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## PEAK ENVIRONMENTAL

# Entering a New Era: Building on 25 Years of Managing Environmental Risk

Since 1997, Peak has provided cost effective, innovative solutions to manage environmental risk using available administrative, active and alternative remediation options at industrial, commercial and residential properties. Environmental compliance in 2022 demands data-based decision-making, effective regulatory interpretations and informed professional judgment. To that end, it is mission critical for Peak LSRPs to stay current on regulations, guidance, attainment and remedial alternatives, and improvements in remediation technologies as government agencies expand regulations and guidance, add compounds to regulated materials lists, adopt more stringent standards for individual compounds, add mandatory submittals and expand enforcement. This dynamic framework affects each step in the process to progress and close environmental cases, and their effects on your project must be included in project planning.

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system automates data transfer and quality assurance, allowing our effort to focus on data interpretation, development of next appropriate steps and identification of best solutions. This system also provides full management of large volumes of soil, ground water and/or vapor data associated with active remediation systems, and with the evaluation of data at long-term "legacy" sites when the ongoing protection of receptors is required.

## ESG Services

Environmental, Social, and Governance (ESG) data analysis is used by investors to evaluate the future financial performance of companies and help avoid companies and properties that may pose a greater financial risk. Companies that use ESG standards are often seen as more conscientious, less risky and more likely to succeed. Peak now offers the full range of ESG services through Nova for an asset, operation or facility using most current methods and procedures available, such as the latest climate initiatives or the latest methods for collecting carbon data and calculating footprints. Peak and Nova experts can manage a customer's entire ESG program, or provide support through climate risk and resiliency analyses, decarbonization services, energy audits and planning, sustainable building practices, ESG data collection and interpretation, and other services specific to customer needs.

## Summary

Peak is proud to be a member of CIANJ. As a New Jersey business specializing in helping clients identify, quantify, manage and eliminate environmental liabilities, Peak helps our clients' investments in New Jersey, transforming properties to elevate them to their best and highest use. By joining the international Nova Group, GBC, we have enhanced and expanded our services, and solidified our future and our commitment to staff, communities and environment. Peak's combination of internal ESG practices and ESG service capabilities has led to a great work environment that promotes diversity and volunteer work, supports our communities and provides a full range of services meeting client goals across the nation and internationally. With this in mind, we plan more investment in our operations to support our industry. 📌



Peak Environmental, Inc. has more than 20 years experience in environmental remediation.

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*"The mission of the Commerce and Industry Association of New Jersey is to be the leader in free enterprise advocacy for the purpose of providing, through education, legislative vigilance, and membership interaction, an economic climate that enhances business potential and makes New Jersey a better state in which to live, work and conduct business."*

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- \$13.1 Million** — Commercial mortgage refinance for a 68-unit apartment building in Cedar Grove
- \$6.5 Million** — Term Loan & Line of Credit financing to support the strategic acquisition of an Ethnic Foods Distributor by a Food & Beverage Company
- \$4.4 Million** — Commercial mortgage for acquisition financing of an industrial flex building in Oakland
- \$3.9 Million** — Investment real estate purchase of a medical office building in Neptune
- \$1.5 Million** — Working capital line of credit converting to a term loan for the fit-up of a new Orthopedic Surgical Center
- ▶ **\$1.5 Million** — Working capital line of credit for an accounting firm



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# "Planting" the Seeds for a Green, Sustainable Future

Crop diversity is an indispensable resource for addressing climate change or wars.

By Anthony Russo  
President, CIANJ

**F**ood security in countries already facing severe levels of hunger will drastically worsen as the war in Ukraine will diminish global grain supplies and drive-up fuel prices. According to the International Rescue

Committee of the Red Cross, Russia's invasion of Ukraine "will worsen hunger in the world's crisis zones." The Food and Agriculture Organization index, which measures global food prices, is at its highest level ever, driven by the war in Ukraine.

Afghanistan, Yemen and Sahel, all facing acute food insecurity, will be severely impacted by global grain reductions and price hikes. East Africa relies on Russia and Ukraine to provide 90 percent of imported wheat, while Yemen relies on Ukraine and Russia for just over a fifth of its wheat consumption. Countries across East Africa, including Somalia, Ethiopia and Kenya, which are already facing the worst drought seen in decades, bring in more than 90 percent of their imported wheat from Russia and Ukraine. As Ukraine's crop production cycle this year is disrupted due to the conflict, countries heavily reliant on grain imports from Ukraine are likely to be impacted in the coming year.

Whether it is from war, climate change or extreme weather events, agriculture is uniquely

vulnerable and needs to be safeguarded and protected from disasters. To this end, The Svalbard Global Seed Vault, owned by the Norwegian government, is designed to store duplicates of seeds from seed collections from around the globe. If seeds are lost as a result of natural disasters, war or simply a lack of resources, the seed collections may be reestablished using seeds from Svalbard. At its opening ceremony in 2008, the then Prime Minister of Norway, Jens Stoltenberg—now the Secretary-General of NATO—introduced the world to this project located on a remote island in the Arctic Circle.

***"Earth Day 2022 calls for a commitment to preserve biodiversity."***

The opening of the seed vault is part of an unprecedented effort to protect the planet's rapidly diminishing biodiversity. The diversity of crops is essential for food production, yet it is being lost. This "fail-safe" facility, dug deep into the frozen rock of an Arctic mountain, will secure for centuries, or longer, hundreds of millions of seeds representing every important crop variety available in the world.

As well as protecting against the daily loss of diversity, the vault could also prove indispensable for restarting agricultural production at the regional or global level in the wake of a natural or man-made disaster. Contingencies

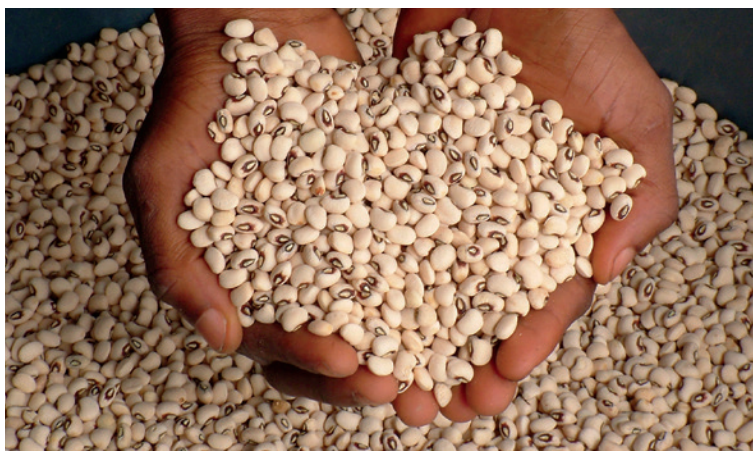
for climate change have been worked into the plan. Even in the worst-case scenarios of global warming, the vault rooms will remain naturally frozen for up to 200 years.

The building of the vault itself has attracted much outside interest due to its location and its unusual engineering, security and aesthetic features. Its engineering allows it to stay cool with only a single 10-kilowatt compressor, which is powered by locally generated electricity.

The vault consists of three highly secure rooms sitting at the end of a 125-metre tunnel blasted out of a mountain on Norway's Svalbard archipelago. The seeds will be stored at minus 18 degrees Celsius (minus 0.4 degrees Fahrenheit) and sealed in specially designed four-ply foil packages. The packages are sealed inside boxes and stored on shelves inside the vault.

Each vault is surrounded by frozen arctic permafrost, ensuring the continued viability of the seeds should the electricity supply fail. The low temperature and moisture level inside the vaults will ensure low metabolic activity, keeping the seeds viable. If properly stored and maintained at minus 20 degrees Celsius (about minus 4 degrees Fahrenheit), some seeds in the vault will be viable for a millennium or more. For example, barley can last 2,000 years, wheat 1,700 years and sorghum almost 20,000 years. New Jersey maintains seed banks of its own, including projects to protect the Garden State tomato, for example.

Biodiversity is a key to healthy ecosystems and agriculture, and preserving these seeds is vital to a green, sustainable future in the Garden State and around the world. 🌱



If seeds are lost from natural disasters, war or simply a lack of resources, the seed collections may be reestablished using seeds from The Svalbard Global Seed Vault.



Photos: The Svalbard Global Seed Vault



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# TD Bank to Acquire First Horizon as Part of 2022 Growth Strategy

Compiled by John Joseph Parker  
Contributing Editor

**T**D Bank Group (TD) and First Horizon Corporation (First Horizon) have signed a definitive agreement for TD to acquire First Horizon in an all-cash transaction valued at \$13.4 billion, or \$25.00 for each common share of First Horizon. Through this financially compelling transaction, TD accelerates its long-term growth strategy in the United States by acquiring a premier regional bank with an aligned culture and risk-management framework.

"First Horizon is a great bank and a terrific strategic fit for TD. It provides TD with immediate presence and scale in highly attractive adjacent markets in the U.S. with significant opportunity for future growth across the Southeast," said TD Group President and CEO Bharat Masrani. "Working with the First Horizon team, TD will build upon the success of its strong franchise and deliver the legendary customer experiences that differentiate us in every market across our footprint."

Following the closing of the transaction, Bryan Jordan, president and CEO of First Horizon, will join TD as vice chair, TD Bank Group, reporting to Bharat Masrani and will join the TD Senior Executive Team. He will also be named to the Boards of Directors of TD's U.S. banking entities as a director and chair. Jordan will continue to be based in Memphis.

Leo Salom, Group Head, U.S. Retail, TD Bank Group, and president and CEO, TD Bank, America's Most Convenient Bank®, will lead the combined businesses.

## Spencer Savings Bank Closes on Mariner's Bank Merger

Spencer Savings Bank, SLA announced the closing of its merger with Edgewater-based Mariner's Bank in an all-cash transaction. With this merger, Spencer added six full-service branch offices to its existing 20 financial centers located throughout New Jersey. The Mariner's Bank locations are concentrated in Bergen County where Spencer was originally founded and has a significant presence over its 100-year history.

"We are pleased to be joining two community-focused banks that share a deep commitment to its customers and local communities," stated Spencer Savings Bank Chairman and CEO Jose B. Guerrero. "After months of planning and hard work, we are excited to officially welcome both the Mariner's Bank team and customers to Spencer. The merger provides growth



Spencer Savings Bank Chairman and CEO  
Jose B. Guerrero

opportunities for both, and positions Spencer well for continued success."

As of Sept. 30, 2021, Mariner's Bank reported \$435.3 million in total assets, \$334.1 million in loans and \$391.1 million in deposits. The merger will grow Spencer to approximately \$4 billion in assets, \$3.1 billion in loans, and \$3.2 billion in deposits with 26 branches in New Jersey.

"With Spencer having such a strong presence in the Bergen County market and northern New Jersey, we plan to expand existing and develop new consumer and business relationships that will complement our local emphasis on serving our communities," added Guerrero. "We are also very fortunate to retain many of Mariner's staff members which will help with the transition."

Full integration of Mariner's systems is expected to be completed in the first quarter of 2022.

## Bank of America's COVID-19 Employee Booster Initiative

Bank of America is making a \$700,000 investment in Community FoodBank of New Jersey, Fulfill and Trenton Area Soup Kitchen (TASK) to address food insecurity in the region. The funds are expected to provide approximately 1.75 million meals.

In New Jersey, an estimated 762,530 people are facing hunger, according to the domestic hunger-relief organization Feeding America. As the pandemic continues, hunger relief organizations in New Jersey and across the country are facing ongoing challenges such as increased demand for their services and rising food prices.

Bank of America is supporting its employees' health and safety while addressing one of local communities' most critical needs. Earlier this year,

the company announced it would make a \$100 donation to local hunger relief organizations and food banks for each employee in New Jersey who received a COVID-19 booster shot or vaccine and notified the bank before the end of January.

The company made an additional contribution to address the increased need experienced by hunger relief organizations across the country. Since the onset of the pandemic, Bank of America has provided \$2.29 million in funding to Community Foodbank of New Jersey, Fulfill and TASK in support of local hunger relief efforts.

"As the pandemic continues to impact our New Jersey communities, food banks and hunger relief organizations are experiencing increased demand and higher costs to meet the needs of individuals and families," said Bank of America New Jersey President Alberto Garofalo. "Our commitment to help strengthen the communities we live in and serve is unwavering, which is why we are investing in the health, safety and wellbeing of our teammates while also providing funds to help our longtime nonprofit partners that are tirelessly working to fight food insecurity and ensure each of our neighbors has access to a meal."

Nationally, the bank has committed \$10.6 million dollars to food banks and hunger relief organizations through this effort. Since 2015, Bank of America has donated nearly \$150 million toward hunger relief efforts.

## NJBankers Names Michael P. Affuso as its New President and CEO

The New Jersey Bankers Association (NJBankers) named Michael P. Affuso, Esq., to replace the retiring John E. McWeeney, Jr., as president and CEO. McWeeney will continue to

*Continued On Page 10*



Bank of America New Jersey President  
Alberto Garofalo



# THINK TANK WITH STEVE ADUBATO

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serve as President and CEO until his retirement on June 30, 2022. Affuso will officially assume the role on July 1, 2022.

Affuso joined the Association in 2008 as the VP/Director of Government Relations. Since then, he's been promoted to SVP/Director of Government Relations and eventually to his current role of EVP/Director of Government Relations. Prior to his career at the Association, Affuso served first as Campaign Manager and then Deputy District Director and General Counsel for Congressman Albio Sires. Prior to his work with Congressman Sires, Affuso served as associate General Counsel for the New Jersey General Assembly Majority Office in Trenton where he provided legal counsel to the Assembly Speaker and Majority Members.

Affuso holds a J.D. from Seton Hall University School of Law. He is admitted to practice in New Jersey/Federal District Court and New York/Federal District Court. Affuso is a graduate of American University with a B.A. in political science and a minor in history.

Founded over 118 years ago, the New Jersey Bankers Association is a trade association representing 70 banks and 176 service providers. NJBankers provides a variety of services to members, including government relations at both the state and national levels, education and professional development, and employee health and welfare insurance programs through

its licensed insurance brokerage facility, Bankers Cooperative Group.

### **Wells Fargo Donates \$1 Million to Provide Relief to Ukraine**

Wells Fargo is making \$1 million in donations across three nonprofits to enable humanitarian aid for Ukraine and Ukrainian refugees, as well as support services for U.S. service members and their families across the globe.

"In times like this, it's important we come together to support those most impacted," said Wells Fargo CEO Charlie Scharf. "We appreciate the nonprofits on the ground and hope our grants will enable them to accelerate getting humanitarian aid to those who require it most. At the same time, we want to support our nation's military, which is often called upon in times of need, and we will continue to provide essential services for service members and their families."

The funds will support the American Red Cross, in coordination with the International Committee of the Red Cross and Ukraine Red Cross. A global first responder, the Red Cross is managing health and medical needs, blood drives, temporary shelter, clothing and other urgent support. In addition, money will go to the World Central Kitchen, which provides meals in times of crisis. Their team is currently serving tens of thousands of meals to Ukrainian families fleeing their homes, as well as those who remain in country.



Wells Fargo CEO Charlie Scharf

Additional funds are going to the USO to support American service members in Eastern Europe with call centers, hygiene and meal kits, care packages, and other essentials. It also offers resources that provide care and comfort to U.S. service member families during this stressful time.

Wells Fargo is also amplifying employee generosity to these organizations through its Community Care Grants program, allowing donations of up to \$1,000 to qualify for additional grant dollars to further extend aid impact. 📌

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# "The Moving Wall" Coming to County College of Morris

VFW Post 7333 of Randolph brings a traveling tribute to military service to New Jersey.

Compiled by John Joseph Parker  
*Contributing Editor*

**R**esidents from Morris County and beyond will have the opportunity to experience the poignancy and meaning associated with the Vietnam Veterans Memorial when The Moving Wall, a half-size replica, comes to County College of Morris (CCM) this July at the initiative of VFW Post 7333 of Randolph; 1,563 New Jerseyans; 1,562 men and 1 woman, made the ultimate sacrifice during the Vietnam War.

The Moving Wall will be on display July 7 to July 11 at the college, 214 Center Grove Road, Randolph, near Parking Lot 1.

The ceremonies begin on July 8 with proclamations from Randolph Township and Morris County. The grand opening will be on July 9 and include a prayer from Bishop Kevin J. Sweeney from the Diocese of Paterson and proclamations from the U.S. Congress and the New Jersey State Legislature.

There will also be a tribute to Gold Star families and a wreath laying ceremony. July 10 will include a prayer from Rabbi Asher Hersen from the Chabad Center of Northwestern New Jersey and the singing of God Bless America. July 8

through July 10 also will feature rifle salutes and then the playing of Taps each evening at 8:00 p.m. The closing ceremony will take place the morning of July 11 with a prayer from Reverend Timothy Clarkson from Union Hill Presbyterian Church in Denville, the Retiring of Colors and the collection of wreaths and any mementos left at the wall.

Visitors who lost someone in the Vietnam War will be invited to make a rubbing of their loved one's name from the wall throughout the course of each day.

"Thanks to the efforts of State Senator Anthony Bucco and VFW members like Emerson Crooks and Jack Sassaman, we will be able to experience the Vietnam Wall and honor our fallen service members. Our goal is to help bring healing to veterans, families and friends who suffered through this divisive conflict," said Bill Menzel from VFW Post 7333, the project coordinator. "The Moving Wall additionally is intended to educate youth about the Vietnam War and its impact on the nation and veterans."

"We are honored to have been asked to host The Moving Wall at CCM to recognize all veterans, especially those who made the ultimate



Photo: County College of Morris

County College of Morris President  
Dr. Anthony J. Iacono

sacrifice, and to teach the next generation about the impact and lessons learned as a result of this time in our nation's history," said Dr. Anthony J. Iacono, president of CCM.

Also supporting the efforts to bring the wall to the college are the Morris County Board of County Commissioners.

"All Morris County residents should take advantage of this unique opportunity to see the traveling version of the Vietnam wall. I would especially urge parents to bring their children, and high school and college students to come and honor those who made the ultimate sacrifice, as well as a big thank you to our Vietnam veterans," said Deputy Director John Krickus of the Morris County Board of County Commissioners, a Marine Corps veteran.

When John Devitt, a Vietnam veteran, attended the 1982 dedication of the Vietnam Veterans Memorial in Washington, D.C., he felt its power and vowed to share that experience with those who might not have the opportunity to visit it. DeVitt, Norris Shears, Gerry Haver and other Vietnam veteran volunteers built The Moving Wall. It has now traveled the country for more than 30 years.

This will be the second time The Moving Wall has come to Morris County. The first time was in Jefferson Township in 2004.

*Continued On Page 14*



Photo: Karen Manchelli

State Senator Anthony M. Bucco (r) presents a proclamation from the New Jersey Legislature during a press conference at County College of Morris to William Menzel of VFW Post 7333, who is serving as project coordinator to bring the Moving Wall to the CCM campus in July.



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## ■ Honoring Service

*Continued From Page 12*

The cost to bring the wall to Morris County is estimated at \$30,000 and donations are being sought to help to defray that cost. VFW Post 7333 also is looking for volunteers to assist while the wall is at CCM. To volunteer or to make a donation, go to [www.vfwpost7333.org/the-moving-wall/](http://www.vfwpost7333.org/the-moving-wall/). 🇺🇸



People touching the names of their loved ones who perished during the Vietnam War at the Vietnam War Memorial in Washington, D.C.

Photo: Getty Images/Stockphoto/Bobbushphoto



Photo: Karen Mancinelli

Officials at a press conference, March 9, at County College of Morris with proclamations celebrating the plans to bring the Vietnam Veterans Memorial Moving Wall to CCM in July. Pictured are (l-r) Kellie Doucette from Congresswoman Miki Sherrill's office, Dover Mayor Carolyn Blackman, Randolph Mayor Marie Potter, Willy Tolba from Congresswoman Miki Sherrill's office, William Menzel and Emerson Crooks from VFW Post 7333, Deputy Director of the Morris County Board of County Commissioners John Krickus, County Commissioner Stephen Shaw, State Senator Anthony M. Bucco and Assemblywoman Aura Dunn.

### Strategic Leadership: "Connecting the Dots"

Being a strategic leader requires that we slow down and ask ourselves; "What is my goal?" We must recognize trends and opportunities. It is all about "connecting the dots," so let's consider the following:

**--Realize that there are dots to be connected.**

Many leaders believe that their job is to simply "deal with the situation" without connecting the dots as to where trends and market forces are likely to go. This leadership approach is often a dangerous mistake.

**--Avoid linear thinking.** Some leaders think they have the luxury of moving from A to B and then to C, etc. This won't cut it. The best leaders know that the "dots" are a combination of data points and events and find ways to connect those dots.

**--Take a moment to pause.** While you can't predict exactly how things are going to play out, it is important to pause, think and assess the situation and then calmly consider the possible options.



### STEVE ADUBATO'S LESSONS IN LEADERSHIP

**--Expect disruptions.** Great leaders are prepared to adapt and pivot with both a sense of urgency and yet with a sense of calm and strategic perspective when disruptions occur. While this is easier said than done, being a strategic leader also involves managing emotions when the so-called "unexpected things" happen.

**--Ask key questions of yourself.** "What specifically am I trying to communicate?" "What are some options I haven't considered?" The key is to avoid going on "auto pilot" and put yourself in the best position to succeed by being more intentional.

**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](http://www.Stand-Deliver.com)



# STEVE ADUBATO'S LESSONS IN LEADERSHIP

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# Introducing Lisa Flavia Garcia, USEPA Region 2 Administrator

By Diane C. Walsh  
Contributing Editor

**L**isa Flavia Garcia's passion for environmental justice was born in law school.

"I fell in love with it," she said, recalling the international course she took while studying abroad in Spain. Her fascination grew during an internship in New York City.

The experiences made her reflect on conditions she saw growing up in the Bronx.

Unfortunately, in her neighborhood 20 years ago, Garcia said, the Latino community was not engaged in the environmental movement. "We need to equalize and bring about justice in the environmental space," she said.

Her academic and professional background, together with her life experiences, made her a strong advocate. As an environmental attorney, she has represented community organizations and has worked inside government to hasten change. "Clean water, clean air, clean soil should be for everybody," she said.

Now as the new administrator for the U.S. Environmental Protection Agency's Region 2, Garcia can make a big impact. "I'm happy to have an opportunity to serve and work to bring about more environmental benefits in New Jersey and the entire region."

Along with the Garden State, her territory encompasses New York, Puerto Rico, the U.S. Virgin Islands and eight federally recognized Indian Nations. President Biden appointed Garcia to the job. She is proud to work in an administration that made equity and environmental justice a priority in the first executive orders issued when the new president took office.

"Lisa's leadership will be instrumental to USEPA's work addressing the complicated intersection of environmental and economic challenges in Region 2. She brings a wealth of experience in fighting for climate justice and equity that will be invaluable as we deliver on our mission," said USEPA Administrator Michael S. Regan when Garcia's appointment was announced last November.

Garcia said the November 2021 Bipartisan Infrastructure Law will channel \$1 billion into the cleanup of 49 contaminated sites across the country, including so-called "orphan" Superfund sites, where officials were unable to find financially viable responsible parties.

New Jersey has the unenviable distinction of having the most Superfund sites in the nation. Much of the contamination is traced to the state's old industrial centers. Garcia said

the infrastructure funds will address 11 sites in Region 2 and seven of them are in New Jersey.

Moreover, the Garden State is in line for upgrades to dilapidated water lines and wastewater treatment plant improvements, too. Some 300,000 lead service lines will be replaced, according to Garcia, who said \$168 million is earmarked for New Jersey this year.

Garcia was in Newark with Vice President Kamala Harris and other dignitaries recently to mark the progress made by the replacement of 24,000 lead pipes in the city's West Ward. The USEPA administrator was touched by the comments from a union worker who spoke with the help of translator. She said the union worker lived in the community and he was thankful that the health threat posed by lead pipes was eliminated for his family and his neighbors. He was also grateful for the economic opportunity the project generated through the many jobs it created.

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***"New Jersey has the unenviable distinction of having the most Superfund sites in the nation. Much of the contamination is traced to the state's old industrial centers."***

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"These are the types of stories you want to hear," Garcia said.

Clean water projects have been at the forefront for the new administrator. In January, her office and the U.S. Department of Justice announced an agreement with the Jersey City Municipal Utilities Authority that will result in upgrades to the city's antiquated municipal sewer and drinking water systems. The improvements will significantly reduce the amount of pollution being discharged into the Hackensack River, Hudson River and the Newark Bay.

"As a result of this settlement, the sewer system renovations will reduce discharges from combined sewer overflows by 370 million gallons per year, preventing over one million pounds of pollutants from entering nearby waterways each year," Garcia said. "Furthermore, it will accelerate the replacement of thousands of lead service lines, which means cleaner drinking water for vulnerable communities.



Lisa Flavia Garcia

"EPA is renewing its commitment to safeguarding underserved and overburdened communities such as Jersey City. These and other environmental and health benefits are key to protecting public health," Garcia said.

Combined sewer systems, like the one in Jersey City, carry sewage, industrial wastewater and rainwater runoff through the same network of pipes and ultimately to the water treatment plants. But during heavy rains, the volume of wastewater traveling through the combined sewage system often exceeds its capacity, resulting in overflows. These overflows escape into the waterways, spewing out not only stormwater but pollutants, such as untreated human and industrial waste, toxic materials and debris. They pose risks to human health, threaten aquatic habitats and life, and impact the use and enjoyment of the nation's waterways.

Jersey City estimates the work will take 10 years to complete and has a pricetag of approximately \$1.09 billion. Many of the areas that these upgrades will benefit are communities of color that have faced environmental justice challenges for decades, according to the USEPA. The municipal sewerage authority will incorporate climate change adaptation and resiliency best practices and design measures into its sewer upgrades to ensure its sewer systems are better prepared to withstand severe storms and hurricanes.

As an environmental attorney, Garcia well understands the issues. During her career she has representing grassroots groups seeking reforms, as well as working inside government agencies implementing change. In the Obama

*Continued On Page 18*





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## Cover Story

Continued From Page 16

administration, she led the USEPA's environmental justice work, serving as an associate administrator and senior advisor to USEPA Administrators Lisa P. Jackson and Gina McCarthy.

She helped create and implement Plan EJ 2014, the first strategic plan for weaving environmental justice into the USEPA's work. Garcia also led the design team for EJSCREEN, the USEPA's first nationwide environmental justice mapping tool to assess overburdened communities. It has been widely used by state and communities and is the foundation for President Biden's climate and economic mapping tool.

Prior to 2009, Garcia was director of environmental justice and Indian affairs at the New York State Department of Environmental Conservation. She was also an assistant attorney general in the Environmental Protection Bureau of the New York State Attorney General's Office and an associate professor at Rutgers Law School in Newark. Early in her career she also worked for U.S. Sen. Robert Torricelli and New Jersey State Sen. Byron Baer.

Her New Jersey roots go back to Teaneck, where she is a proud graduate of the city high school. Garcia earned her undergraduate degree at Stony Brook University and she is also a graduate of Brooklyn Law School. She lives in Brooklyn now with her husband and son.

She has served on the board of El Puente, The Fund for NJ, Eastern Environmental Law Center,

the David Rockefeller Fund, Governors Trust Fund, Palisades Interstate Park Commission and the Nature Conservancy.

Before she accepted the USEPA post, Garcia was at *Grist Magazine*, running an innovative new program called Fix, a climate solutions lab focused on amplifying the voices of climate leaders and accelerating equitable climate solutions.

Garcia said finding solutions to environmental issues need not be an adversarial experience. The best solutions are found when government works with the community to benefit all, she contended.

She is anxious to see the reclamation of the Superfund sites. In December she visited one of them, Unimatic Manufacturing in Fairfield. The federal funds will be used to demolish the on-site building and excavate PCB and pesticide contaminated soil. The building debris and excavated soil will be sent off-site for proper disposal.

Garcia described it as a "once-in-a-generation investment that gives USEPA the resources to clean up legacy pollution that has gone unaddressed for far too long, particularly in underserved and overburdened communities."

The other New Jersey projects include: White Chemical Superfund Site in Newark, where the USEPA will apply non-hazardous additives to the ground water to breakdown contaminants there; Diamond Head Oil Superfund Site in

Kearny, where soil tainted with dioxin and oily waste will be excavated, removed and disposed of properly. Plans there also call for capping an area where PCB, lead and chromium were detected.

At the Roebling Steel Superfund Site in Florence Township, Burlington County, the remediation work involves long-term ground water monitoring, capping of soil, building decontamination, demolition and historic preservation mitigation measures.

Further South is the Kil-Tone Superfund site in Vineland. Plans call for the excavation of soil polluted with arsenic and lead from at least 36 properties within a largely residential neighborhood that was affected by the past operations of the Kil-Tone pesticides plant.

At the Garfield Groundwater Contamination Superfund Site in Garfield, the federal funds will be used to treat hexavalent chromium in the groundwater through the use of non-hazardous additives and measures to restrict use of the ground water.

The USEPA proposes a bioremediation plan for the Kauffman & Minter Superfund Site in Jobstown to break down the contaminants with non-hazardous additives. Volatile organic contaminants were found there, including trichlorethylene and 1,2-dichloroethene.

For more information on the USEPA's Superfund program visit [www.epa.gov/superfund](http://www.epa.gov/superfund)

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At the time, Kristin and I had a family member who was afflicted with and eventually passed away from cancer. As we sat down and ran the numbers, we realized that if we committed to staying on this path of using science to solve the problem, and never veer from our dedication to discovering new ways to mitigate homes and buildings; we could save dozens, perhaps hundreds of families from experiencing the loss that we were about to go through. We knew this vision and goal was bigger than the two of us, that was the beginning of the **People Protecting People** concept.

I am happy to share that we have exceeded the expectations set more than 30 years ago. This achievement would not have happened without you and many more like you; individuals who care and are not chasing expediency at the expense of a human life. I've been in homes where people are battling lung cancer and found elevated radon levels. I've seen vapor impacted communities with people suffering from chlorinated, solvent-related cancers, and it is truly heart-breaking. Thank you for your decision to take the road less traveled and partner with us in our goal of applying the best tools known to science. This process has helped numerous people and families whom you may never encounter live longer and healthier lives.

Sincerely,

Thomas E. Hatton  
Chief Executive Officer  
Clean Vapor, LLC





# Reduce, Recover and Recycle: Strategies for Food Waste

Some 30 to 40 percent of all food in the United States goes to waste.

By Diane C. Walsh  
Contributing Editor

**A**naerobic Digestion—an innovative process that can convert pre-packaged food waste into renewable energy—caught the attention of participants in a virtual conference hosted by CIANJ to delve into ways to reduce, recover and recycle food waste.

Some 30 to 40 percent of all food in the United States goes to waste, the speakers emphasized. This “surplus” food is valued at \$165 billion a year, according to Coryanne Mansell of the non-profit Center for EcoTechnology, which advises businesses and other institutions on the best practices to curb and eliminate waste.

Donations to community pantries and food banks are an excellent means of recycling unwanted food. Since 38 million people face food insecurity in the United States, the federal Environmental Protection Agency (USEPA) lists feeding hungry people very high in the food recovery hierarchy.

Converting excess food into animal feed and composting were also highly recommended, especially since food left to rot in landfills releases harmful greenhouse gases. Effective strategies to reduce food waste are touted for their positive environmental impact and help in combating climate change. One of the newest technologies is anaerobic digestion.

“Frankly it’s magic,” said Jeff Yorzyk, the director of sustainability at HelloFresh, the world’s largest meal kit company that relies on anaerobic digestion to eliminate one of the

most vexing parts of its waste stream—pre-packaged food. Without the technology, Yorzyk said it would be a labor-intensive process to unpack the food for disposal.

Instead, the waste from HelloFresh’s Newark plant is collected by Waste Management of New Jersey and taken to its nearby Elizabeth facility, where it undergoes the CORE organic recycling process. The CORE process is Waste Management’s method of anaerobic digestion. The process is also available at Trenton Renewables, a food waste recycling and renewable energy center in Trenton, which sponsored the CIANJ conference, along with Totemic Sustainable Solutions.

At the Elizabeth plant, the waste is screened to remove contaminants, such as plastics, packaging materials and bones, and then blended into a slurry that has the consistency of cooked oatmeal. This material is then delivered to the Raritan Valley Sewerage Authority waste water treatment plant where its co-digestion increases the production of biogas, most importantly methane. The gas is collected and used as fuel in the RVSA’s co-generators.

“It’s a great solution that sits at a commercial level and can support a lot of us,” said Yorzyk, who called it the “future of food waste.” HelloFresh has become an industry leader for its initiatives. The global company, which has its national office in New York, received an award from the USEPA for sending less than one percent of its inventory to landfills.

New Jersey businesses that want to adopt better recycling practices can take advantage



Photo: Getty Images/stockphoto/chizhe/laurence souliez

Composting helps keep food waste from going to a landfill, and creates rich soil for gardeners.

of a free analysis offered by the Center for EcoTechnology. Mansell said her center works with manufacturers, restaurants, corporate cafeterias, schools, retail grocers and essentially any business that has food on site.

Mansell, who is a strategic service representative at the center, noted that federal laws have been enacted to protect companies from liability in the donation of food waste. New Jersey also enacted additional protection to encourage the process.

She urged the participants in the conference to consider her center a “matchmaker,” which can help them put proven strategies into place.

The industry is evolving and providing more opportunities and options all the time. Spoiler Alert, a company born out of MIT in 2015, is an example of the success that can be achieved by applying modern computer technology to an old-fashioned industry, in this case waste disposal. Their business started in Boston and has grown across the nation.

Chris Masterson, a marketing manager at Spoiler Alert, explained to conference participants that his company offers a digitized process that helps customers liquidate or donate their excess inventory. Spoiler Alert works with HelloFresh, others that deal in food products, as well as health and beauty products with an expiration date. Last year the company helped customers move more than 200 million pounds of food.

Masterson said Campbell’s benefited from his company’s expertise. The soup manufacturer was able to reduce its reliance on landfills by 50 percent by increasing donations, according to Masterson. His company uses workflow automation and data analysis to help suppliers and buyers. 🍷



Photo: Getty Images/stockphoto/chizhe/laurence souliez

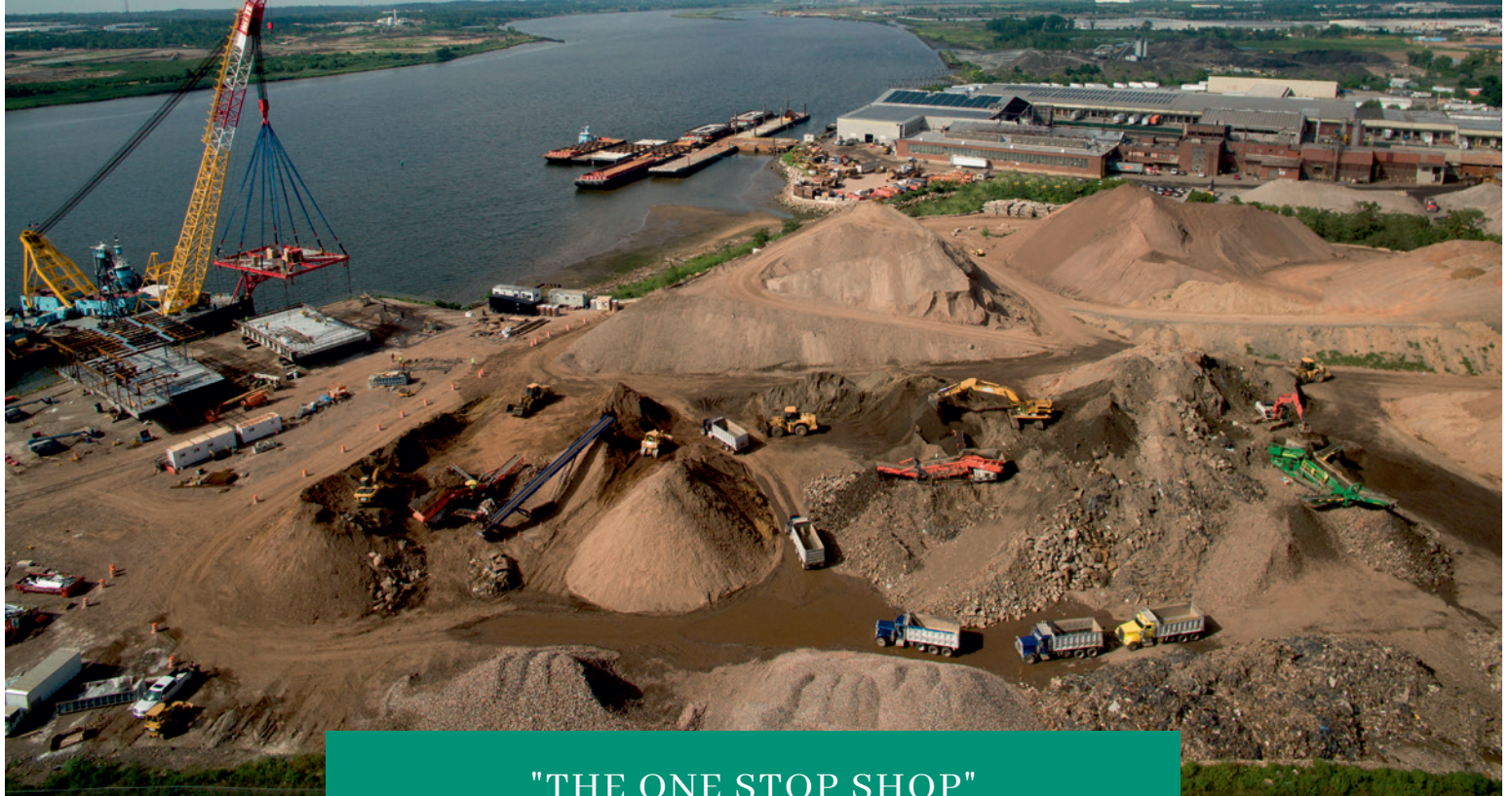
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# CIANJ/COMMERCE Environmental Leadership Recognition Awards

Compiled by Tracy Schoenberg,  
CIANJ's EVP,  
Communications & Government Affairs

**C**IANJ and COMMERCE are celebrating environmental achievements in our April issue, which coincides with the celebration of Earth Day. We are celebrating individuals and companies from around the state who have worked hard to make improvements to New Jersey's environment through green building, recycling, brownfields remediation and more. We invite you to join us on Friday, April 22, 2022, 8:30 a.m. to 10:30 a.m., to honor their stewardship of the environment and network with peers at the Glen Ridge Country Club. Sponsors to date include: Equity Environmental Engineering, NJ Landscape Contractors Association and Whitestone Associates, Inc.

## BROWNFIELD REDEVELOPMENT

### Crow Holdings (CSG Law)

CSG Law nominates its client Crow Holdings Industrial, along with Rahway Arch Properties, for an Environmental Excellence award in the Brownfields Redevelopment category. Crow acquired a 126-acre site in Carteret from Rahway Arch and is redeveloping it with three industrial buildings totaling 1.2 million square feet. The property had been the site of prior industrial activity for decades, including use for waste disposal

operations, but Rahway Arch acquired the site and remediated the property to the point where it was ready for redevelopment. Crow's redevelopment will be the final part of the remedial process. Crow and Rahway Arch worked with the New Jersey Department of Environmental Protection (NJDEP) to ensure the remediation enhanced and preserved environmentally sensitive areas of the site. Crow's project team was headed by Clark Machemer. Rahway Arch is managed by Rinaldo D'Argenio. CSG Law assisted Crow in addressing the environmental issues at the site and in securing approvals from the NJDEP.

### EAI, Inc.

EAI plays a critical role in brownfield redevelopment by transforming former industrial sites with the use of vapor intrusion (VI) mitigation systems. We are one of the few design-build companies utilizing both passive systems such as vapor barriers and active, sub-slab depressurization systems (SSDS). EAI has and will continue to ensure its high quality of work by designing and installing VI mitigation systems that are compliant with NJDEP Vapor Intrusion Technical Guidance. This allows for brownfields to be upcycled and developed into high occupancy housing complexes and schools that are safe for our children to learn in and occupants to reside in.

### Envision Environmental, Inc.

During a recent due diligence project to identify environmental risks and liabilities in

advance of a property acquisition and redevelopment, 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 days to 90 days or longer to complete. To meet client needs under this timeframe, we utilized available resources by collaborating with technical firms already 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 waste generation, reduced energy consumption and saved our client time and money. Such a project under a more typical scope and schedule could easily exceed \$250,000. We were able to accomplish the tasks within an expedited timeframe for \$125,000.

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 and redevelop the property, which also resulted in an employment boost to the local economy.

### Sadat Associates, Inc.

The former PJP Landfill in Jersey City was a Superfund site that experienced subsurface fires from 1970 until 1985. Sadat Associates, Inc. was originally retained for redevelopment of the former landfill into a state-of-the-art warehouse facility, and remains the environmental engineer for the project, which involved the cleanup of

*Continued On Page 24*



Sadat Associates, Inc. was originally retained for redevelopment of the former landfill into a state-of-the-art warehouse facility.



Brownfield redevelopment turns shuttered industrial buildings into high-occupancy housing and schools.





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## Cover Story

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approximately 50 acres of former landfill. The property is now home to retail packaging and distribution operations and green areas that have transformed the once-smoldering landfill. In July 2018, the United States Environmental Protection Agency recognized the project with an award for Excellence in Site Reuse, and it was one of only 15 projects from across the country included in the “Best Practices-Inspiring New Possibilities” section of EPA’s 2019 Superfund Redevelopment 20th Anniversary Report.

### CONTAMINATED SITE CLEANUP (NON-BROWNFIELDS)

#### Equity Environmental Engineering

Equity Environmental Engineering is managing all ongoing site remediation associated with PCE- and Benzene-impacted ground water at a manufacturing facility occupying 39 acres of land in Stanhope. Industrial operations have taken place at the site since the early 1900s. Equity was retained to close out 18 Areas of Concern and assist with the establishment of a ground water Classification Exception Area as a result of residual low-level VOCs (Volatile Organic Compounds). Equity managed the preparation and submittal of the Remedial Investigation Report, Remedial Action Workplan, Discharge to Groundwater Permit-by-Rule, Public Notification, Quality Assurance Project Plan, Health and Safety Plan, NJDEP Remedial Action Workplan Checklists and other certifications and submittal forms. Equity implemented in-situ remediation efforts and we continue to see downward trends within the ground water for all compounds of concern. Concentrations are at a level where the remedial action report and response action outcome can be drafted and certified by the LSRP of record.

#### Whitestone Associates, Inc.

Since its founding in 1994, Whitestone Associates, Inc. has provided its varied client base with much more than environmental due diligence and site characterization services. Although delineating the nature and extent of environmental contamination is an important aspect of what we do, Whitestone also designs and implements environmental remediation programs that allow formerly contaminated sites to be redeveloped and repurposed. Cleanup programs are designed and implemented to optimize the property’s redevelopment potential while minimizing the carbon footprint, timeframe and cost to achieve case closure. Whitestone’s Licensed Site Remediation Professionals work closely with our client and their team of professionals as well as NJDEP to ensure the remediated site will provide a safe, sustainable platform on which the end user can operate. Projects completed by Whitestone have ranged from former

gas stations and dry cleaners, to contaminated orchards to large industrial properties that have been successfully remediated and redeveloped for myriad uses.

### ECOLOGICAL RESTORATION

#### Equity Environmental Engineering

Equity Environmental Engineering led a team for the removal of Beisler Lake Dam and restored Spruce Run Creek to its natural state in Lebanon, New Jersey. This project included lake lowering, fish capture and transfer, stream restoration design, bank stabilization, dam removal, enhancement of threatened and endangered habitats for wood and box turtles, nesting boxes for barred owl and wood ducks, bat boxes, and riparian plantings of seven acres in the former lake impoundment. This project was critical for the infrastructure, and homes that were built downstream, which no longer tolerated increased flows during rain events. Engineering and design to retain water in the impoundment while at the same time removing the high hazard dam was a challenge. Dozens of hydraulic models were analyzed to determine the best design for the dam removal and scheduling the construction phase. The project was successfully completed on time and within budget.

#### Equity Environmental Engineering

Tropical Storm Ida caused increased water volume and flows within the Ho-Ho-Kus Brook, which led to approximately 50 feet of the embankment on our client’s property to be eroded. This surge of water deteriorated the bank up to the fence line and caused the fence to collapse, landscaped bushes/flowers to be pulled down,



Photo: Boyd Loving

First responders rescue a family after flooding of the Ho-Ho-Kus Brook.

and the deterioration and exposure of root systems for large mature trees on the downstream property boundary, subjecting these trees to collapse in a future storm event. The Equity team restored approximately 200 of Ho-Ho-Kus Brook’s right bank and added a boulder “barb” to deflect high flows off the hard bend in the brook on our client’s property. Two stone walls were constructed and placed to slow flows from eroding the banks further. A barb was installed, and soils were placed above each of the two stone wall layers to restore the backyard property that was lost.

### ENVIRONMENTAL LEADERSHIP- COMPANIES

#### Connell Foley LLP

Connell Foley’s Environmental Law Group has decades of experience in all federal, state, *Continued On Page 26*



Photo: Whitestone Associates, Inc.

Whitestone designs and implements environmental remediation programs that allow formerly contaminated sites to be redeveloped and repurposed.





KONICA MINOLTA

# HERE'S TO THE FUTURE

As a global corporation, Konica Minolta is aware of the impact we can have on our world in an environmental capacity. Our Ramsey, New Jersey US corporate headquarters proudly runs on 100 percent green energy, drawing on renewable energy sources such as solar, wind and hydro power. Konica Minolta also partners with the Arbor Day Foundation in an effort to revitalize U.S. national forests, sponsoring the planting of trees in forests affected by wildfires or other natural disasters.

Learn more about our environmental initiatives at [kmb.s.konicaminolta.us](http://kmb.s.konicaminolta.us)



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Photo: Getty Images/StockphotoCHUNYIP WONG

T&M completed a feasibility study for upgrading water treatment equipment to remove PFAS chemicals in 2021.

and local environmental regulations. With this background, we expertly guide businesses facing regulatory challenges, intricate litigation and transactional due diligence issues, as well as spills and other environmental catastrophes. With nearly 20 attorneys practicing in our Environmental Group, we have the unique advantage of having multiple attorneys with technical, scientific and environmental backgrounds, and prior experience working directly in the environmental field. As such, the Group has an advanced technical understanding and business perspective of the underlying issues that arise in environmental matters. This unrivaled understanding of the environmental risks—and opportunities—that our clients confront allows us to lead businesses through complex challenges and opportunities to ensure their goals are achieved.

## Konica Minolta Business Solutions, U.S.A., Inc.

Konica Minolta is committed to being a leader in environmental sustainability. The company partners with the 17 goals of the United Nations for Sustainable Development to support people, the planet and prosperity around the world with a plan for measurable action on a global basis. The current agenda targets 2030 to reach these goals, which are integrated and balance the three dimensions of sustainable development: economic, social and environmental.

In 2021, Konica Minolta joined the U.S. Environmental Protection Agency's Green

Power Partnership, which encourages organizations to use green power to reduce the environmental impact of electricity use. The company's corporate headquarters, based in Ramsey, New Jersey runs on 100 percent green energy sourced from a combination of wind, hydro and solar energy. Additionally, for the past several years, Konica Minolta has partnered with the Arbor Day Foundation to plant more than 10,000 trees in areas in need of reforestation.

## Langan

Langan's Sustainability Program achieved green business certification from several local municipalities and won the 2019 Acterra Award for Sustainability. We encourage our employees to gain professional sustainability credentials (LEED, Envision, SITES); currently, employees hold 115 sustainability credentials. For our staff, we developed a Sustainable Design Guide on 20 discipline areas as a reference document and provide a quarterly Sustainability Technical Training Series. We increased the percentage of Langan employees that work in LEED-certified buildings to 72percent, implemented a company-wide green purchasing program and became a carbon neutral firm in 2018. Green teams in every office pursue local measures to improve sustainability. Our GIS team built a Carbon Footprint & Sustainability Metrics Tracking page on our Intranet for real-time display of sustainability metrics. 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.

## Peak Environmental

As an environmental company, our staff has consistently participated in community events that promote sustainability and environmental protection, earning us a CIANJ award in 2019. While COVID has disrupted our community activities, we have not lost focus on this aspect of business and will re-engage as the pandemic winds down. Our commitment was further solidified when Peak joined Nova Group, GBC in January. A GBC is a General Benefit Corporation, which requires alignment of community-oriented values with business practices, recognizing that our role goes beyond profitability. Annual B Impact Assessments score our work and provide us with insights on additions and improvements to our commitments to people, environment and community. We believe Nova is the first in our industry to form a GBC, integrating these values across our businesses and measuring our impact. Further, this important step demonstrates clear leadership in the environmental (and all) industry as environmental, social and governance (ESG) practices expand and promote a sustainable future.

## T&M Associates

In the spring of 2020, National Park Borough was notified that routine testing of a water

*Continued On Page 28*



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*Continued From Page 26*

sample resulted in levels of Perfluorononanoic Acid (PFNA) above drinking water standards. The borough contracted T&M to complete a feasibility study for upgrading the water treatment equipment to remove the PFAS chemicals. A permanent adsorptive water treatment system was installed to remove PFAS compounds to non-detect levels. T&M performed all project phases including grant/loan assistance, planning, design, permitting, construction inspection, environmental inspection and contract administration, and reviews by authorized groups/agencies. The project was funded with loans from the NJ Environmental Infrastructure Financing Program, NJ Environmental Infrastructure Trust Loan, and a \$1M grant from the USDA, Rural Development Program and was completed in September 2021. We hope you will find National Park in partnership with T&M Associates well-deserving of CIANJ's Environmental Leadership award for work to remove contaminants and improve water for more than 3,000 residents.

## ENVIRONMENTAL LEADERSHIP—INDIVIDUAL

### Brilliant Environmental Services—Phil Brilliant

I have worked with Phil Brilliant for over 20 years and have seen firsthand how his leadership role in the New Jersey environmental field has developed over his 30+ years of practice and how he has worked to become a reliable resource for many clients, local community business owners and staff. I joined Phil's first company with little environmental experience,

and, coming out of the oil industry, Phil had put his faith in me and fostered my confidence in environmental applications and rules, as well as working with and passing on my knowledge to our clients. Phil's goal is to educate our community and clients, especially those who rely on our frequent services, and ultimately return New Jersey to the true Garden State. He has lead by example, and is a daily part of decision-making in the office and the field. Phil is an LSRP, was appointed to the inaugural Site Remediation Professional Licensing Board in 2010 as an LSRP member and reappointed in 2015 as an LSRP representing a statewide environmental organization due to his position on the Board of Greenfaith; Phil was also chairman of the LSRP Audit Committee and continues to seek leadership roles in the community and state.

## ENVIRONMENTAL OUTREACH

### Friends of the NJ School of Conservation (CSG Law)

CSG Law is proud to nominate our pro bono client, the Friends of the NJ School of Conservation, for an Environmental Leadership award in the Environmental Leadership Category. In 2020, when Montclair State University gave up the operations of the historic School of Conservation in Stokes State Forest (SOC) and turned the facility back to the NJDEP, the Friends (a 501c3 organization) stepped in to preserve the SOC and ensure that its mission of providing environmental education and research opportunities remained intact. The Friends entered into an access agreement with the NJDEP allowing for preservation of the historic buildings and

the reinstitution of programs at the SOC. Thereafter, the Friends secured a legislative appropriation to continue the programs at the SOC and restore the historic structures there. Most recently, the Friends responded to the NJDEP's Request for Expressions of Interest to further ensure the continuation of the SOC.

### New Jersey Landscape Contractors Association (NJLCA)

The Gramon School in Fairfield, New Jersey, which serves students with developmental disabilities, was having severe drainage issues, which caused large pools of water to form, making the area unusable for students to play on. The school was also looking to install a greenhouse, re-mulch their playground equipment area and repair an uneven field.

NJLCA members took on the project with gusto. Thirteen companies volunteered and 21 companies donated material and equipment to complete this project, which would have cost an estimated \$90,000 to \$100,000. Nearly 500 feet of drainage was installed from the side of and along the entire back of the playground, leading to new concrete catch basins. Member volunteers installed a 1,000-square-foot patio with three shade trees. An area was leveled, and a large cement pad installed for the new greenhouse. Raised garden beds were found beneath an overgrown area, which was completely cleaned up for use. Two playground areas were mulched with more than 100 yards of playground mulch. The entire playing field was regraded to remove low spots, then hydroseeded. To complete the project, 2,200 square feet of asphalt was laid.

## GREEN BUILDING DESIGN & INNOVATION

### Holy Name Medical Center

During the COVID-19 pandemic's initial surge in 2020—when Holy Name was the epicenter of NJ's cases—our ICU was quickly inundated with critically ill patients. Our environmental, facilities and nursing teams collaborated to create and build several sustainable 76-bed, green-friendly ICUs within two weeks. Once they were operational, we closed the old, obsolete ICU. Once COVID-19 cases decreased in May 2020, Holy Name began building a new best-in-class Intensive Care Unit upon the footprint of the old one. Thanks to a generous \$3 million grant from the Serviam Foundation and its co-founders, Aleta and Richard Taylor, we cut the ribbon on our 19-room Serviam Foundation ICU in March 2021. This ICU is the most innovative of its kind in the region, utilizing smart technology, environmentally friendly air-purification and pathogen-killing UV light capabilities, and

*Continued On Page 30*



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## Cover Story

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touchless equipment that enables the clinical team to deliver critical care more safely and efficiently. Special cameras, brackets, power and other technology allow caregivers to remain outside rooms while treating patients with infectious diseases. With this ICU and other “green” initiatives, Holy Name and our Land Ethics Committee continue to protect our local and global communities.

### RECYCLING & WASTE MINIMIZATION

#### Habitat for Humanity of Bergen County

Habitat for Humanity of Bergen County is greatly contributing to changing the way Bergen County handles recycling. Habitat Bergen’s affiliate offices handle the building of affordable homes, and the Bergen ReStore, which is a resale shop, carrying gently used furniture, home goods and building supplies. The ReStore is creating positive impacts on our climate and natural environment by participating in the recycling process. The ReStore partners with corporations and individuals who donate, furniture, office supplies, home goods and building supplies. These items, in turn, are sold to the public for a fraction of the cost. This recycling process diverts items out of landfills

and contributes to waste minimization within Bergen County.

### SUSTAINABLE MANUFACTURING PRACTICES

#### Case Medical

Case Medical, a New Jersey manufacturer, develops products that promote environmental sustainability and conservation of resources for the healthcare industry. The company specializes in developing reusable packaging and sustainable USEPA Safer Choice-labeled instrument chemistries. Reusable sterilization containers eliminate single use wrap, reducing waste and costly disposal of non-biodegradable materials. Case Medical is a participant in the Chemical Footprint Project and maintains an environmentally preferred workplace using only chemicals and materials that are the safest in their class. The company is a four-time USEPA Safer Choice Partner of the Year for manufacturer/formulator, most recently receiving this honor in 2021.

The company’s CEO, Marcia Frieze, is actively involved in promoting sustainability through education, a weekly blog and webinars, hosting the recent online event, “Sustainable Cleaning Chemistries for a Healthier World” with experts from healthcare and industry. Case Medical is a

partner with the USEPA Safer Choice Program, The American Sustainability Business Network, and is a corporate member of AAMI. Further, Frieze contributed with performance improvement measures for AHA’s Sustainability Roadmap for Hospitals.

#### ZAGO Manufacturing Co.

ZAGO Manufacturing Co. is creating its own blueprint of what it means to be a sustainable company. ZAGO manufactures reusable, sustainable sealing fasteners that prevent contaminants (i.e., water, gas, oil, chemicals) from seeping into and damaging equipment, or leaking out and potentially harming our environment. ZAGO sealing solutions are used to seal hardware and components in electric vehicles, batteries, charging stations, LED lights, and components in offshore wind turbines and solar panels. ZAGO is powered by clean energy derived from solar panels on its rooftop and participates in a global supply chain that complies with global initiatives restricting the use of hazardous materials. ZAGO implements the latest lean manufacturing processes to enhance operational efficiencies and recycles excess material and runoff. Coming full circle with sustainability, the company runs ZAGO Sustainability 360, a community outreach program promoting STEM education and the myriad careers within manufacturing to middle- and high school students. ♻️



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# New Tool for NJ Brownfield Cleanup and Redevelopment

Cleaning and redeveloping brownfields can help to revitalize neighborhoods.

Compiled by John Joseph Parker  
Contributing Editor

**T**he Murphy Administration is making it easier to identify once-contaminated and -blighted properties that present unique opportunities for economic development and environmental improvement.

In collaboration with the New Jersey Department of Community Affairs (NJDCA) and the New Jersey Economic Development Authority, the New Jersey Department of Environmental Protection has enhanced its Geographic Information System (GIS) mapping application, creating a Brownfields Inventory mapping layer that makes valuable information about brownfields sites easily accessible, helping investors, developers, community leaders, Licensed Site Remediation Professionals (LSRPs) and the public identify brownfields with redevelopment potential.

Cleaning and redeveloping brownfields can help to revitalize neighborhoods, improve public safety, create jobs, enhance the tax base, establish open space and catalyze regional growth. Every brownfield remediation is restoring injured natural resources and helping to preserve resources within greenfields and woodlands that are providing valuable services to the public and might otherwise be developed.

"Brownfields place a tremendous economic, environmental, and public health burden on communities," says Lt. Governor Sheila Oliver, who also serves as Commissioner of the Department of Community Affairs. "This mapping enhancement will help people identify where brownfields are located and what government programs exist to help remediate the contaminated sites in the hopes of encouraging investment to bring these properties back to their full potential usage. Revitalizing these sites is not only good for the economy, but it is helping clean up decades of misuse and abuse in our most disadvantaged neighborhoods."

"Every brownfield site that is cleaned up and redeveloped represents an investment in both the economic and environmental health of our communities," says New Jersey Department of Environmental Protection Commissioner Shawn M. LaTourette. "Viewing environmental improvements as sound investments has positioned the NJDEP to drive economic growth in communities across New Jersey, and this new tool will better enable those in both the private and public sectors to join us in enhancing our



Lt. Governor Sheila Oliver, Commissioner, New Jersey Dept. of Community Affairs

residents' quality of life, especially in our urban and underserved communities."

"Governor Phil Murphy recognizes the value of remediation and redevelopment of brownfield sites as an essential element of smart planning that will advance a stronger fairer New Jersey economy," says NJEDA CEO Tim Sullivan. "The comprehensive suite of technological and financial tools the NJEDA and its partners at the NJDCA and NJDEP will amplify the economic and environmental impact of the State's investment, revitalizing dormant sites and driving job creation through productive reuse of long-inactive properties."

Based on information accessible through NJDEP records and available through the NJDEP Brownfields Program and the DCA New Jersey Community Asset Map, the Brownfields Inventory GIS layer provides details on potential target sites, including acreage, cleanup status and property owner contact information. At present, the tool includes sites located in municipalities participating in the NJDEP's Community Collaborative Initiative (CCI): Camden, Trenton, Perth Amboy, Bayonne, Bridgeton, Jersey City, Millville, Newark, Paterson, Paulsboro, Salem and Vineland. The NJDEP intends to include opportunities in additional municipalities in future versions of the tool.

As defined by state law, brownfield sites are abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. Many cities have numerous brownfield sites within their borders but don't have capacity or awareness on how to identify and market them. Developers are




Shawn M. LaTourette, Commissioner, New Jersey Dept. of Environmental Protection

interested in finding brownfield opportunities but previously had no mechanism to find them unless they were being advertised by a commercial realtor. This GIS enhancement will fill this void.

In addition, Licensed Site Remediation Professionals (LSRPs), who are responsible for the investigation and remediation of thousands of sites across the state, will be able to supply important information on brownfield sites to their clients, whether a municipality or redeveloper, raising the level of awareness of redevelopment opportunities. The LSRP will also be able to access the CCI representative in the city of interest.

The CCI program supports environmental and community revitalization, equitable economic development and enhanced public health outcomes in designate communities. An NJDEP liaison works closely with these underserved cities to build relationships and better understand the specific needs of their assigned city.

The NJEDA recently announced that it is accepting applications for the new Brownfields Impact Fund, which provides grant funding and low-interest loans to public sector and non-profit organizations, as well as low-interest loans to for-profit organizations, to carry out cleanup activities at brownfield sites throughout the state.

While applicants from any city can now apply, only applicants with projects located in the 12 CCI communities will be considered for the first 90 days the application is available. After April 20, applications from non-CCI communities will also be considered. The application and more information are available at <https://www.njeda.com/brownfieldsimpactfund/> 



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# Changes to Phase I Environmental Site Assessment Standard (USEPA)

Not compliant as an NJ Preliminary Assessment, ESAs are often required by lenders.

By Charlene Drake  
*LSRP, Langan*

Last fall, the American Society for Testing and Materials (ASTM) modified the standard practice for Phase I Environmental Site Assessments (ESA) and the USEPA appears ready to accept the modifications this spring.

A properly conducted ESA protects your investment by identifying concerns before the property transfer to help you plan to reduce or eliminate environmental business risk. Phase I's are not compliant as New Jersey Preliminary Assessment Reports but required by most lenders for property transactions as part of standard environmental due diligence.

Each time the ASTM standard practice is revised, the USEPA reviews the standard for conformance to the federal All Appropriate Inquiry rule.

In the interim, ESA practitioners may decide to use the old or new standard, or a combination that meets both standards after consulting with their counsel, lender and environmental professional.

The ASTM modifications promote consistency in the way ESAs are conducted and documented and may require more research than in the past.

The ASTM modifications include examples and a decision tree. The emphasis is on documenting lines of evidence through a thorough review of records, and a clear, convincing narrative in ESA reports. Here are a few other significant changes or clarifications.

The new standard clarifies that the first date of interviews, searches for recorded environmental cleanup liens, review of government records, or site reconnaissance triggers a 180-day

period during which the ESA can be used without being updated.

Under the new standard, historical aerial photographs, city directories, topographic maps and Sanborn maps must be reviewed for the subject property and adjoining properties. Additional historical sources must be reviewed if they could identify a more-specific use and are "reasonably ascertainable."

Previously closed cases now require in-depth evaluation, and the author of the ESA must determine whether the environmental data meets present-day unrestricted cleanup standards.

Although many states have standards for emerging contaminants such as per- and poly-fluoroalkyl substances (PFAS), the new ASTM standard says they do not need to be included in an ESA until they are regulated as federal CERCLA hazardous contaminants. However, such contaminants can be added as a "Non-Scope Consideration." ❧



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# Robot-Assisted Surgery at New Jersey's Top Hospitals

This minimally invasive option shortens hospital stays and saves lives.

Compiled by Miles Z. Epstein  
Editor, COMMERCE

**W**ith robot-assisted surgery, hospitals have a minimally invasive medical option that can be used for cancer, cardiac, gynecologic and urologic surgeries—often with dime-sized incisions and a lesser need for blood transfusions. Here are some examples of how New Jersey's top hospitals are using this technology to care for and treat patients.



**Atlantic Health System**  
By James C. Wittig, M.D.,  
Medical Director, Orthopedic  
Oncology; Chairman of  
the Dept. of Orthopedics,  
Morristown Medical Center

Over the past few years here at Morristown Medical Center, we've dramatically increased our volume of patients who undergo knee and hip replacements using Mako Robotic Arm-Assisted Surgery. Mako takes a CT scan of a patient's knee or hip and creates a 3D model that surgeons use to establish a preoperative plan and execute the surgery with the utmost precision. Because Mako allows for smaller incisions and aids in finding the optimal positioning for hip and knee replacement components, our surgeons have consistently performed joint replacements with the highest level of precision possible—even among patients with the most complex joint, hip and knee deformities. This has enabled surgery to be performed with smaller incisions and less pain with faster recuperation.



**Hackensack Meridian Health, Hackensack University Medical Center**  
By Michael D. Stifelman, M.D.,  
Chair of Urology and Director  
of Robotic Surgery

Hackensack University Medical Center's Center of Excellence for Robotics is among the top four biggest robotic surgery programs, with the highest volumes, in the New York metropolitan area. Our robotic surgical teams use robotic technology to perform a range of surgeries in 11 specialties, including: bariatric (weight-loss); cardiology; colorectal; ear, nose and throat (ENT); general surgery; gynecology; gynecology/oncology; thoracic; urology; urogynecology; and total knee re-

placement. Our surgeons are pioneers in the use of robotic technology and are among the first to perform many procedures using robotic techniques that have many patient benefits including: smaller incisions and less tissue damage; increased precision for complex surgeries; decreased blood loss (and reduced need for transfusions); less risk of infection; less pain after surgery; smaller scars, both external and internal; shorter hospital stays; and faster recovery and return to normal activities. At the leading edge of Hackensack University Medical Center's robotic innovation is the da Vinci SP single port robotic surgery system which requires only one incision through which sur-

***"With robotic-assisted technology, surgeons can approach complex procedures with more precision, flexibility and control than with conventional techniques."***

geries are performed using very small surgical instruments and a camera that fits into the patient's body. This incredible technology provides our surgeons greater surgical precision, improved dexterity, enhanced visualization and improved access.



**Hackensack Meridian Health, Hackensack Meridian Jersey Shore University Medical Center**

By Steven Tizio, M.D.,  
FACS, FASCRS,  
Colon and Rectal Surgeon

Our robust robotic surgery program started back in 2010 and is used by many different specialties, including general, bariatric, colon and rectal, thoracic, urologic, gynecologic as well as cardiac surgery. Robotic surgery is the next evolution of minimally invasive laparoscopic surgery, with a similar objective of reducing open surgery. Some of the advantages of robotic surgery include advanced imaging through the

system's hi-definition, 3-D, 10x magnified view of the patient, wristed instrumentation and the ergonomic benefit of sitting down during the procedure. Trends show there are less conversions to open surgery vs. laparoscopy. There is less pain to the patients post-op and a quicker return to normal activities. One of the biggest advantages I see for my robotic patients is the reduced time they need to stay in the hospital after the procedure. As an example, a patient after an open colon resection usually spends five to seven days in the hospital post procedure, whereas my da Vinci surgical robot patients are routinely discharged within 48 hours. Overall, robotic surgery is the future of surgery, and we are currently utilizing this technology in real time at our academic medical center.



**Holy Name Physicians**  
By Maria B. Schiavone, M.D.,  
Gynecologic Oncologist

At Holy Name and hospitals worldwide, robot-assisted surgery has enabled surgeons to transform the way they treat medical conditions while enhancing safety, quality and outcomes. Using a minimally invasive approach with the robot, we operate through incisions smaller than the size of a fingernail. Patients may experience the following benefits: shorter hospital stay, minimal blood loss, reduced risk of infection and quicker recovery. Patients often return to work, activities and family responsibilities earlier than they would after traditional "open" surgery. Gynecologic oncologists have extensive expertise in diagnosing and surgically managing various cancers of the uterus, cervix and ovaries, including complex cases using the robotic platform. General gynecologists and urogynecologists utilize the robot for performing hysterectomies, removing benign fibroids, and treating incontinence and pelvic floor disorders. Holy Name urologists and surgical oncologists also use the robot to treat cancers of the prostate, kidneys and gastrointestinal system. Our bariatric surgeons perform robot-assisted procedures that result in weight loss and can improve a patient's sleep apnea, asthma, arthritis, type 2 diabetes and cardiac function. The Surgical Review Corporation has named Holy Name a Center of Excellence in robot-assisted surgery, reflecting our commitment to superior patient care, ongoing education and cost efficiency.

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Hackensack Meridian  
John Theurer Cancer Center   
at Jersey Shore University  
Medical Center

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## Inspira Medical Group

By Elaine Cheng, M.D.,  
General & Vascular Surgery,  
Board Certified General  
Surgeon

Inspira Health continues to expand the scope of surgeries performed using robotic-assisted systems, including da Vinci for general surgery and multiple surgical specialties; Mako for orthopedics; and Monarch for lung procedures. In 2021, Inspira's surgeons performed 859 robotic-assisted procedures. For many procedures, robotic-assisted techniques have become or are becoming the standard of care. Robotics improve the surgical care of patients in many ways. With robotic-assisted technology, surgeons can approach complex procedures with more precision, flexibility and control than with conventional techniques. Robotic-assisted surgery generally means smaller incisions, which dramatically reduce post-operative pain, and shorten recovery and hospital stays. At Inspira, we have surgeons with 10-plus years of experience with the da Vinci system. Our orthopedic surgeons are doing 230 joint replacements a year with the added precision provided by the Mako system. Our hospital in Vineland was among the first 100 in the United States to adopt the Monarch Robotic-Assisted Bronchoscopy System, enabling our thoracic surgeons to detect and retrieve lung tissue samples with greater ease and precision.

Robotic-assisted procedures at Inspira are performed by bariatric surgeons; colorectal surgeons; gynecologists; orthopedic surgeons; surgical oncologists; thoracic surgeons; urologists; and urologists.



## Jefferson Health-New Jersey

By Roy Sandau, DO, FAOCS,  
Chief of Surgery

Jefferson Health first began offering minimally invasive surgery with the da Vinci system in 2008. Currently, there are da Vinci XI Robotic Surgical Systems in place at Jefferson Washington Township Hospital and Jefferson Stratford Hospital. In 2020, we marked a milestone when I performed the 3,000<sup>th</sup> robotic surgical procedure at Jefferson Health NJ. Currently, we offer robotic surgery for many medical concerns, including benign and malignant tumors of the colon and rectum; as well as gynecologic and urologic conditions. Robotic surgery has also become very popular for bariatric (weight-loss) surgery; the treatment of simple and complex hernias and also for neurosurgical and spine procedures. We are looking to add robotic breast and thyroid procedures when a new surgical robot is in place at our Cherry Hill Hospital, in the future.



## Memorial Sloan Kettering Cancer

By Matthew Bott, M.D.,  
Thoracic Surgeon

Shape-sensing robotic-assisted bronchoscopy (ssRAB) has become an essential component of standard practice at Memorial Sloan Kettering Cancer Center (MSK) for diagnosing lung nodules. A new study by MSK investigators published recently in *Chest*, shows that ssRAB allows for the accurate diagnosis of suspicious pulmonary lesions while providing an excellent



Robotic knee surgery

safety profile. The study was the first to report substantial clinical evidence on the performance of this recently introduced technology within a multidisciplinary, high-volume institution. It also represents an important collaboration between thoracic surgeons and interventional pulmonologists in the field of diagnostic bronchoscopy. Traditional guided bronchoscopy uses a catheter with a stiff curvature and relies on electromagnetic navigation to locate and sample lesions. By contrast, ssRAB technology uses an articulating robotic catheter that allows for navigation into further reaches of the lung periphery while retaining stability and shape for maximizing sampling precision. Greater efficiencies with ssRAB may translate into faster diagnoses and shorter times to treatment for patients with malignant lesions. MSK thoracic specialists have been pioneering the use of the Ion Robotic-Assisted Endoluminal Platform since the FDA cleared the device in the fall of 2019, and we expect this field will continue to evolve and improve over time and will continue advancing to improve our diagnostic capabilities.



Surgeons perform surgery with the help of robotics.



## RWJBarnabas Health, Community Medical Center

By Steven Lowry, M.D., FACS,  
Chair, Robotic Surgery Dept.

At Community Medical Center (CMC), robotic surgery can mean less invasive surgery with shorter recovery periods for a variety of patients, and the technology can even lead to better outcomes for patients undergoing cancer treatment. CMC together with Rutgers Cancer Institute of New Jersey is the state's only NCI-designated Comprehensive Cancer Center.

For Lauren Denzler of Toms River, robotic surgery was paired with chemotherapy and radiation for successful treatment of Stage II rectal cancer. The combination of therapies helped shrink the tumor, allowing me to remove it more easily. Studies show patients who receive both therapies have better long-term outcomes. There's less pain, and patients are walking the day after the surgery. Use of the da Vinci Robotic

Continued On Page 40



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Surgical System allowed for a smaller incision site and shorter hospital stay. Following surgery, a temporary ileostomy, and eight rounds of chemotherapy, her ileostomy was reversed, and she has made a full recovery.

"I feel like a million bucks," says Lauren. "I can wear jeans with a zipper, and I don't need to sleep on my back any longer. I cried tears of happiness that my experience with cancer is over."



**RWJBarnabas Health,  
Robert Wood Johnson  
University Hospital**

By Sammy Elsamra, M.D., FACS  
*Director of Robotic Surgical  
Services; Associate Professor of  
Urology Rutgers Robert Wood  
Johnson Medical School*

At Robert Wood Johnson University Hospital, patients benefit from the latest in robotic technology, expertise and our commitment to excellent patient care. Our robotic fleet includes the latest generation Intuitive da Vinci robotic systems: X, Xi, and SP. This latest generation of platforms adds to the benefit of wristed instruments and stable 3-dimensional visualization of prior generations of robotic systems by incorporating increased maneuverability, enhanced imaging technologies and advanced energy options. Further the SP platform allows for complex surgeries to be done through a single small incision that can often be hidden in the belly button. Our expert surgeons from Rutgers Robert Wood Johnson Medical School, Rutgers Cancer Institute of New Jersey, and the community use this technology to treat more than 1,200 patients each year across a broad range of disciplines including ear, nose and throat; thoracic, cardiac, general surgery, bariatric, urologic, gynecologic and colorectal surgery. We also have expertise in cancer care with surgical oncology, gynecological oncology and urologic oncology.



**RWJBarnabas Health,  
Rutgers Cancer Institute of  
New Jersey**

By Ruth D. Stephenson, DO,  
FACOG;  
*Gynecologic Oncologist, Robert  
Wood Johnson University  
Hospital Somerset*

The Gynecologic Oncology Program at Rutgers Cancer Institute of New Jersey in partnership with RWJBarnabas Health offers advanced treatment options, including innovative robotic surgical techniques. Certain gynecologic malignancies and complex benign gynecologic conditions that require surgery can be treated with robot-assisted surgery. Robotic hysterectomy has become a standard of care in gynecologic surgery. This technique allows a surgeon to control a set of robotic arms that hold tiny

surgical instruments used to remove the patient's uterus. Unlike the traditional open hysterectomy method that results in a lengthy scar crossing the entire bikini line, patients who undergo this minimally invasive technique are left with an incision the diameter of a quarter or dime. The procedure also allows for additional precision with a 3-D view of the tissue and more-advanced laparoscopic instruments. Performing a hysterectomy or lymph node dissection using robotic surgery is completely safe for the patient and does not affect oncologic outcomes in appropriately selected patients. Reduced blood loss, a shorter hospital stay and faster recovery time are just a few hallmarks of the procedure.



**Saint Peter's University  
Hospital**

By David A. Laskow, M.D.,  
FACS,  
*Chair, Department of Surgery*

Over the last five years, there has been a tremendous swing from performing surgical cases through a large open incision, or laparoscopically, to robotically assisted surgery. The driving force behind these changes are numerous. Surgical procedures can be performed through small incisions with less bleeding, less pain and a decrease in opioid use. Because of the mechanics behind robotic surgery, a surgeon's capabilities are enhanced and anatomical sites difficult to reach laparoscopically have become easily accessible. This has resulted in fewer complications, shorter hospital stays and a faster recovery. With all the beneficial factors for robotic surgery, this surgical technique has been embraced by general surgeons and specialty surgeons. Numerous surgeries across all specialties, including bariatric, colorectal, gynecology, orthopedic, otolaryngology, urology and vascular are now performed in less time with better clinical out-

comes. This has translated into a whole host of these surgical cases being performed as outpatient procedures.



**Valley Health System,  
The Valley Hospital**

By Howard H. Jones, M.D.,  
*Subspecialty Director, Minimally  
Invasive and Robotic Surgery;  
Director, Minimally Invasive  
Gynecologic Surgery,  
Valley Medical Group*

Thanks to high-definition 3-D visualization tools, personalized surgical plans, intuitive motion and ergonomic design, robotic surgery enables surgeons to perform even the most complex and delicate procedures through very small incisions with outstanding precision. Robotic surgery offers several advantages over open surgery, including significantly less pain, reduced blood loss, less scarring, a shorter recovery time, a faster return to normal daily activities, and better clinical outcomes. Early recovery is especially important for patients undergoing cancer treatment, as it may mean an earlier transition to the next stage of treatment. In 2001, Valley was among the first hospitals in the country to adopt the da Vinci Surgical System for minimally invasive surgeries. Valley continues to invest in next-generation robotic systems—including the da Vinci Xi Surgical System and the Mako Robotic-Arm Assisted Surgical System for partial knee, total knee and hip replacements—to bring the latest minimally invasive options to patients. Valley's robotic surgeons receive extensive training in robotic surgery techniques. Valley now offers robotic surgery for a range of surgical needs, including general, thoracic, urologic, gynecologic and urogynecologic surgery. This minimally invasive alternative to complex open surgeries allows surgeons to operate through the smallest of incisions with greater precision, and significant benefits to patients. 📌



Certain gynecologic malignancies and complex benign gynecologic conditions that require surgery can be treated with robot-assisted surgery.

Photo: Getty Images/Stockphoto/Vadym Terelyuk



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**Michele  
Frank, MD**  
Hematology

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