LaTourette as chief legal officer and regulatory policy advisor. He was named her chief of staff in 2019 and deputy commissioner last year.

He is proud of the progressive strides New Jersey is taking to not only protect the environment but make it more resilient. Gov. Murphy set 2050 as the state’s goal for conversion to clean energy. LaTourette quipped that President Joe Biden “might have read some of our executive orders” drafting his environmental plan.

As NJDEP Commissioner, LaTourette promises a practical approach. In repeatedly stressing “there’s no magic switch,” he acknowledged it would be unfair to impose a moratorium on natural gas because it would leave large swath of the economy in the lurch. He pledged to work in reasonable and realistic ways to get New Jersey on a trajectory toward clean energy.

Tracy Straka, co-chair of CIANJ’s Environmental Business Council, urged the commissioner to tap her membership’s expertise and experience. Already, LaTourette said he will be

seeking input on the most efficient ways to recycle solar panels.

New Jersey took a historic step last year when Gov. Murphy signed “environmental justice legislation” which is aimed at protecting certain communities from disproportionately negative impacts of development. LaTourette was instrumental in drafting the legislation and his department is charged with reviewing the environmental and public health impact of certain facilities, such as sewage treatment plants, landfills, scrap metal facilities and others, before issuing permits.

CIANJ President Russo asked the acting commissioner what advice he has for businesses that are hesitant to invest because they fear the environmental justice legislation would impose a “long and expensive” permit process.

In response, LaTourette insisted his department is not trying to discourage business. He said he is taking steps to consolidate the process and avoid duplication. He insisted the legislation was drafted to codify the “good neighbor” principles to which many abide as good stewards of local communities. “We all want to do it in our hearts, so let’s just make it our practices.” 🍀



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Anheuser-Busch's Brewers Collective Forms New PPE Recycling Program

Brewer is equipping its craft facilities with Zero Waste Boxes.

By John Joseph Parker
Contributing Editor

Brewers Collective, the craft business unit of Anheuser-Busch, has forged a national partnership with innovative recycling company TerraCycle to promote the proper recycling of personal protective equipment (PPE).

Brewers Collective has installed TerraCycle Zero Waste Boxes, specially intended for single-use masks and gloves, at 17 craft breweries across the United States. Once the boxes are filled, they will be returned to TerraCycle for recycling. The collected PPE will be cleaned, melted and processed into a raw material that can be used to make new products, such as composite decking, outdoor furniture and reusable shipping pallets.

The decision to focus on PPE recycling emerged from the continued widespread public use of protective equipment due to the COVID-19 pandemic. In 2020, Johns Hopkins University estimated that the United States was using an average of 45 million masks per day, most of which are not approved for traditional recycling bins. As PPE usage continues, community streets, parks and beaches are being littered with single-use gloves and masks, which poses a dangerous contamination risk.

"Sustainability has always been a core focus for our company and our craft brewery


partners, and this past year presented a new and unique set of environmental challenges for our industry overall," says Marcelo "Mika" Michaelis, president, Brewers Collective, Anheuser-Busch. "By partnering with TerraCycle, we are addressing the very time-sensitive issue of safely recycling our brewery PPE, while also creating a solution that supports the larger community."

In addition to installing Zero Waste Boxes, select breweries will also be promoting broader community awareness of proper PPE recycling through local "Pints for PPE" efforts at their brewpubs. "Pints for PPE" offers refreshing incentives, such as gift cards or merchandise, for consumers who bring their used PPE into local participating brewpubs. Details and timing of local "Pints for PPE" events will be shared on participating breweries' social channels.

"TerraCycle's mission has always been to 'Eliminate the Idea of Waste' and provide solutions for items that seem difficult to recycle, such as disposable masks and gloves," says TerraCycle's North American Public Relations Manager Sue Kauffman. "Through the launch of this recycling initiative, Anheuser-Busch's Brewers Collective is doing its part to tackle the growing impact of PPE waste in local communities and helping create a more sustainable world for future generations."



This new partnership with TerraCycle expands on Brewers Collective's ongoing investments in the long-term health of the environment and local communities, as well as Anheuser-Busch's broader sustainability goals for 2025 that focus on Renewable Electricity and Carbon Reduction, Smart Agriculture, Water Stewardship and Circular Packaging.

Anheuser-Busch operates more than 120 U.S. facilities, including breweries, wholesaler distribution centers, agricultural facilities and packaging plants. It is home to several of America's most recognizable beer brands, including Budweiser, Bud Light, Michelob ULTRA and Stella Artois. 



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The collected PPE will be cleaned, melted and processed into a raw material that can be used to make new products, such as composite decking, outdoor furniture and reusable shipping pallets.

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Sustainability is a strategic priority approved by our CEO, supported by board members, team members, and medical students, embedded in our annual report and internal communications. It is viewed as an extension of our commitment to caring for our patients, team members and the communities we serve.

Holy Name Medical Center

Throughout the peak of the 2020 COVID-19 surge—when Holy Name Medical Center was the epicenter of NJ's cases—our environmental,

facilities, and nursing teams collaborated to devise innovations that safeguarded patients and staff; constructed several green-friendly, sustainable 76-bed ICUs within two weeks; and saved precious PPE so that we never had a shortfall.

The new ICUs were built out of a shell space and auditorium with sustainable, energy-reducing materials; they are isolated from non-COVID patient care areas. Using an ingenious design suggested by an ICU nurse with military experience, all IVs, ventilators, and monitors are placed outside the rooms with lines fed through port openings in the walls. This reduces the number of times fully gowned/masked nurses and respiratory therapists must go in and out, yet enables them to provide gold-standard care, reduce risk of cross-contamination, and conserve PPE. Automated LED fixtures, solar window shades, and touchless doors that open with a wave reduce the amount of disinfectants needed. All waste is treated as regulated medical waste.

Facilities staff and volunteers also constructed 250 patent-pending negative-pressure “isopods” to surround patients with high-flow oxygen. HEPA filters installed on the roof draw air from patient rooms to expel it safely outside. A bipolar ionization system, which kills COVID on contact, is used throughout all Holy Name facilities.

Peak Environmental

As an environmental company, it is consistent with our mission to be present at community events that promote sustainability and environmental protection. We have our own in-house

Green Team that advocates for sustainable initiatives and education. We conduct company-wide sustainability surveys and quarterly waste audits to assess means of improvement. Our sustainable office practices include recycled paper; corn-based plastic cups; compostable and recycled paper cups; 100 percent recycled napkins; recycling cans; recycling plastic K-cups; sensor lights; waterline water dispenser; rechargeable batteries; and a solar-powered storage container. We are proud of our compost initiative and have composted 234 gallons of waste in the past two years. We have also recently added a book exchange library. Due to the COVID-19 pandemic, we have implemented a work-from-home policy for the safety of our employees. Our work-from-home policy has offset approximately 261,634.32 pounds of carbon thus far.

Riker Danzig

Riker Danzig Scherer Hyland & Perretti LLP's Environmental Law Group has helped to found and grow the NJ Composting Council (NJCC). The NJCC is an industry group supporting organics recycling in New Jersey; its membership includes many different businesses engaged in organics recycling, from large-scale anaerobic digesters to community composters. Riker Danzig represented the NJCC with respect to its formation, is a member and sponsor of the NJCC, and has hosted several NJCC events at our offices. We also have helped to create a working group of stakeholders that advocate for improved laws

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Emphasis on recycling for hospitals is reducing waste.



Compostable products above show corn-based plastic cups and plates.



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and regulations impacting organics recycling in New Jersey. Riker Danzig attorney Matthew Karmel serves the NJCC as a founding Trustee and the first Chair of its Advocacy and Market Development Committee. With Matthew's support and leadership, this Committee is engaged in advocacy efforts before both the New Jersey Legislature and the New Jersey Department of Environmental Protection.

Valley Health System

Valley Health System, under the leadership of President and CEO Audrey Meyers, has a long-standing commitment to sustainability and environmentally friendly practices. During 2020 a multitude of initiatives were implemented to further decrease the organization's carbon footprint. Sustainably made, reusable patient-belonging bags continue to replace single-use plastic bags. Valley Dining switched from Styrofoam plates and clamshell food containers to compostable products. The addition of the Stericycle CsRx controlled waste disposal system ensures that inappropriate waste does not enter the community's watershed. Using Emerald Brand tree-free products saved 947 trees and 325,296 gallons of water and avoided creating 102,772 pounds of landfill waste. The purchase of 20 reusable patient grounding electrodes is drastically reducing the number of disposable grounding pads used. A reduction in the amount of instruments housed in the surgical instrumentation trays led to a reduction in the amount of water and enzymatic cleaners required to reprocess instrumentation

Montclair State University

Montclair State University (MSU) is situated on 486 acres in three different towns (Little Falls, Montclair, and Clifton), with 22 residential buildings that house 5,200 students where the majority of the water use takes place. In 2019, the MSU Facilities Green Team

randomly selected sinks and showers throughout the buildings and measured the flow rates of the original aerators and showers as well as three alternative treatments, analyzed the data, made recommendations, and calculated a return on investment of approximately 63 days for 0.5 gpm aerators and 1.0 gpm showerheads. The Green Team calculated an expected savings of \$313,334 and 39.2 million gallons of water over five years by switching to more-efficient showerheads and faucet aerators. Facilities is replacing the fixtures now and implementing resident education. They will be analyzing

"The Green Team calculated an expected savings of \$313,334 and 39.2 million gallons of water over five years by switching to more-efficient showerheads and faucet aerators."

water usage data for the spring and fall 2020 to determine actual savings compared to the previous year's usage.

Remington & Vernick Engineers

The City of Woodbury was impacted by Perfluorooctanoic Acid (PFNA) contamination in two of their five potable water wells. The wells were shut down until a treatment process could be pilot tested, designed, permitted and installed. A feasibility study was completed to identify various treatment methodologies that would treat the specific potable well constituents while also considering operational requirements. The feasibility study indicated that the best method for

PFNA treatment was through the use of Granular Activated Carbon (GAC). The carbon was pilot tested using the well water from the two wells to be treated, and the pilot test indicated that the PFNA would effectively be removed. In addition to the ability to treat the PFNA contaminant, the GAC units would require little backwash and waste of water during operation of the units. The treatment process was designed, permitted and construction is complete.

CLEAN UP CONTAMINATED SITES

EAI, Inc.

Through partnership with the developers, EAI has been actively involved in the redevelopment of two New Jersey properties: the old Honeywell site in Jersey City and the Harrison waterfront redevelopment. EAI's proactive design/build approach to Vapor Intrusion Mitigation allows for fast-track redevelopment, while helping to avoid future litigation and contaminants migrating into the buildings. This is accomplished via an air-tight gas vapor barrier and sub-slab gas collection system being integrated into the buildings' foundations, protecting both indoor air quality and human health. We are proud to be part of these projects from start to finish and to be able to ensure a safe and habitable dwelling for New Jersey residents.

Envision Environmental

During a recent due diligence project to identify environmental risks and liabilities in advance of a property acquisition, Envision Environmental, Inc. had to complete Phase I and II ESAs on a 70-acre industrial facility within 30 days. Typically, such activities take anywhere from 60 to 90 days to complete.

Rather than throwing significant resources at this project to complete the work, we limited

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Installation of low-flow showerheads and faucets has proven successful in reducing water use.



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Environmental Business

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resources used by collaborating with non-environmental firms working onsite to obtain the information needed for our client. Through this approach, we limited the number of personnel and equipment onsite, reduced disruption to onsite operations, minimized wastes generated, reduced energy consumption, and saved our client money. Such a project under a normal schedule could exceed \$250,000. We were able to accomplish the tasks within an expedited timeframe for \$125,000.

ESA Environmental Consultants

While the concepts of environmental sustainability and conservation are critical and forward-thinking, the work of ESA Environmental Consultants embodies environmental stewardship in real life, in real time. As experts in strategic and innovative environmental remediation practices, we do not just talk about environmental stewardship...we do it. Every day. Thousands of times over. For 32 years and counting. Through ingenuity and a commitment to client advocacy, when we are finished remediating a contaminated property, it is immediately safer, cleaner, and more valuable than when we found it. A win-win for the environment, property owners, and the economy. We improve the environment for humanity one acre at a time. That is ESA.

Groundwater & Environmental Services, Inc.

GES is a consulting and engineering firm going on our 36th year. 100 percent of GES' business is dedicated to environmental consulting and engineering, whereby we actively contribute to environmental conservation, preservation and sustainability.

Once such success story is the design, construction and operation of a Mobile Per- and polyfluoroalkyl substances (PFAS) Treatment System (a second one is heading to construction) requested by our client. The PFAS treatment system is housed in a 53-foot by 8.5-foot-wide trailer, capable of being transported with a semi-trailer truck. By providing this mobile PFAS treatment system, GES achieved several benefits for our client: 1) cost savings, 2) a customizable treatment process, 3) sustainability improvement, 4) on-site treatment reliability, 5) flexibility to treat at multiple locations in batches or continuously, and 6) rapid implementation of interim or final treatment. PFAS is challenging, and our team effectively solved our client's need to treat a diverse group of PFAS-impacted liquid waste streams on-site.

LAN Associates

When people speak of protecting our environment, the conversation is almost instinctively about preservation. Mitigating further environmental damage is a vital goal to be sure, however the work done by LAN Associates allows us to reach beyond conservation and into restoration. LAN's environmental scientists are



Underground storage tank removal

consistently at the forefront of remediation efforts that rehabilitate contaminated sites. One such case is a project currently underway for a client in Monmouth County. LAN performed traditional investigation methods to delineate elevated levels of gasoline constituents in a 12-year-old groundwater contamination case caused by an underground storage tank. Using modern technology, direct sensing tools, and three-dimensional data visualization, LAN refined the conceptual site model to develop a remedial solution. In the summer of 2020, in-situ injections of remedial amendments began the process of degrading the gasoline constituents, putting the site on the path to recovery.

Matrix New World Engineering

In 2019, Matrix New World Engineering served as environmental consultant and LSRP for the City of Newark during the redevelopment of Newark's Ironbound Football Stadium. For more than three decades, this site was closed to the public due to historic PCB contamination. Working with the City of Newark, NJDEP and EPA, Matrix oversaw the remediation and redevelopment of the field. The stadium, now transformed, is home to the East Side High School Red Raiders and a central hub for community recreation.

With decades of environmental project experience, including identification of contamination sources and development constraints, Matrix's expertise spans from the investigation of existing conditions, remedial investigations, and remediation design to treatment systems operation and construction oversight. Our clients include local redevelopers, Fortune 500 Companies, and municipalities, and the results of these projects are on display throughout New Jersey where contaminated sites are being returned to beneficial use in local communities.

T&M Associates

Stern Tower was a senior housing complex operated by the Woodbridge Housing Authority located downtown, across the street from the train station. After the construction of a new housing complex for the seniors, the site was slated for redevelopment. T&M was retained to perform a Preliminary Assessment of the parcel to identify potential contamination (or Areas of Concern). The results of the assessment indicated several areas that warranted further investigation and a Site Investigation was completed. Two underground storage tanks (USTs) were encountered and removed by a certified UST contractor. Following the removal of the tanks, remediation of the petroleum impacted soils was completed. T&M's Licensed Site Remediation Professional led the project from the start. The required documentation was submitted to the NJDEP to support the issuance of an Area of Concern Specific-Response Action Outcome. Construction of a \$17 million transit-oriented residential housing complex is currently underway.

BROWNFIELD REDEVELOPMENT

Envision Environmental

Due diligence, which protects all participants in a real estate transaction, often creates significant cost savings, liberating capital for new acquisitions. Envision Environmental, Inc. conducted due diligence at a recently closed 12-acre manufacturing facility, and found puzzling results from soil, groundwater, and soil gas samples. Further investigation with real-time multi-media delineation using a mobile laboratory and membrane interface probe drilling, enabled quick and accurate identification of the contamination and the impact on the property.

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Prior to our investigation, the buyer wanted \$10 million in reserve funding available for any post-closing remediation and the transaction had to be completed within six months.

Our unique approach provided a realistic cost estimate for remediation (within a tight time-frame), which satisfied everyone involved. As a result, the buyer reduced their reserve funding requirement from \$10 million to less than \$3 million, adding \$7 million-plus to our client's bottom line. The total investigation cost was less than \$450,000—a 1,455% ROI.

SESI

Over a decade in the making, SESI has been part of the team that transformed a contaminated property, which was the site of several industrial and commercial activities, to be ready for an affordable housing complex. Adjacent to NJ Transit's Raritan Valley Line, the property is approximately 18.6-acres and included warehouse and office buildings. SESI conducted the remedial remediation from the preliminary assessment until a soil remedial action outcome. The remedy included the excavation and disposal of 2,000 tons of hazardous soil, which resulted in an unrestricted clean-up for the soils.

Whitestone Associates

Whitestone Associates, Inc. has specialized in Brownfield assessment, remediation and redevelopment projects over its 25-year history.



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One recent example included the Wellmont Redevelopment project in Montclair, a Whitestone LSRP-managed site characterization and remediation of multiple areas of environmental concern including petroleum-impacted soil, underground storage tanks, site-wide historic fill material and remnant auto repair equipment. Several thousand tons of impacted material were managed off-site to accommodate site redevelopment. Whitestone also provided geotechnical investigation, stormwater management area evaluation, retaining wall and support of excavation design, vibration monitoring, and construction phase testing and inspection services. The redeveloped site includes a six-story mixed-use building with 220 residential units, 50,000 square feet of retail space, 20,000 square feet of art space, 20,000 square feet of office space, and a 200-vehicle parking structure. The public street at the center of the redevelopment will be transformed into a 15,000 square-foot arts plaza.

RECYCLING

AnythingIT LLC

Since 1992, the firm has been dedicated to upholding safe, ethical and globally responsible standards for e-waste recycling, refurbishment and regulatory compliant data destruction. As the first company to ever receive a U.S. Government contract for IT asset disposition services (ITAD) in 2002, we have prevented the export of millions of pounds of illegal hazardous e-waste to developing nations. E-waste contains toxic metals such as mercury, lead, cadmium, as well as toxic organic chemicals such as brominated flame retardants. These poisons can find their way into landfills if not for principled and practical standards for electronics recycling and reuse. This practice is delivered as solutions to both federal, state, local, education and health-care IT organizations nationwide.



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JCP&L

Jersey Central Power and Light (JCP&L) is an environmentally conscious utility focused on developing sustainable practices and policies. In 2019, JCP&L created a best management practice to increase its recycling of materials such as streetlamps, scrap electronics, steel, discarded wire, waste wood, oils, used tires, batteries and antifreeze.

JCP&L collected and recycled over 490 tons of paper, plastic, aluminum, glass, wood and cardboard; 7,900 pounds of e-waste; over 15,000 pounds of dry batteries and lamps; and over 60,000 pounds of used motor oil, antifreeze and crushed oil filters.

As part of parent company FirstEnergy's Corporate Responsibility efforts, a Green Team, comprised of a diverse group of JCP&L employees led by JCP&L President, Jim Fakult, was developed to drive sustainability throughout JCP&L's service territory.

JCP&L was also recognized for its continued focus on environmental awareness by the New Jersey Department of Environmental Protection, which named the company to its statewide Sustainable Business Registry.

R&B Debris

R&B Debris strives to offer long term sustainable disposal and recycling solutions, minimizing both our landfill dependency and carbon footprint as well as reducing CO₂ emissions. We achieve this by investing in technologies that convert various waste streams into renewable resources. For example, our partnership with Aries Clean Energy allows 95% volume reduction, eliminating landfills by using a fluidized bed gasification system designed specifically for processing biosolids. We also work with transfer stations to segregate brick, block, asphalt, wood chips and screenings allowing for end-market options with a beneficial reuse. R&B contracted with an environmental firm on a contaminated site cleanup where the hazardous waste is treated through a Thermal Desorption–Organic Recovery process. This assures

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Thousands of tons of soil impacted by petroleum, underground storage tanks, and fill material are removed through brownfield remediation.

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no contaminants are released into the atmosphere, and many concerning chemical constituents are recycled into their primary components, allowing for fuel value recovery. R&B focuses on environmental sustainability now for a cleaner tomorrow.

Steve Rich Group/ HOLES Infrastructure Solutions

Holes, a sister company to Steve Rich Environmental, has always strived to use the 3 Rs—reduce, reuse and recycle. The company is a leader in completing paving repair utilizing the customers own asphalt to complete repairs when available. Did you know, asphalt is the number one (by weight) recycled product in the world?

To address infrared asphalt repair, HOLES has six infrared units, all state of the art. The overall process is very simple on the surface, yet complex when you get into the details. The areas to be repaired are heated to about 325 degrees, and the infrared allows deep penetration of the heat without burning or scaling of the asphalt and its essential oils. In most cases, all the surrounding and repaired areas will use 100% of the asphalt with no waste along with new asphalt to displace the areas where there is no asphalt, (potholes etc.). Rejuvenators are sometimes added to rejuvenate some oils, which the sun and traffic have depleted.

Riker Danzig

Riker Danzig provided legal support to Matriark Foods, which received a grant from ReFED and partnered with a community food rescue organization during the COVID-19 pandemic to rescue and upcycle food that otherwise would have gone to waste, and then to distribute it to food insecure individuals in New Jersey. The project rescued 620,000 pounds of food (the equivalent of more than 500,000 meals) over a 90-day period. If this food had been disposed of rather than rescued and upcycled, it would have generated greenhouse gases in excess of 20,000 metric tons of CO₂ equivalent (MTCO₂E). In addition, there were significant greenhouse gas emissions reductions associated with rescuing the food for human consumption. Riker Danzig attorney

Matthew Karmel led the Riker team in advising on insurance and contracting issues relating to the project. The team provided counsel on the novel legal issue of whether liability protections for donated food extend to upcycled food.

REDUCING ENERGY USE/ BUILDING DESIGN

CSG Law

CSG's Environmental Group's goals are to ensure that clients meet their business objectives and stay on the cutting edge of environmental policy in New Jersey. As the state seeks to reduce emissions, we represented RNG Energy Solutions, LLC in permitting and regulatory approvals in connection with the Linden Renewable Energy Project, which will be one of the

“The [upcycling food] project rescued 620,000 pounds of food (the equivalent of more than 500,000 meals) over a 90-day period.”

state's largest carbon reduction resources and stand as a bellwether for the future of energy production in New Jersey.

We also served as part of the multidisciplinary team that successfully sought a first-of-its-kind NJDEP approval of insurance policy language to post financial assurance for a remediation permit rather than tying up funds in a cash escrow account. This was long sought-after by the development community and will free up funds for investment in blighted properties: an endeavor aligned with key provisions set forth in the New Jersey Economic Recovery Act of 2020.

While helping clients innovate and stay ahead of environmental concerns, CSG has also continued its commitment to environmental service by participating in such programs as EarthShare New Jersey's inaugural Responsible Tomorrows Contest, a statewide virtual challenge encouraging and rewarding “green” actions while working remotely. Notably, CSG employees captured the competition's first, second and third place awards.

Donnelly Energy

Donnelly Energy has been helping small businesses, non-profits, and municipalities throughout New Jersey to become energy efficient as the top-performing contractor for Direct Install from New Jersey's Clean Energy Program since 2009. By installing LED Lighting, high-efficiency HVAC and refrigeration units throughout commercial facilities in New Jersey, Donnelly Energy reduces over 13,500,000 lbs. of CO₂ annually, while simultaneously helping to relieve the strain on the state's power grids. Water-saving measures in the form of low-flow aerators are also included in the Direct Install program and are included in Donnelly's portfolio of work. As a part of the company's commitment to environmentally friendly best practices, all of the old and inefficient technology that is upgraded is removed and properly recycled on behalf of clients.

Greenbaum Rowe

Our Environmental Department continues to successfully navigate real estate development and manufacturing clients through complex remediation and redevelopment projects. We have also been expanding our focus on climate change, resiliency and renewable energy.

On the renewable energy front, subsidy and tax benefit programs that advance commercial renewable energy projects are undergoing significant change. We guide our clients through this evolving regulatory landscape to ensure that solar energy projects secure eligible incentive program benefits, such as Transition Renewable

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High efficiency HVAC system and refrigeration units throughout commercial facilities in New Jersey



Rescuing and upcycling food that otherwise would have gone to waste is being distributed to food insecure individuals in New Jersey.



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Energy Certificates, Office of Clean Energy project grants and federal tax investment credits.

On project permitting, DEP's Climate and Flood Resilience Program will drive continued changes in land use regulations that dramatically affect environmental permitting. Our familiarity with state objectives and our proven ability to work closely with DEP position us to secure complex permitting for development projects consistent with state policies. Most of the time, this process generates "0" waste as it is recycled.

New York City has led the way with 100% recycled asphalt and allowing it on their roadways. More and more cities and property owners, in order to go green, are requiring in-house recycling on their projects. HOLES has the newest, modern equipment to take all millings from a parking lot or roadway and create a 100% recycled asphalt product for customers that demand to meet the highest environmental standards possible.

Konica Minolta

At Konica Minolta, we are committed to building a sustainable future. Globally, we are working towards the achievement of the United Nations' Sustainable Development Goals while also following our environmental plan, Eco Vision 2050. Through these efforts, we set the goal of achieving carbon minus status by 2050 and, thanks to our accelerated progress, recently moved our target year to 2030.

At our Ramsey headquarters, we are using solar energy to power our campus and have done so since 2013. We are also involved in our New Jersey community, regularly engaging employee volunteers in collaboration with environmental organizations such as MEVO and the NY/NJ Trail Conference. In 2020, we partnered with the Arbor Day Foundation to plant more than 10,000 trees in areas in need of reforestation across the country.

We are also committed to helping our customers reduce, reuse and recycle through initiatives such as our Clean Planet Program and as an EPA SmartWay partner. Our environmental actions have been widely recognized, even being named one of the 100 Most Sustainable Corporations in the World for the fourth time in 2021 and to the Dow Jones Sustainability World Index for the ninth consecutive year last December.

NAWCAD Lakehurst

Naval Air Warfare Center Aircraft Division (NAWCAD) Lakehurst is the world leader in Aircraft Launch and Recovery Equipment (ALRE) and Naval Aviation Support Equipment (SE). It is part of the Naval Air Systems Command (NAVAIR) and is located at Joint Base McGuire-Dix-Lakehurst. It maintains fleet support by infusing modern technology across the entire spectrum of equipment needed to launch, land and maintain aircraft from ships at sea and austere expeditionary airfields.

NAWCAD Lakehurst has upgraded with LEDs in over 150,000 square feet of building

space and is currently adding an additional 335,000 square feet. It utilizes a solar wall to provide supplemental heating to two large industrial facilities, and recently replaced a large chiller for a laboratory facility with one that is very efficient and utilizes free cooling in the cooler weather. NAWCAD Lakehurst will continue to increase its environmentally friendly initiatives, including pay-as-you-charge electric vehicle charging stations.

Langan

Langan's Sustainability Program achieved green business certification from several local municipalities and won the 2019 Acterra Award for Sustainability. We developed a Sustainability Statement of Qualifications detailing sustainable engineering services offered by Langan. We increased the percentage of Langan employees that work in LEED certified buildings to 53%, and we became a carbon neutral firm in 2018. Langan has implemented sustainable office interior improvements, opting for advanced video conferencing to reduce travel, track and reduce paper and energy use, and implemented a company-wide green purchasing program. Green teams in every office pursue local measures to improve sustainability. We established an internal Sustainable Project of the Year award given to a Langan engineering project that best exemplifies the Triple Bottom Line of Sustainability. We encourage our employees to gain professional sustainability credentials (LEED, Envision, SITES); and Langan employees hold 110 sustainability credentials.

PSEG

PSEG is uniquely positioned to protect the environment and respond to the challenge of climate change as our carbon emissions rate is already one of the lowest among the nation's largest power producers. Among our accomplishments: in 2019, we announced our goal to further cut our PSEG Power fleet's carbon emissions by 80% by 2046, from 2005 levels; and we believe, with the necessary advances in technology and public policy, we can achieve our vision of attaining net-zero carbon emissions from our PSEG Power fleet by 2050.



A living shoreline project, Avon-by-the-Sea

In May 2014, PSE&G received BPU approval to embark on a \$1.22 billion program to proactively protect and strengthen our electric and gas systems against severe weather conditions, and we replaced vulnerable gas pipes, upgraded 29 substations and added intelligence to our system to speed restoration. Going back further, in 2002 PSEG joined EPA's Climate Leaders Program and reduced its GHG emissions intensity by 31% from 2000 levels by 2008. Tackling climate change is so critical that our Board of Directors takes an active role in overseeing sustainability; environmental, social and governance.

Saint Peter's Healthcare System

Saint Peter's Healthcare System embarked on an energy-savings initiative 10 years ago with a comprehensive upgrade of its entire electrical system and installation of LED lighting. More than 10,000 solar panels were installed providing about 20 percent (2.1 MW) of the campus' energy demand. Three years ago, a 2 MW combined heat and power (CHP) plant was installed. Solar energy and cogeneration allow Saint Peter's to have extremely low utility energy usage. Running the CHP plant continuously avoids peak demand charges, saving \$200,000 to \$300,000 per year. Saint Peter's averages about 1 to 1-1/2 kilowatt hours per square foot (kWh ft²), while the average New Jersey hospital can operate at about 3-1/2 to 4 kWh ft². Saint Peter's invested about \$10 million upgrading the entire electrical system through a federal grant for climate mitigation and disaster resilience, as well as an interest-free loan from PSE&G.

William Paterson University

William Paterson University's environmental leadership is evidenced by its long-standing commitment to sustainability. During the past year, expanded campus initiatives focused on conservation, efficiency, and education continue to yield significant results. Our 3.1 MW solar panel installation ranks among the largest at a four-year U.S. institution and supplies 15 percent of energy needs. Over the past two decades, while increasing the size of the campus by 47 percent, the institution lowered consumption of electricity by 30 percent, natural gas by 50 percent, and carbon emissions by 1350 tons. Strategies include food waste composting, energy-efficient lighting and HVAC systems, recycling initiatives, resource conservation, electric charging stations, and more. Building projects have earned a U.S. Green Building Council LEED Gold Award, three Green Building Design Awards, EPA recognition for carbon reduction, and the 2020 Approaching Zero Sustainability Award. A signatory of the national Climate Leadership Network-Carbon Commitment, the University is a member of the Second Nature higher education climate initiative. Efforts are guided by a Sustainability Committee, endorsed by President Richard Helldobler and comprised of faculty, staff, administrators, and students.

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reliable, more resilient and affordable.*



PSEG

ECOLOGICAL RESTORATION

Matrix New World Engineering

Matrix New World Engineering (Matrix), a woman-owned environmental engineering firm completed a living shoreline project, Sylvan Lake, Avon-by-the-Sea, integrating habitat creation, water pollution prevention, resiliency, and native plantings, creating a win for town and environment.

Sylvan Lake is a coastal lake surrounded by hardened rock walls and manicured lawns. Development of Lake's shoreline eliminated ability to filter stormwater runoff and provide natural water quality treatment. The developed condition attracted Canadian geese that exacerbated Lake's chronic nitrogen, phosphorous and fecal coliform impairments.

Matrix secured a living shoreline grant for the Borough through NJDEP's water quality program to convert developed shoreline into living shoreline and restore natural functioning. Work included removal of hardened shoreline structures and replacement with a sloped, natively vegetated wetland complex. Stormwater outfall modifications introduced wetland basins that trap sediment and filter contaminants prior to re-introduction into Lake. Improvements discouraged geese, prevented erosion, created fish and bird habitats, treated

run-off, provided flood mitigation, improved water quality, and received positive reviews.

Stockton University

An artistic mural of birds at Stockton University is saving the lives of migrating birds on the university's 1,600-acre campus. A glass corridor that connects two buildings is striking—but not in a good way for birds, which sometimes die after colliding with the hard surface. A group of faculty and staff, ranging from scientists to graphic designers, created a vinyl mural of soaring birds that was installed on the glass walls to eliminate the reflections that cause birds to crash. Stockton photographer Susan Allen applied for and received a Stockton 2020 Strategic Plan grant to fund the project.

T&M Associates

Ocean County-based Little Egg Harbor has long been known as a desirable destination for both vacationers and permanent residents. However, flooding to the region wrought by severe storms, including Tropical Storm Irene and Superstorm Sandy, has inflicted widespread damage and raised a need for significant environmental conservation efforts. T&M Associates, as municipal engineers, proposed a "living shoreline" project to ensure the future viability of coastal resources and mitigate future hazards. The Iowa Court and South Green Street project includes features that have

eliminated shoreline erosion; restored and stabilized beaches, marsh, and wildlife habitats; strengthened natural ecosystems; and protected adjacent properties and roads. An acre of salt marsh lost to erosion has been reclaimed, and a rock and bulkhead shelf has been constructed to safeguard the community. For its efforts in overseeing the implementation of this innovative environmental conservation project, T&M Associates is well-deserving of the CIANJ Environmental Leadership Medal.

William Paterson University

More than a century ago, nearly four billion American chestnut trees were growing in the eastern United States. However, invasive blight fungus struck in the early 1900s, and within 40 years, the species had largely been destroyed.

WPU is engaged in the effort to reintroduce the tree to its native environment and received 23 trees—all 100 percent pure American chestnut seedlings, generated from root systems that survived the disease—and have been planted throughout the campus as part of a long-term project to see these special trees to maturity.

Dr. Nicole Davi, professor and chair of Environmental Science, along with ES students, are working to keep them healthy. The students developed a nutrient-rich microbial compost "tea"—heated rainwater, fertilizer, molasses and red wiggler worm poop—and are distributing

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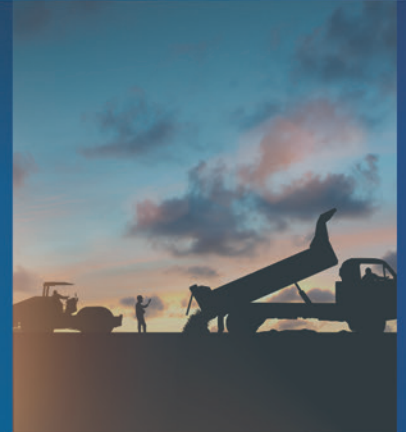
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Environmental Business

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the tea to the seedlings. With our efforts, we hope to start on the path to producing these trees on a larger-scale basis.

CLEANING UP LOCAL COMMUNITIES/ ENVIRONMENTAL EDUCATION

Felician University

Felician University would like to nominate its Sustainability Project for the CIANJ/Commerce Magazine's 2020 Environmental Leadership Award.

Felician University launched the ambitious project in September 2019 to distribute cotton reusable, washable bags to help reduce the number of plastic bags in the environment, an increasingly important goal, especially as numerous New Jersey municipalities are now moving to ban plastic bags.

As part of the project, students work with Bergen and Passaic municipalities in distributing the bags at the Rutherford Farmers Market, Garfield Town Hall, Greater Bergen Community Action in Cliffside Park, Coffee with a Cop in Garfield, and ShopRites in Lodi and Lyndhurst, among other places.

Plans are in the works to increase the bag distribution to help address a critical

environmental issue in a way that is convenient for shoppers and consumers and makes it easy to help "Change the World One Bag at a Time."

NJEDA

The New Jersey Economic Development Authority (NJEDA) is creating a pioneering brownfields program that offers resources to support investors, communities, and municipal governments during the brownfield cleanup and revitalization process.



Reusable shopping bags are replacing plastic.

The NJEDA is collaborating with the New Jersey Department of Environmental Protection to expand the Community Collaborative Initiative, which embeds NJDEP staff in targeted cities with multiple environmental stressors, to provide hands-on support. This program emphasizes local input and partnerships to develop innovative solutions to complex environmental issues with the goal of revitalizing distressed cities.

Despite the expedited schedule, we kept environmental stewardship in mind and gave the client—and their shareholders—the information they needed to make the decision to acquire the property.

NJIT—The New Jersey Brownfields Assistance Center

The NJ Brownfields Assistance Center @ NJIT is the first and only center focused on assisting NJ communities overcome their brownfields challenges. The Center provides free guidance and resources to NJ county and local government entities to help them navigate the brownfield redevelopment process, as well as educates and engages communities around brownfield issues. Its multi-disciplinary team of professionals (planners, engineers, environmental scientists, and social scientists) view brownfields as opportunities to spur economic development, improve social equity, and

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Environmental Business

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develop community-needed land uses such as housing and recreation. The Center brings tools, strategies, resources, partnerships, subject matter experts, and education to brownfields-challenged communities. With such guidance, support, and assistance, New Jersey can successfully transform its brownfield sites into community assets.

Peapack-Gladstone Bank

Throughout the years, Peapack-Gladstone Bank consistently takes strides in protecting our environment through hands-on volunteerism and monetary support of local watersheds, parks, farms, conservation foundations and nature preserves. Through annual bank-sponsored events, employees maintain nature trails, eliminate invasive species, collect litter along

waterways, and plant and harvest crops for New Jersey food banks.

To eliminate paper waste, washable, reusable face masks were purchased for all employees; and over the years, the bank has distributed thousands of complimentary eco-friendly reusable shopping bags to the public. Upcoming and ongoing educational and informational programs include corporate-wide virtual events and activities to promote and educate employees on Earth Day, World Water Day, World Environmental Day, America Recycles Day and World Soils Day.

Peapack-Gladstone Bank has an ongoing mission to pursue a sustainable environment of clean water, air and land providing a foundation for a vibrant economy and healthy communities for generations to come.

T&M Associates

As one of the nation's "Top 10 Main Streets," Hoboken's Washington Street is a historic and vibrant corridor through the city's main business and residential districts. Decades of aging infrastructure and concerns about flooding and storms made it necessary to redesign the street, implementing innovative green infrastructure. To reduce stormwater overflow into the overburdened combined sewer system, runoff was taken offline and infiltrated into 15 new rain gardens. The "Complete Streets"

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Reusable products are replacing single-use items.



Environmental sampling at brownfield site



Foundation recommendations for warehouse development



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Environmental Business

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approach included an environmentally friendly and sustainable design that met the needs of vehicles, mass transit, bicycles and pedestrians. The award-winning redesign encompassed upgraded LED lighting fixtures and infrastructure for an electrical microgrid for redundant power to essential facilities. The incorporation of green design in this revitalization project has resulted in a more-resilient, safer street with reduced congestion and greater mobility.

SUSTAINABLE MANUFACTURING PROCESSES

New Jersey American Water

New Jersey American Water takes great pride in delivering safe, clean and reliable drinking water to the 2.8 million people it serves. When trace levels of Per- and Polyfluoroalkyl Substances (PFAS) were detected in its Short Hills Station's groundwater supply, the company implemented a Strong Base Anion Exchange (AIX) system to treat the emerging compounds nearly nine months ahead of the new regulations set by the NJ Department of Environmental Protection.

Unlike other technologies, such as granular activated carbon or reverse osmosis, the AIX system does not require any backwashing or pre-rinsing

and therefore, produces no residual waste. The system is believed to be the first large-scale treatment of PFAS removal using AIX resin.

The use of this leading technology enables New Jersey American Water to continue to meet state requirements for safe drinking water within its Passaic Basin System while minimizing waste in the process.

Remington & Vernick Engineers

Bordentown City was required to close the water treatment plant's sludge drying beds containing radioisotopes exceeding standards pursuant to N.J.A.C. 7:28-12. The radioactivity originated from filter backwash precipitated to remove iron/manganese containing naturally occurring radioactive chemicals in wells screened in the Potomac formation/ cretaceous clays/sediments. Guided by radioisotope field radiation microprocessors with the capability of detecting ionizing alpha, beta, gamma and x-ray radiation, RVE conducted extensive sludge and environmental sampling, 50 radioisotope analyses and 2,500 tests. Twenty-four computer models were utilized to support an in-place closure strategy consisting of removal of filter-backwash deposition hotspots, in combination with capping the remaining backwash materials. Over \$1.2 million in off-site disposal costs were avoided by substituting a practical and innovative remedy protective of human health and the environment. Since



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Aerial view of water treatment plant

regional water treatment plants draw water from the Potomac formation, project findings advance invaluable precedents for compliance with radiation cleanups.

Stockton University

Bring on the pancakes! A group of professors at Stockton University have undertaken a sweet three-year project to study and promote the viability of maple sugaring in the South Jersey region. Led by Assistant Professor of Environmental Science Aaron Stoler, the project received a USDA grant to tap red maple trees on Stockton's 1,600-acre campus and recruit private landowners to participate. Stoler said the project could help develop a sustainable cottage industry for maple sugaring in New Jersey and

Continued On Page 34

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■ Environmental Business

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help preserve forests in the state. The team includes experts in forestry, soil science, economics and biodiversity.

"We are passionate about economic and environmental sustainability," said Stoler. "And, of course, we all like maple syrup, particularly when it is made locally and poured over pancakes."

Troy Corporation

Commitment to the environment has been a priority at Troy Corporation since its founding in 1980. Yet, the company has expanded that dedication applying that commitment to every aspect of operation—from process and product manufacturing to employee protocols and source energy.

Troy introduced a "batch reformulation" program that established greater efficiency in raw material use and reduced the use of hazardous materials. That efficiency also was applied to material disposal, removing it from the waste stream and coordinating reuse/recycling with its vendors—from empty drums, totes, scrap metal and pallets to glass, plastic, aluminum cans, and cardboard.

Troy also has gone above expectations – proven again in September of 2020 when the EPA was asked to measure the concentrations of ambient volatile organic compounds (VOCs) in selected NJ communities. Unlike other facilities, absolutely no VOCs or other

related compounds were detected at Troy's Newark plant.

Now the company has announced that it is exploring a new solar energy program at its corporate headquarters in Florham Park, which could be one of the largest in that region.

ENVIRONMENTAL LEADERSHIP

Cole Schotz P.C.

As an attorney with a master's in environmental law, along with her experience as a Science and Technology Policy Fellow at the National Academy of Sciences, Emily Lamond possesses the understanding and passion to help businesses succeed in the face of environmental challenges.

Currently, Lamond has taken on the challenge of educating the business community about upcoming regulations requiring assessment, and possibly investigation and remediation, of per- and polyfluoroalkyl substances ("PFAS"). As co-founder of the PFAS task force of NAIOP's Regulatory Affairs Committee, she is leading efforts to assemble experts across disciplines and author and disseminate publications to New Jersey commercial real estate professionals. Through this endeavor, business leaders may strategically manage and navigate the evolving scientific

and regulatory landscape, including compliance with any future remediation standards, and continue to flourish while mitigating risk associated with PFAS. No small task, but she is up to the challenge.

CSG Law

CSG's attorneys have long been at the forefront of environmental policy in New Jersey. I have had the great honor of being called upon by state governors, legislators and the NJDEP to provide my perspective during the development and adoption of the New Jersey Brownfields and Contaminated Site Reform Act, the Site Remediation Reform Act and the recent amendments thereto and related regulations. I am also on the Executive Board of the New Jersey Chamber of Commerce spearheading Environmental issues. John Valeri, Practice Group Leader of CSG's Environmental Group, is the Chairman of the New Jersey Clean Air Council.

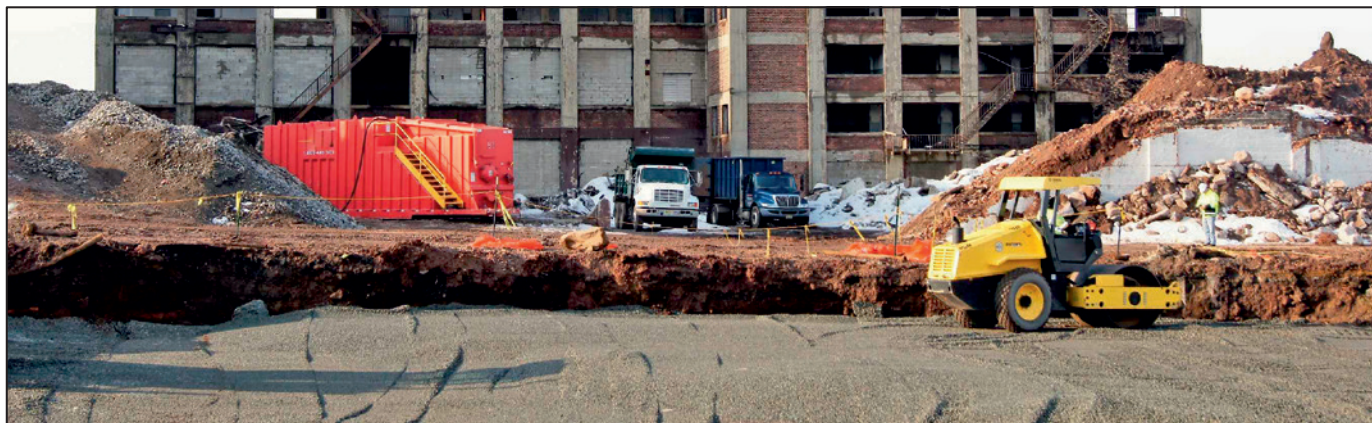
I am also proud to share that my colleagues Diana Buongiorno, Robert Crespi and David Mairo have recently been elevated to leadership roles with NAIOP-NJ, the Brownfield Coalition of the Northeast (BCONE) and the Meadowlands Chamber, respectively—demonstrating the firm's deep commitment to helping shepherd forward-thinking, fair and sustainable legislation and environmental protection initiatives to the benefit of the New Jersey's residents and business community. 📌



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New Jersey: A Future Hub of the U.S. Offshore Wind Industry?

The Garden State is in a prime geographic spot on the East Coast to be a leader.

By Diane C. Walsh
Contributing Editor

New Jersey is positioning itself to be the hub of the East Coast's burgeoning offshore wind industry.

In a special presentation to the Commerce and Industry Association of New Jersey, Joseph Fiordaliso, president of the state Board of Public Utilities, outlined the coordinated strategic approach devised among select departments and agencies.

Already, the BPU, which regulates utilities, awarded Ørsted, a Denmark-based company with 25 years of experience, the right to build a 1,100-megawatt project, 15 miles off the coast of Atlantic City. Ørsted is working with PSEG on the historic wind farm, expected to go live in 2024. It will produce enough energy for 500,000 homes.

The BPU also solicited bids on a second 2,400-megawatt project and plans are being drawn for a third round in 2022. "Our goal is to not only reduce our carbon footprint but make New Jersey the hub of offshore wind on the East Coast," Fiordaliso said.

Ørsted and Atlantic Shores Offshore Wind bid on the 2,400-megawatt project. The BPU is scheduled to award the contract in June. As part of the requirements, both companies agreed to fund research on the effects of offshore wind on local wildlife and fisheries. New Jersey's Department of Environmental Protection will oversee the study.

Gov. Phil Murphy set an aggressive master plan by committing the state to 100 percent



NJEDA CEO Tim Sullivan



NJ BPU President Joseph Fiordaliso

clean energy by 2050. "Green energy will help us get out of the economic tailspin" caused by the COVID-19 pandemic, Fiordaliso said. Wind is at the centerpiece with a 7,500-megawatt goal. Since it does not rely on fossil fuel, offshore wind is free of the greenhouse gases that drive climate change.

"We have a moral obligation to the environment to do everything humanly possible to mitigate the effects of climate change. That's our big challenge and our mission at the BPU under the leadership of Gov. Murphy," said Fiordaliso, who sported a turbine lapel pin at the event.

Offshore wind makes economic sense, too. The NJ Wind Port in Salem County is expected to create 1,500 jobs and generate \$500 million in economic activity.

"We have an extraordinary opportunity to be at the birth of a new industry," said Tim Sullivan, CEO of the New Jersey Economic Development Authority. The NJEDA is providing \$6 million for workforce development and clean technology start-up companies. Sullivan said his agency will work with the state Department of Labor and Workforce Development on the initiatives, which include diversity, equity and inclusion goals.

The Garden State is in a prime geographic spot on the East Coast to be the centerpiece of the industry and its well-educated workforce gives it a leg-up in the race, Sullivan said. In partnering with Ørsted, the state chose an experienced global leader in the industry that has 25 projects worldwide.

Vince Maione, director of NJ marketing at Ørsted, said his company is committed to hiring local workers. Through its Pro NJ Grantor trust, Maione said Ørsted is also earmarking \$15 million for small, women-owned and minority-owned businesses to support in their retooling to participate in the offshore wind industry. The trust will also provide funding for infrastructure improvements critical in Atlantic, Ocean and Cape May counties.

Fiordaliso said New Jersey also took a novel approach to determining the best way to transmit the electricity generated by the wind farms. The state signed an agreement with PJM, the manager of electricity grid for 13 states, to explore the most cost effective and environmentally sensitive ways to bring the energy ashore.

"We have an extraordinary opportunity here," said Sullivan, adding, "shame on us, if we don't make the most of it." 🚀

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Expected in 2024, a wind farm will produce enough energy for 500,000 NJ homes.

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A 1,100-megawatt wind farm is being constructed off the coast of Atlantic City.

BUSINESS & LIFESTYLE

Renew/Sustain the Best “You” While Connecting with Others

By Wendy Tait,
*Sommelier,
CIANJ’s EVP, Business
Development and Strategic
Initiatives*

You can’t possibly think about the month of April without thinking about the tax-filing deadline. But it is also the month of Earth

Day, a time perfect for renewing and sustaining the best “you.”

Earth Day is indeed all about sustainability, a buzz word that has significance in the pursuit of a healthy life and business. How do we sustain our relationships, businesses and well-being in a time of upheaval courtesy of COVID-19?

CIANJ is not only focused on sustainability through its environmental leadership awards

featured in this issue, but we are also taking our members outside for networking and fun.

We know all too well that for many, cold weather, isolation and COVID-19 have kept us apart from the people and places we love. CIANJ’s April Business & Lifestyle Series is all about getting you out of your comfort zone, out with others and out into nature.

This April, we start Spring right and invite you to start along with us. Whether you chose to bring your pets to our “Members & Mutts” meet and greet, grab your bike as we cycle through the state or lace up your hiking boots as we head up the trail, the most important thing in the end is to just get out and simply sustain your best self. 🌱.



Start Spring right. Bring your pets to our “Members & Mutts” meet and greet, grab your bike and cycle through the state or lace up your hiking boots as we head up the trail.

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Recognizing Earth Day 2021

How Businesses Can Begin Securing Their Assets and Operations Against Risks from Climate Change

By Shawn M. LaTourette
Acting NJDEP Commissioner

From encouraging recycling and clean energy transitions to protecting our ecosystems and taking special care of our shared open spaces, there are no shortage of environmental opportunities on which to focus this Earth Day. This year, I am encouraging New Jersey businesses to explore opportunities to secure their assets and strengthen their operations against the existing and worsening risks of climate change—especially risks from chronic flooding and sea-level rise.

One of the traits that makes New Jersey great for business are our plentiful working and scenic waterfronts. Our exceptional Atlantic coastline, our lakes, rivers, bays and ports all help make New Jersey an excellent choice for locating and operating a successful business. But the richness of our waterfronts also makes our state especially vulnerable to some of the worst impacts of climate change.

Here's what the science tells us: sea levels are increasing at a greater rate in New Jersey than most other parts of the world. And, annual precipitation in New Jersey is expected to increase by up to 11 percent by 2050. Indeed, sea-level rise and chronic inundation are already adversely impacting New Jersey and will worsen. Severe coastal flooding and erosion from a relatively mild winter storm this February was no fluke. We should all expect to see events like these more frequently.

Some New Jersey businesses have already felt the pressure on their bottom lines from climate change. Threats to public and private infrastructure, for example, affect if and how customers and employees can reach our businesses. A flooded road or inundated switching station can have dramatic impacts on a single day's business. Imagine the impacts for businesses in areas of New Jersey that will be chronically inundated due to sea-level rise or sunny day flooding several days of each week.

While this new reality can feel daunting, we need not fear a future where our physical and business landscapes are deeply affected by climate change—if we are prepared. As with other threats to our environment and public health, failing to prepare (or preparing too late) for climate impacts carries outsized repercussions for our economy. But, as New Jersey's business and industry leaders know, those who prepare well often get a jump on the competition. With respect to climate change, businesses that take steps now to ensure resilience will be ahead of their competition—not just within New Jersey, but nationally and even globally.

Skeptics may suggest that climate risks are too uncertain and that working to build resilience now will cost too much. Sound science and economics, however, tell us that failing to prepare will most certainly be more expensive, if not disastrous. Taking wise resilience measures now will help businesses maintain their economic footing for tomorrow, ensuring access to capital and the ability to attract and retain customers, employees, and public investment.

The good news: New Jersey's thoughtful businesses have always turned challenges into opportunity.

Our businesses do not just react to changing circumstances, they innovate. New Jersey is the birthplace of the lightbulb, the FM radio and the ice cream cone—innovations that spread throughout the globe and made our world a better place. Pioneers in industry have found ways to create and adapt faster than their predecessors, creating entirely new economic sectors in their wake.

“One of the traits that makes New Jersey great for business are our plentiful working and scenic waterfronts.”

This is especially true when it comes to our response to climate change. Today, we are seeing business leaders adapt to a new, more future-focused order—not just because adaptation is good for the environment and public health, but because it is good for business. For example, General Motors announced that it will exclusively offer electric vehicles by 2035. And, BlackRock reiterated the business risk of climate change by pressuring companies to eliminate greenhouse gas emissions by 2050. And, just this March, Goldman Sachs Asset Management announced its intent to assess climate risk exposure and consider countries' capacities to adapt to physical risks.

So, how can New Jersey's business leaders and innovators become more future-focused and help ensure a more resilient economy in which they can prosper? Here are just three ideas that can help businesses strengthen their assets and operations in the face of climate risks:

1. Assess climate risks to your business and community. You can start by using NJ FloodMapper at <https://www.njfloodmapper.org/>

to assess where, how and when your business sites could be impacted. Do not just limit your research to your business locations; consider how increased flooding and sea-level rise could impact transportation to and from your business, as well as impacts to local attractions that help bring customers to your door.

2. Update your business plan to integrate climate resilience considerations. Investors, insurers, and regulators are beginning to ask hard questions about how resilience and sustainability factor into a business's operations. Asking these questions of your leadership now can produce confident answers in the future. Innovators are already exploring how to turn the climate threats into business opportunities. For example, the LEED certification program for building sustainability is a good example of turning what was once considered a burden into a business potential.

3. Engage with community leaders about broader resilience measures that have implications for your business. This Earth Day, the New Jersey Department of Environmental Protection will spark the beginning of an important statewide conversation about climate resilience. Your position as a business leader can help your community prepare for impacts like sea-level rise and chronic flooding that is affecting our communities now and will continue to affect them in the future. Businesses should routinely ask local leaders about how they are working to ensure resilience. And, never be shy about highlighting your businesses' efforts to become more resilient—they benefit your entire community.

This Earth Day, let us be reminded that—together—our work to build a more resilient New Jersey will enable our businesses to thrive for decades to come. 🍀

About the Author:

Shawn LaTourette, Acting Commissioner of Environmental Protection first joined the DEP as chief legal and regulatory policy adviser. LaTourette was appointed Acting Commissioner by Governor Philip D. Murphy, on January 16, 2021.

As Acting Commissioner, Mr. LaTourette's responsibilities include formulating statewide environmental policy, directing programs that protect public health and ensure the quality of New Jersey's air, land and water, and its natural and historic resources.

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Bergen New Bridge Medical Center's COVID-19 Vaccine Equity Campaign

Improving vaccine access in underserved communities is vital.

Compiled by John Joseph Parker
Contributing Editor

Bergen New Bridge Medical Center is leading the way to improve access to the COVID-19 vaccine in Black and Brown communities by joining forces with the County of Bergen, Greater Bergen Community Action and the Bergen Coalition of Black Clergy.

The newly created COVID-19 Vaccination Equity Team has reserved weekly vaccination appointments at the Bergen New Bridge Medical Center Alternative Care Annex for Black and Brown Bergen County residents. The program debuted in February with 35 community and clergy members receiving the vaccination as a public gesture of confidence in the safety and efficacy of the vaccine.

"This pandemic has highlighted healthcare inequity in many communities which can only be countered by putting our words into action," explains Deborah Visconi, president and CEO of Bergen New Bridge Medical Center. "Through this new initiative, our medical center will be a source of information and support, and work to ensure vaccination appointments are reserved and easily accessible for our Black and Brown neighbors."

Bergen New Bridge Medical Center, a clinical affiliate of Rutgers, is a 1,070-bed hospital—both the largest hospital and licensed nursing home in New Jersey and the fourth-largest, publicly-owned hospital in the nation.

"Greater Bergen Community Action has a mission to provide economic opportunity to under-resourced communities," says Lynne Algrant, VP Planning, Development & Communications for Greater Bergen Community Action. "Now more than ever, health is wealth. Helping vulnerable communities navigate the vaccine process is imperative and we are proud to have been able to play a role."

Greater Bergen Community Action (GBCA) is a 501(c)(3), not-for-profit Community Action Agency. Established in 1967, Greater Bergen is part of a nationwide network of poverty-fighting enterprises which were established as part of the nation's effort to address the intractable and persistent problem of poverty in America.

The danger of racial disparity among vaccination rates in Bergen County is compounded by the reality that communities of color have been disproportionately impacted by COVID-19. As of Friday, February 12, 2021, of the 139,337 doses administered, only 2 percent went to African Americans, 6 percent to Latinos and 7 percent to Asian Americans.



Bergen New Bridge Medical Center President and CEO Deborah Visconi

With awareness of this inequity and the resources to combat it, this COVID-19 Vaccine Equity Team has been assembled to help bridge the gap.

"The Black Church has been the safety net for our people throughout history and we continue to be," says Rev. Gregory Jackson, retired pastor of Mt. Olive Baptist Church and coordinator of Bergen Black Clergy Against COVID-19. "In this fierce battle for our lives, we sought, as partners, institutions committed to bringing resources to people who are at great risk."

The Bergen Coalition of Black Clergy Against COVID-19 is an informal group organized by Rev. Gregory Jackson and Greater Bergen Community Action. The Coalition was formed in December 2020 to insure that the Black community has the information they need from trusted sources to make a decision about the vaccine and has access to the vaccine throughout Bergen County.

"The County and Bergen New Bridge continue to partner to lead the way out of this pandemic, first with testing and now with vaccinations," says Bergen County Executive Jim Tedesco. "It is a privilege to demonstrate our commitment to equity by working with Greater Bergen Community Action and the Bergen Coalition of Black Clergy to put forth our plan

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Bergen New Bridge Medical Center President and CEO Deborah Visconi, Bergen County Executive Jim Tedesco and Reverend Gregory Jackson with some of the first people vaccinated through the COVID-19 Vaccination Equity Program.

A man with a shaved head, wearing a blue work jacket and blue nitrile gloves, is focused on measuring a small metal component with a digital caliper. The background is a blurred industrial setting.

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Bergen New Bridge Medical Center

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Communication is Key to Resolving Conflict

There are many causes of workplace conflict. Effective leaders understand these conflict triggers and address the problem. Consider some causes of conflicts in the workplace, and how to avoid them:

Emotional “blind spots.” These “blind spots” occur when something produces an irrational reaction in us. They may be people that we just know how to deal with. This is a “blind spot” for a leader.

A bad attitude or emotional “baggage.” All of us carry “baggage” and have to manage our own attitudes. Often, we don’t realize that all this impacts the way we communicate and manage others.

Employee differences. Sometimes a cause of conflict centers on factors such as culture, gender, age or work experiences. The more diverse workplaces become, the greater potential for conflict. This requires managers to become more active listeners as opposed to simply barking out orders.



STEVE ADUBATO'S

LESSONS IN LEADERSHIP

Passing judgment. Another key for managers is to be more “other centered” as opposed to being solely “goal” or “self” centered. Simply put, don’t pass judgment. Take the time to understand your people and their unique perspectives.

Playing the “blame game.” When leaders are too focused on pointing fingers, it becomes a big source of conflict. Try to become “solution oriented” the next time something goes wrong.

Finally, take responsibility when things go wrong. Be accountable, even if you are not 100% convinced that it all falls on you. This communicates a message to your people that they, too, can and should step up and be accountable.

Steve Adubato, PhD, is the author of five books including his latest, **"Lessons in Leadership"**. He is an Emmy® Award-winning anchor with programs airing on Thirteen/WNET (PBS) and NJ PBS who has appeared on **CNN**, **FOX5 NY** and **NBC's Today Show**. Steve Adubato's **"Lessons in Leadership"** video podcast with co-host Mary Gamba airs **Sundays at 10:00 a.m. on News 12+**. For more information visit www.Stand-Deliver.com



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Healthcare

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to reach underserved communities facing the toughest realities of this pandemic.”

“Our communities of color have been disproportionately effected by the COVID-19 pandemic but only around 2 percent in New Jersey have been vaccinated against the virus,” says Commissioner Mary Amoroso, liaison to the Bergen County African-American Advisory Board. “Today, Bergen County and Bergen New Bridge are taking the step of vaccinating influencers in communities of color to send out the message that the vaccine is safe and protective.”

The COVID-19 Vaccine Equity Team will continue to schedule appointments for people

of color in the current priority group and to serve as an immediate and effective solution to common barriers by:

- Identifying qualified personnel who typically lack access, information and opportunity
- Providing assistance with the vaccine registration process
- Informing and educating the targeted demographic through trusted and knowledgeable sources
- Providing transportation to the vaccination site, if needed

For more information regarding the vaccine equity program, contact dcorrieri@newbridge-health.org or Andrea.Borja@GreaterBergen.org.



Bergen County Commissioner Mary Amoroso, liaison to the Bergen County African-American Advisory Board, and Alison Dubois from Greater Bergen Community Action joined County Executive Jim Tedesco and Bergen New Bridge President and CEO Deborah Visconi celebrating some of the first people vaccinated through the COVID-19 Vaccination Equity Program.



Bergen New Bridge Medical Center (BNBMC), a clinical affiliate of Rutgers, is a 1,070-bed hospital located at 230 East Ridgewood Avenue in Paramus. The Medical Center is both the largest hospital and licensed nursing home in New Jersey and the fourth-largest publicly-owned hospital in the nation.

A not-for-profit safety net facility, Bergen New Bridge Medical Center provides high-quality, comprehensive services, including acute and ambulatory care from Rutgers New Jersey Medical School and community physicians, mental health and substance use disorder treatment, and long-term care to the greater Bergen County community. The Medical Center, including its Long-Term Care Division, is fully accredited by The Joint Commission and is in-network with all major New Jersey commercial insurance plans covering 99.91 percent of New Jersey residents.

Bergen New Bridge Medical Center is a full-service hospital with a 24/7 emergency department, surgical suites, physical rehabilitation, pharmacy, laboratory, radiologic services (including digital mammography), and more than 26 medical specialties available through its Ambulatory Care Center.

The Medical Center is a Veterans Community Care Provider proudly serving the healthcare needs of veterans and is a Leader in LGBTQ Healthcare Equality in the Human Rights Campaign Healthcare Equality Index for 2020.

STEVE ADUBATO'S LESSONS IN LEADERSHIP

with co-host Mary Gamba

Sunday 10:00am

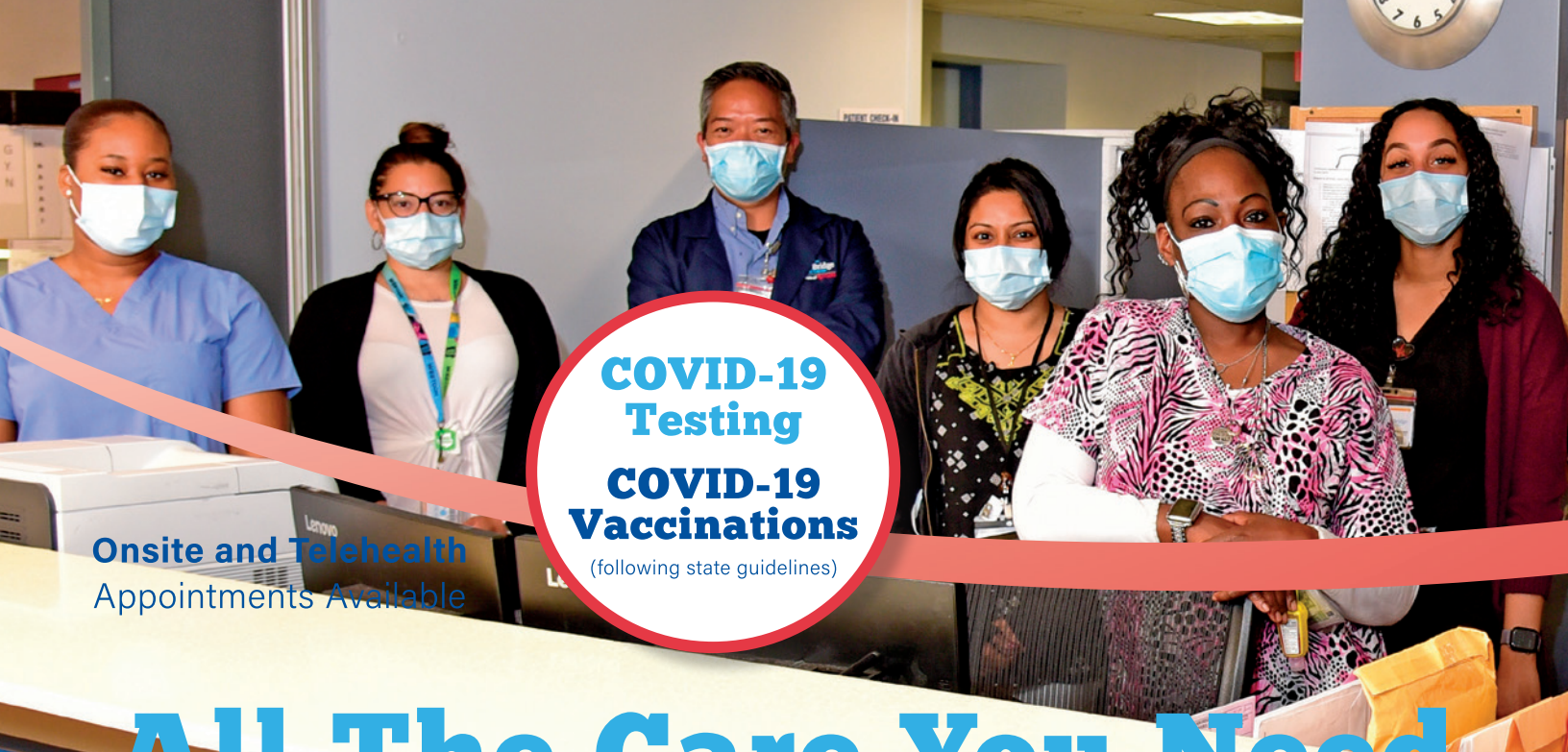
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