
YOUR ATTENTION PLEASE

CLPF Greek Fair Lawn, LLC (Owner) retained Sessler Wrecking (General Demolition Contractor) to perform environmental remediation and demolition operations to clear the former Nabisco site in anticipation of future development.

Since August of 2022, Sessler has been performing environmental remediation and utility terminations. On January 23, 2023, they began mechanical demolition operations on selected structures at the site. Environmental remediation has been completed in the main Nabisco Tower structure and Sessler is in the process of obtaining regulatory agency signoffs approving the demolition of that structure.

In Sessler's review of the main Nabisco Tower structure, their 3rd party engineer identified structural deficiencies that would put Sessler personnel at risk under mechanical demolition methods of that tall structure. As a result, Sessler has contracted with Controlled Demolition, Inc. (CDI) (Implosion Subcontractor) to safely lower the tower structure, with the use of explosives.

The development/demolition team would like to make you aware that, under our present schedule, on **Saturday, the 15 of April 2023 as soon after 08:00 AM as safety, security, and preparations permit**, the Nabisco Tower structure will be explosively lowered to an elevation where Sessler Wrecking can safely access the debris for secondary demolition and processing. This process is sometimes referred to as an "implosion." An implosion is where a small amount of explosives are used to disrupt selected supports in a building, allowing gravity to pull the structure down in a few seconds in a controlled manner. CDI has used this implosion method in New Jersey since the 1970's and thousands of times around the world to assist Property Owners and Contractors in the removal of dangerous and unwanted structures.

There are four (4) points we would like to make you aware of:

1. All controlled materials will be removed in accordance with applicable regulations from the Nabisco Tower structure that will be imploded, meaning that any dust that becomes airborne during the implosion will be standard construction-type dust.

Dust is an unpreventable byproduct of all types of demolition. Under mechanical demolition using a wrecking ball or high-reach excavator, the building is slowly broken up releasing dust over a lengthy period of time. With implosion, the same type and overall quantity of dust is released in a matter of seconds and may linger in the general area for a few minutes before Sessler Wrecking crews begin cleanup of dust, which prevailing winds might carry off the demolition site.

Prior to the implosion, Sessler will be removing a portion of the dust-causing materials from inside the structure, and the landing zone for the debris will be "wet down" to mitigate dust from the arrival of implosion debris at grade. Dust misters will be placed and turned on by Sessler during the implosion to reduce impact on the adjacent community.

Depending on wind speed and direction on the day of the implosion, the dust may or may not even reach your property. As a precautionary measure, we recommend that you see that all windows, doors and air intakes are closed, and cover any other openings that might allow dust to enter your apartment, house or building. We also recommend that you turn off all exhaust fans before the implosion as these might draw air into your building through openings in walls and windows.

2. Early Saturday morning, the Fair Lawn Police Department will set up an Exclusion Zone around the structure to prevent people from getting too close. There will also be an Evacuation Zone involving just a few homes, immediately adjacent to the structure. You will be contacted in person, directly, if you are in this Evacuation Zone and a map will soon be distributed showing the Exclusion Zone, once it is finalized with input from regulatory agencies. Those in the Exclusion Zone, will be allowed to remain inside their homes as long as they stay away from windows. You cannot be outside during the implosion if in this area. We need your cooperation with the Police to ensure this is a safe job. For those persons inside the Exclusion and Evacuation Zones, we ask that you cooperate with the Police Department and contractors. Everything they say to you or ask of you is to minimize inconvenience and to promote safety.
3. There will be dust immediately surrounding the designated debris fall area within the demolition site. Dust may also drift outside and downwind of the demolition site, depending on weather and wind conditions at the time of the implosion. Since dust studies on implosion projects have demonstrated that air quality inside adjacent improvements is not impacted by short-term dust conditions outside of a structure, please stay indoors during the implosion and remain inside until the dust has settled. If you have asthma or other respiratory problems that could be exacerbated by dust, or if you are frightened by noises like those generated by a fireworks display or thunderstorm, you might decide to be elsewhere for a couple of hours that morning until the implosion is executed, airborne dust has dissipated, and dust cleanup has begun by Sessler.
4. More than 100 years of vibration/noise monitoring data assembled by the US Bureau of Mines established guidelines for safe vibration and noise levels around blasting sites. The estimated noise and vibration levels from CDI's operations on this project are well below levels of concern.

Prior to the implosion, an independent geotechnical engineering company will perform a pre-demolition photographic survey to document the pre-existing condition of adjacent structures and properties in accordance with State Law. They will set up noise and vibration monitoring instruments around the demolition site to monitor actual levels generated by the implosion/fall of the Nabisco Tower.

A follow-up post-implosion survey will be made the morning of the implosion to determine whether or not any changes have taken place in the structures previously inspected, as a result of the implosion. Copies of the vibration and pre/post-survey reports are provided to the State of New Jersey to protect the interests of all parties involved.

Should you have any questions regarding this information, please direct them to:

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THANK YOU FOR YOUR COOPERATION