NJ Highlands Region Brownfields Learning Lab

Tuesday, September 28, 2021

THE LEARNING LAB WILL BEGIN SHORTLY
NJ Highlands Region Brownfields Learning Lab

Tuesday, September 28, 2021
Housekeeping

- All will be muted during the presentation
- Submit questions via Q&A to “All”
- The presentation will be made available on the NJ Brownfields Assistance Center’s website after the learning lab
New Jersey Highlands Region

88 municipalities

Portions of 7 counties

Approximately 860,000 acres, 1,343 square miles

Part of larger Federal Highlands Region
The New Jersey Highlands Region covers less than 15% of the state’s land area, but provides drinking water to more than 300 municipalities that are home to 70% of New Jersey’s population.
“...The Legislature finds that the New Jersey Highlands provides a desirable quality of life and place where people live and work ... and that residential, commercial, and industrial development, redevelopment, and economic growth in certain appropriate areas of the New Jersey Highlands are in the best interests of all the citizens of the State ...”

New Jersey Highlands Water Protection and Planning Act
2004
Brownfield Opportunities in the Highlands

- Remediation Activities are Exempt
- Certain Reconstruction is Exempt
- Redevelopment Area Designation
- Planning Grants available
  - No match
  - Non-competitive

Map of potential brownfield opportunities in the Highlands
Highlands Brownfields Learning Lab

Today’s Presenters

Colette Santasieri, PhD
Executive Director
NJ Brownfields Assistance Center @ NJIT

Sean Vroom
Director
NJ Brownfields Assistance Center @ NJIT

Benjamin Alter, Senior Consultant
GZA, an Affiliate Member of the NJ Brownfields Assistance Center @ NJIT
Brownfield

“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” EPA

“Any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant." NJ state law (N.J.S.A. 58:10B-23.d)
Negative Impacts of Brownfields

http://fieldsenvironmentalinc.com/brownfield_redevelopment

https://en.wikipedia.org/wiki/Brownfield_land


HEREANDNOW.WBUR.ORG
Advantages of Having a Brownfield Site

http://www.pvpc.org/projects/brownfields

http://www.rochestersubway.com

http://www.newsworks.org/index.php
Advantages of Having a Brownfield Site
Environment

- Removal of contaminants and pollutants
- Improved air quality, water quality, natural habitats

Source: http://www.lustreconsulting.com/service/contaminated-land-assessment
Source: http://www.flynnenvironmental.com/services/brownfields-redevelopment

Source: https://dirt.asla.org/2013/05/29/brownfields-are-just-untapped-assets
Source: www.wilcoxandbarton.com
Source: http://maaonline.com/projects/
Economy

- Spurs economic development
- Creates jobs
- Increases tax revenues
- Provides diverse economic base

Source: [http://www.bhjmpc.org](http://www.bhjmpc.org)
Source: [http://www.brownfieldrenewal.com](http://www.brownfieldrenewal.com)
Source: [https://www.ironhillcm.com/featured/cigars-international](https://www.ironhillcm.com/featured/cigars-international)
Social Equity

- Removes health and safety hazards
- Removes eye sore; improves community appearances
- Alleviates community fears and worries

Community Needed Land Uses:
- a variety of housing options
- recreation and open space
- commercial and retail space; employment options
- schools
- health care facilities
- urban agriculture

Source: www.moderncities.com
Source: https://smartgrowthamerica.org
Source: Elizabeth Limbrick
Source: http://www.thegazette.com
Source: https://smartgrowthamerica.org
Source: https://www.langan.com
Cleaned up and redeveloped brownfields

key ingredients to creating economically, environmentally, and socially equitable communities

Source: http://brownfieldaction.org/brownfieldaction/brownfield_basic
Source: http://www.chicagonow.com/
Source: http://blog.thedetroithub.com
Source: https://www.npr.org/2014/02/17/278651994/
Source: https://www.tighebond.com
Brownfields Blueprint

Planning

Community Engagement

Funding

Assessment & Cleanup

Redevelopment
Planning
Elements of an Effective Redevelopment Planning Process

- Project Champion
- Community Engagement
- Project Vision
- Inventory of Brownfields
- Prioritization of Identified Brownfields
- Funding
- Partners & Stakeholders
- Assessing Where You’re At
Navigating the road to brownfields redevelopment success can be complex and challenging.

Developing relationships and meaningful partnerships are critical to success!
Partners in Brownfields Redevelopment

Typical partners include:

- government agencies: federal, state, and local
- real estate development professionals
- colleges and universities
- banks/lenders
- Chamber of Commerce/business owners
- neighborhood associations and other community groups
- non-profits
- environmental consultants
- environmental justice organizations

Also go beyond the ‘usual suspects’

- faith based organizations
- arts and culture community
- medical community
Assess Where You Are At

How does the brownfield site fit within the context of the larger community?

What actions have already been taken?

What do you know about your site(s)?
Why is it important to Plan?

- Helps garner community participation and support
- Attracts Funding
- Attracts Developers
- Ensures project continuity
Community Engagement
Create A Community Engagement Plan

Who is the community?

Why are you engaging the community? Why is the purpose? What do you hope to achieve?

How will you engage the community?

When will you engage the community?

What will you do with the results of the engagement?

Successful community engagement empowers citizens, elevates community spirit, strengthens social inclusion, and contributes to meaningful change.
Brownfields Funding

- Brownfields projects are funded by multiple sources (grants, loans, tax incentives, etc.)
- Key to success is being able to bundle those sources (commonly referred to as the “funding stack”)

USEPA
NJDEP
NJEDA
Other
EPA Brownfield Funding

EPA Brownfield Grants - Multipurpose, Assessment, Revolving Loan Fund (RLF), Cleanup (MARC)

- Assessment Grant ($500k)
- Revolving Loan Fund Grants ($1mil)
- Cleanup Grants ($500k)
- Multipurpose Grants ($800k)

Only offered on even years

Only offered on odd years
New Jersey Brownfield Funding

- NJDEP - Hazardous Discharge Site Remediation Fund (HDSRF)
- NJEDA – Tax Credit & Revolving Loan Programs (roll-out in near future)
- Highlands Council – Environmental and Economic Sustainability Grant Awards Program

Contact:
(908) 879-6737 or email
highlands@highlands.nj.gov
Other Federal Funding Sources

- HUD
- U.S. Department of Labor
- U.S. Small Business Administration
- U.S. Department of Transportation
- U.S. Department of Agriculture
- U.S. Economic Development Administration
## Berry Lane Park – Jersey City

<table>
<thead>
<tr>
<th>FUNDING SOURCES</th>
<th>Amount</th>
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<tbody>
<tr>
<td>EPA Assessment Grants</td>
<td>$525,000</td>
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<tr>
<td>EPA Cleanup Grants</td>
<td>$1,400,000</td>
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<tr>
<td>Hudson County EPA RLF</td>
<td>$522,204</td>
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<tr>
<td>HUD CDBG</td>
<td>$1,495,500</td>
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<tr>
<td>NJ State Green Acres Fund</td>
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<tr>
<td>NJ State Assessment Grants</td>
<td>$415,000</td>
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<tr>
<td>Hudson County Open Space Fund</td>
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<tr>
<td>City Capital</td>
<td>$3,000,000</td>
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<tr>
<td>Developer Contribution</td>
<td>$750,000</td>
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<tr>
<td>Environmental Settlements from Prior Property Owners</td>
<td>$1,270,000</td>
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<tr>
<td>Responsible Party (PPG Industries)</td>
<td>$7,330,000</td>
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<tr>
<td>Rent and Concessions</td>
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</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$36,767,204</strong></td>
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ASSESSMENT & CLEANUP
NEW JERSEY BROWNFIELDS REGULATORY PROCESS

WHERE DO I BEGIN?

RETAIN A LICENSED SITE REMEDIATION PROFESSIONAL (LSRP)

If no area of concerns are identified...

If area of concerns are identified...

PRELIMINARY ASSESSMENT (PA)
Do any areas of concern exist?

SITE INVESTIGATION (SI)
Is there contamination present?

INVESTIGATION
Vapor Concern Underground Storage Tank Hazardous Waste Pesticides Historic Fill

During the Site Investigation/Remedial Investigation Phases you may encounter different environmental issues such as:

REMEDIAL ACTION WORK PLAN (RAWP)
Create a plan to address contamination using information gathered during investigation phases

REMEDIAL INVESTIGATION (RI)
What is the nature and extent of the contamination?

REMEDIAL ACTION (RA)
Implement RAWP

RESPONSE ACTION OUTCOME (RAO)
Obtain Final Remediation Document

PROCESS IS COMPLETE!

PROCESS IS COMPLETE!
Redevelopment
Brownfields Redevelopment Scenarios

Private Sector-Led Brownfields Redevelopment

- secures the financing
- completes all environmental investigation and cleanup activities
- responsible for all construction activities

Public Sector-Led Brownfields Redevelopment

- takes ownership of the property
- conducts environmental site assessment and cleanup activities
- oversees the redevelopment of the site, OR sells the site to a developer (or other interested party)

Public-Private Partnership for Brownfields Redevelopment

- the public sector provides some initial funding, often for environmental work and for infrastructure to support development
- private-sector developer funds and manages the pre-development and construction process
Mission

- to educate and engage communities around brownfield issues
- to provide **free** guidance and resources to county and municipal governments and nonprofits challenged with navigating the redevelopment process
- to develop tools, strategies, and resources; create partnerships; and provide subject matter experts to brownfields-challenged communities
The NJIT Team

planners, engineers, environmental scientists, and social scientists who have helped hundreds of communities throughout the country
How can we help you?

Resource Center

www.njit.edu/njbrownfields

@njbrownfields

www.linkedin.com/company/njbrownfields
How can we help you?

Brownfields Help Desk

973-596-6415

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