

M. WESTBROOK, OWNER
SUFOLLA LLC, REDEVELOPMENT CONSULTANT

R+D 0.9-ACRE-URBAN-COMMERCIAL

NW 3/18/23

NJ 07060, UNION CO.
lots 7 & 14 are active
sites with NJDEP 2018

LOT 5

INPLANT SYS.

PID #0222228
OR #022228

324

LEAD
PIPES

LOT 6

PID #NJ LSAP
NEVER TESTED

SPECIALTY
MATERIALS

334

LOT 7

336

PID
PID 6000006924
HALLER TESTING LABS

HALLER'S LEACHATE

LOT 14

PID #6000006924

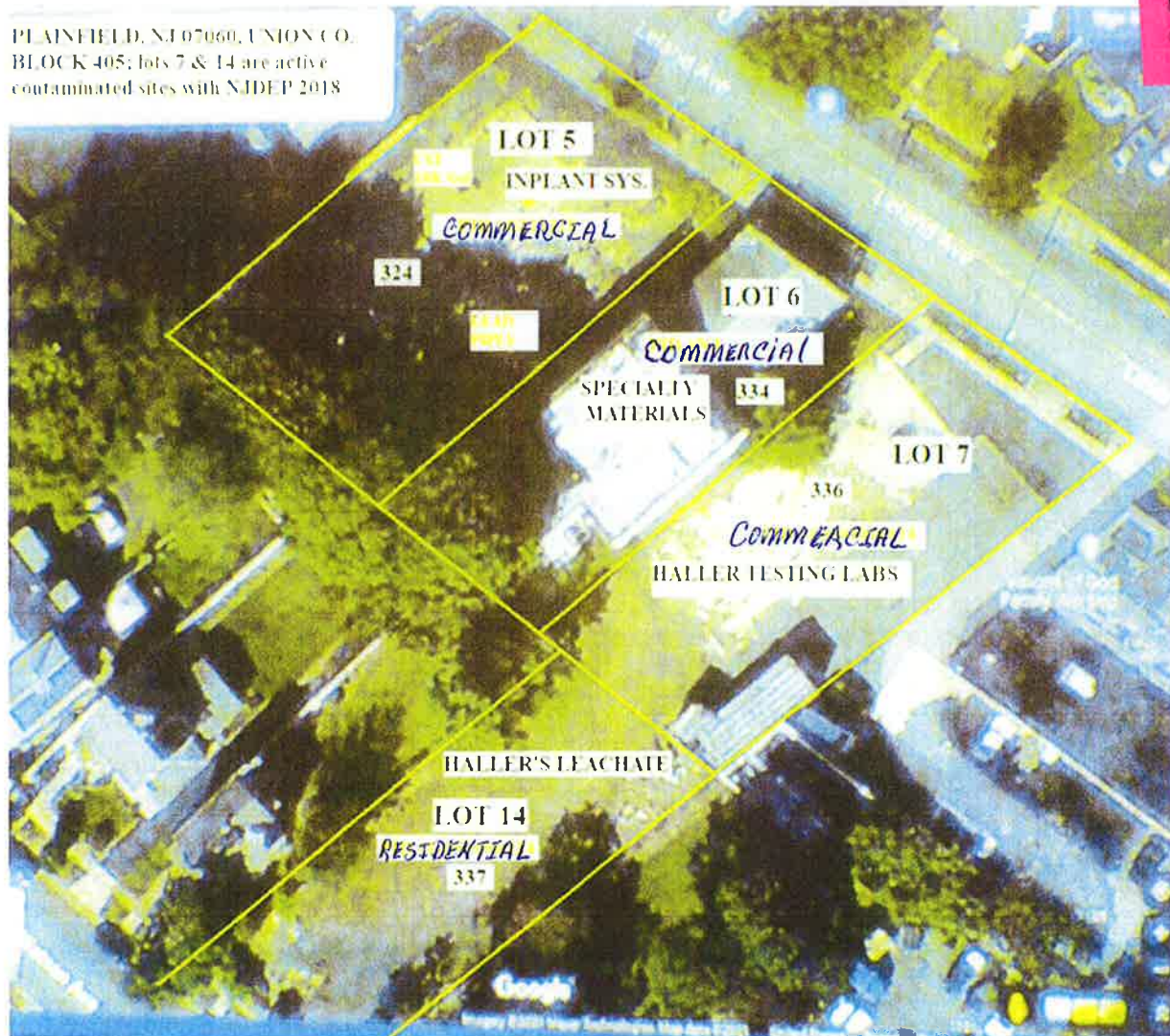
337

X 3

FIGURE 1, HISTORY OF AUTHOR PURCHASED (11/04/2021) PROPERTY

PLAINFIELD, NJ 07060, UNION CO.
BLOCK 405; lots 7 & 14 are active
contaminated sites with NJDEP 2018

LELAND
PROPERTIES



Google Maps

MM/3/19/23

BENEFITS OF LELAND COMMONS PROJECT REMEDIATION

Michael D. Wulthoff
SUFOLIA, LLC
3/20/23

226 feet of frontage on Leland Avenue a heavily trafficked roadway (lots: 5, 6, + 7)

53-F (12-C) subsurface ground temp allows a 300% efficient 14-ton heat-pump & slinky geo-field

Plainfield City average annual temp is 67-F (19-C)

RESOURCES

Average annual wind speed is 7.4-m/s at 100-ft above geode (? blocking by Netherwood heights ?)

Long term above NJT tracks clear sky Solar Exposure towards: east, south, and west [PV: BIPV, roof]

Table A, Author est. renewable resources for block 405 active-sites

Property & Subj. (Units)	Area (ft ²)	Solar R (kw/m ² *y)	Precip. (gal/Y)	Wind (ave. m/s)	Hot Air (deg-F/Y)
Lot 5	14387	2191485	431448	7.4	
Lot 6	7251	1104439	217436	7.4	70080000
Lot 7	11005	1676281	330017	7.4	
Lot 14	9076	1382523	272176	7.4	
Total	41719	6354727	1251078		

Author's Hot Air Calc. assumes: 5-floor build, 50,000-ft³ (2,200-m³) volume, and one air exchange/hour

Geographic Benefits

Access to direct sunlight for passive and active solar technologies

7/2022 vacant building facades temp. difference between sunny vs shady was 25-deg. F (13.9 C)

Three properties with minimum residual industrial infrastructure after 2016 NJDEP Site Cleanup

Flood plain code mandated 4-ft 1st floor elevations produces cool space (25 F) for storage cisterns of:
rain 2,000-gal/month, 300-gal month from H/AC chillers, and treated building greywater used to
enhance 0.3-acre geo-field thermal transfer from 0.7 -to- 2.0-Btu/ft*hr

About 120 meters (400-ft) distance from Netherwood's Raritan Valley Train Station

Appropriate locale for EV Fast Recharging Stations for patrons driving personal vehicles

Potential EVTOL Taxi landing site for off peak NJT access (above rail tracks as flight path)

H2M, Ass. 2016 Lots: 7+14

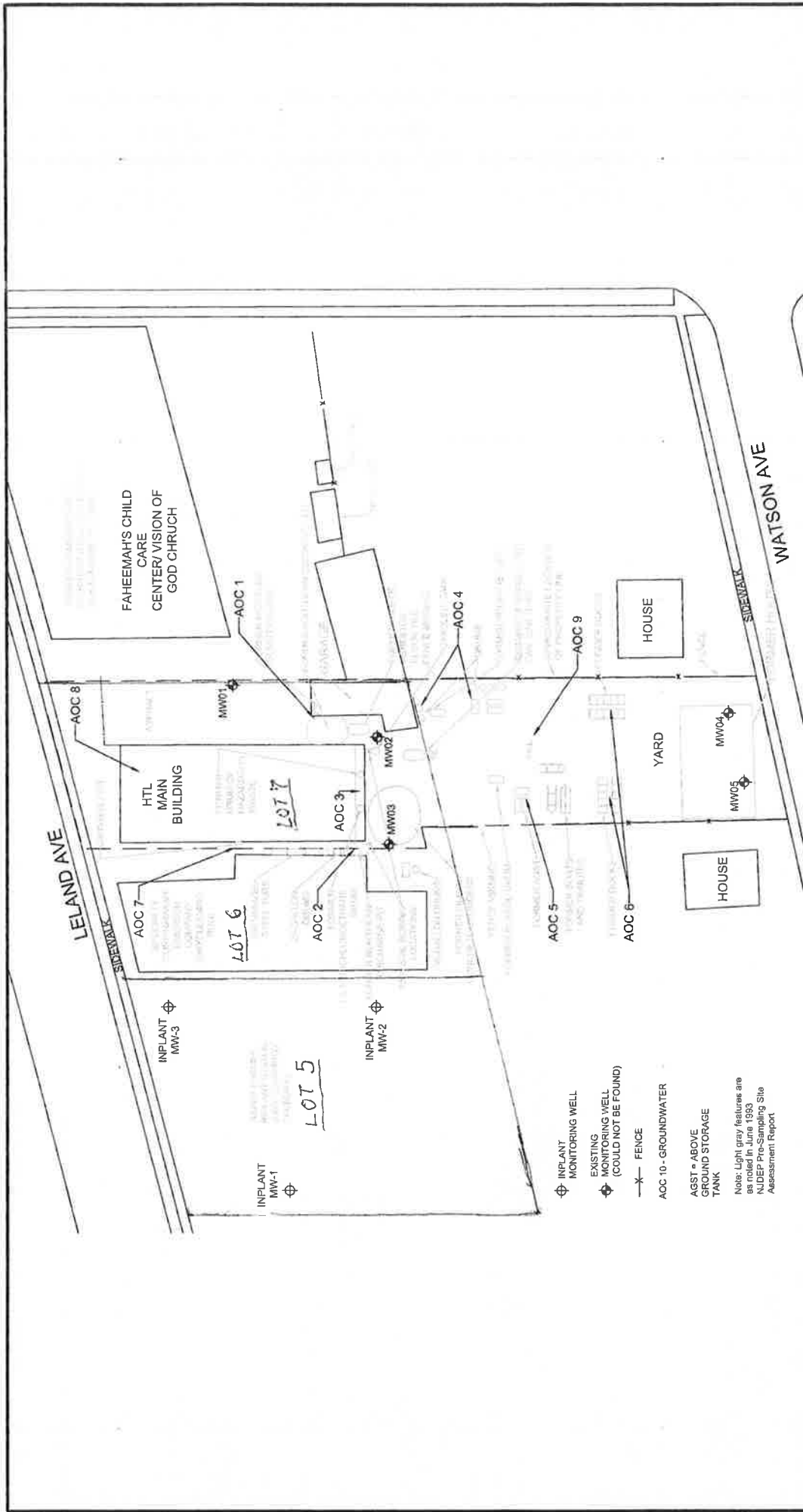


Figure 3
Areas of Concern (AOC)
Haller Testing Site (PI #G000006924)
336-340 Leland Avenue
Plainfield, New Jersey

