

Waterfront Development Permitting and Design of Tidal Wetland Mitigation Bank

ProLogis Corporation
Port Reading, NJ

The ProLogis Corporation acquired the 292-acre Port Reading Site in Woodbridge Township to reestablish the site's historic use as a port facility, specifically for warehousing. The site is designated by the Port of NJ/NY as a Portfield Site. The redevelopment of the Port Reading Site was looked at as a unique opportunity not only to redevelop a currently abandoned and contaminated port facility but to establish the basis for the development of the largest tidally influenced wetland on the Arthur Kill. Princeton Hydro was responsible for the preparation of the letter of interpretation, waterfront development permit, essential fish habitat report and coordination with the various regulatory agencies including NJDEP, US Army Corps of Engineers, National Marine Fisheries Service, and US Fish and Wildlife Service. The project also required submission of an NJDEP Freshwater Wetland Permit, including a GP 27 for Brownfield redevelopment, as well as Army Corps of Engineers permits. Studies performed in support of the applications focused on characterizing the site's wildlife and vegetation communities as well as its fish and benthic invertebrate communities. Princeton Hydro conducted an intensive one-year survey of the fish and benthic invertebrate communities of a site located along the Arthur Kill waterfront as part of the permit submission.

To compensate for wetland impacts, Princeton Hydro prepared several wetland mitigation plans. The initial plan culminated in the creation of 1.75 acres of intertidal wetland. The plan was designed to increase the productivity of the estuary and to provide foraging habitat for forage fish such as silverside and killifish as well as waterfowl and wading birds. The second phase of wetland related projects provided for the establishment of an additional 1.28 acres of tidal wetland for permit related mitigation as well as an 11.13 acre wetland mitigation bank. The tidal wetland mitigation bank was constructed in 2007 and received federal approval in the spring of 2008. The bank was approved for 8.47 wetland credits.

The redevelopment of the Port Reading site is not only an

