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Q In New Jersey, where a commercial site has known or suspected contamination, is it always necessary to test indoor air quality?

A No. Developers in New Jersey are resigned to the fact that development in this region will frequently require careful maneuvering through the State's maze of environmental regulations. New Jersey has some of the most strict cleanup standards in the nation. From the State's perspective, vapor intrusion has been pushed to the forefront of remediation checklists. Nonetheless, an approach has been developed to address indoor air sampling that impacts both practical and scientific viewpoints. From a scientific perspective, the State seeks to minimize or eliminate "potential exposure pathways" which may flow from existing contamination, e.g., groundwater or soil contamination. The State requires a phased analysis to assess the vapor intrusion risk, including (1) identification of the particular contaminants involved (2) a determination of whether "rapid action" is likely to be required and (3) a comparison of generic screening levels to existing contamination.

From a practical standpoint, significant increased operational costs may or may not ensue, depending on the results of the vapor intrusion assessment and compliance with the State's guidance criteria. Accordingly, at the outset of any development project, consideration should be given to the potential costs and liabilities attendant to indoor air quality concerns.



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