

Danielle Salerno | Project Manager

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Professional Summary:

Ms. Salerno has 15 years of experience in the environmental consulting industry in a variety of roles, including remediation case management as a consultant for major oil companies in New Jersey, national environmental due diligence experience, and wetlands delineation and GIS mapping. Ms. Salerno has performed and managed over a thousand Phase I and II Environmental Site Assessments of multi-family residential, commercial, and complex industrial properties throughout the United States for a wide range of clients. She has performed Preliminary Assessments and Site Remediation Case Management in accordance with NJDEP regulations for a range of commercial, flex, and industrial properties throughout New Jersey. Additionally, she manages Freddie Mac Physical Risk Reports for conventional, Small Balance Loan and Targeted Affordable Housing transactions and reviews Property Condition Assessments for multifamily and agency transactions. Ms. Salerno meets the definition of an Environmental Professional as defined in 312.10 of 40 CFR 312.

Areas of Expertise:

- Phase I and II Environmental Site Assessments, Nationwide
- NJDEP Preliminary Assessments/ISRA Compliance
- Vapor Intrusion/Indoor Air Quality Surveys
- Emergency Spill Response and Remediation
- Freddie Mac Physical Risk Reports for Conventional, Small Balance Loan, & Targeted Affordable Housing transactions
- Multifamily and Agency PCA Reviews

Project Experience:

Phase I ESAs – Nationwide

Project Manager responsible for performing and reviewing thousands of environmental assessments at a variety of residential, commercial, and industrial properties across the nation at locations ranging from rural areas to large cities.

Preliminary Assessments – Various locations throughout New Jersey

Project Manager responsible for performing Preliminary Assessments at a variety of commercial and industrial properties throughout New Jersey for the purpose of establishing the requirements to fulfill clients' due diligence obligation for the innocent landowner defense.

Emergency Spill Response – Northeast

Project Manager responsible for coordinating and managing several emergency spill response on-call projects, primarily for insurance companies for Canadian trucking companies, at various highway-adjacent locations throughout the Northeast. Work also included planning, coordinating, and overseeing the on-site remediation activities and writing the spill report as well as liaison with local authorities and the state regulatory agencies.

Freddie Mac Physical Risk Reports – Nationwide

Project Manager managing and reviewing hundreds of Physical Risk Reports for conventional, small balance loan, and targeted affordable housing transactions for multifamily properties throughout the nation.

Property Condition Assessments – Nationwide

Project Manager managing and reviewing PCAs including Freddie Mac and Fannie Mae scopes of work for a variety of multifamily properties across the nation at locations ranging from rural areas to large cities.

Post-Fire Asbestos Surveys – Northeast

Environmental Scientist performing asbestos-containing material inspections of buildings damaged by fire in accordance with OSHA and EPA regulations. Inspections included survey and sampling of fire-damaged materials in residences for the purpose of pre-demolition activities for various insurance clients.

Mold Assessment Surveys – Northeast

Environmental Scientist performing cause and origin assessments for the presence of mold in residential and commercial structures for facilities management and insurance clients. Assessments include utilizing a variety of methods, including direct surface and air sampling for the presence of mold, as well as moisture mapping, ambient environmental monitoring, and clearance sampling.

Hazardous Materials Inventories – Various locations throughout the mid-Atlantic region

Environmental Scientist part of a team of consultants that performed complete hazardous materials inventories of a 3.4 million square foot auto manufacturing plant and a large decommissioned hospital. Acted as company-client liaison for the entire team, communicating issues and findings from the group and answering client questions.

Utility Survey and Wetlands Delineation of a Steel Foundry – Rockaway, New Jersey

Environmental Scientist performing a utility assessment of an operating steel foundry. The assessment included exploring and re-mapping historical utility vaults throughout the property using GPR, magnetic tracing wire, and fiber-optic cameras. Also delineated forested wetlands in a forested area adjacent to the steel forge along the Rockaway River.

Professional Experience:

EFI Global, Inc., Project Manager, 2015 - Present
Property Solutions, Inc., Project Manager, 2013 – 2015
Shambhala Mountain Center, Assistant to Director of Expansion and Planning, Summer 2013
Partner Engineering & Science, Staff Professional II, 2012 – 2013
Groundwater Environmental Services, Associate Environmental Scientist, 2009 – 2012
GZA GeoEnvironmental, Inc., Environmental Scientist II, 2006 – 2009

Specialized Education:

New York State Mold Assessment Consultant Certification, NAETI 2016
AHERA Asbestos Inspector & Management Planner Accreditation, Rutgers University 2015
OSHA 8-Hour Site Supervisor Training, GES, 2009
USDOT/IATA Transportation and Shipping of Hazardous Materials, GZA 2008
Rutgers University Wetlands Delineation Certificate, 2007

Education:

Bachelor of Science, Environmental Sciences, Kings College, Wilkes-Barre, PA, 2006