

EDGEBORO

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William Stetson,  
Project Manager,  
Edgeboro  
International, Inc.



**Project Size:** 295,500F  
**Architect:** Ware Malcomb  
**Installer:** Edgeboro International, Inc.  
**Civil Engineer:** Bohler Engineering  
**General Contractor:** PREMIER Design + Build Group LLC  
**Systems:** Geo-Seal 60



## Geo-Seal 60 Ideal for Industrial Site: Exceeds NJDEP'S Vapor Intrusion Guidance of 40 Thick Barrier

The Stonemont Passaic Logistics Center is a Class A industrial facility in Northern New Jersey. The 295,506 square foot structure is strategically situated with access to the Port of Newark/Elizabeth, New York City, nearby major highways, and the surrounding consumer population.

Key features of this state-of-the-art industrial warehouse include 40 loading docks, 55 trailer parking spaces and 167 car parking spaces.

EPRO Geo-Seal 60, along with a sub-slab venting & monitoring system, was installed by Edgeboro International, Inc., thereby sealing the entire building footprint and protecting future inhabitants from potential subsurface contaminants. Geo-Seal 60 exceeded the project requirement of a minimum 40 mil barrier that is outlined in the State of New Jersey Department of Environmental Protection's Vapor Intrusion Technical Guidance.

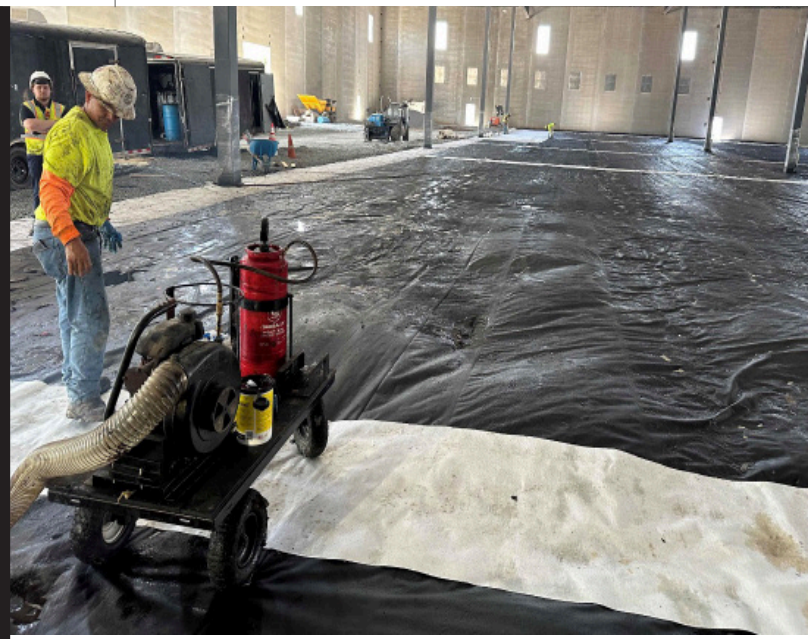
“Coordination with all trades was key” explains William Stetson, Project Manager, Edgeboro International.

“We were able to overlap our scope of work with the other trades

Installation of Geo-Seal 60 in progress.



Smoke testing the site as part of QA/QC.



within the Construction Manager's schedule".

He adds, "Between the vent piping, monitoring, and barrier, we were able to turn over a large slab pour area every four to five days. Because of great pre-construction coordination on site, the team developed and implemented a slab pour sequence that allowed us to continuously work our way out of the building."

Geo-Seal 60 provides an ideal blend of durability and chemical resistance, while being cost effective to install making it one of the best values among the suite of Geo-Seal barriers. The system is great alternative to simple, single sheet membranes as it provides lower chemical diffusion rates and is more durable to construction traffic. Geo-Seal 60 is comprised of three distinct layers: Geo-Seal FILM 11, Geo-Seal CORE and Geo-Seal® BOND, meaning that it offers an additional level of protection with each subsequent layer.

"Geo-Seal 60 is one of the most economical options on the market today for a barrier that exceeds 40 mils – a thickness recommendation found in the NJ VI Guidance," says Stetson.

To ensure optimal installation, QA/QC measures involved smoke testing, and thickness testing was also conducted before the BOND layer was placed and construction could continue.

Edgeboro's installation was completed in Q2 2024. The general contractor was PREMIER Design + Build Group LLC, Bohler Engineering was the civil engineering consultant, and Ware Malcomb was the architect.