Refuel Your Community: Redeveloping Gas Stations into Community Assets

The webinar will begin shortly.



Refuel Your Community: Redeveloping Gas Stations into Community Assets



Hosted by:

NJ Brownfields Assistance Center @NJIT
New Jersey Institute of Technology

December 14, 2021

Today's Presenters



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



Sean Vroom
Director
NJ Brownfields Assistance Center @ NJIT



Mary Kay Morelli, LSRP
Vice President
GZA, *an Affiliate Member of the NJ Brownfields Assistance Center @ NJIT*



Robin Lapidus
Executive Director
Love Flemington



Robert Crespi
Member
Chiesa, Shahinian & Giantomasi, *an Affiliate Member of the NJ Brownfields Center @ NJIT*



J.R. Capasso, CPG
Brownfields Coordinator
City of Trenton, NJ

Housekeeping

- ✓ All will be muted during the presentations.
- ✓ Please submit questions via the “Q&A” pane, not the “Chat”.
- ✓ A recording of this webinar as well as a copy of the presentation will be made available on the NJ Brownfields Assistance Center’s website which is www.njit.edu/njbrownfields.
- ✓ Please fill out the post event survey.










KITCHEN CABINETS & DESIGN
KITCHEN CABINETS & DESIGN




CIGAR BAR






Bonita Flower Shop
ANTIQUES
OPEN
FLOWERS


FARMERS
INSURANCE


STARBUCKS COFFEE


SPECIALTY GLASS OF THE PALM BEACHES INC.

Known for excellence. Built on trust.



UNDERGROUND STORAGE TANK (UST) BROWNFIELD SITES

Mary Kay Morelli, LSRP
Associate Principal
GZA GeoEnvironmental, Inc.





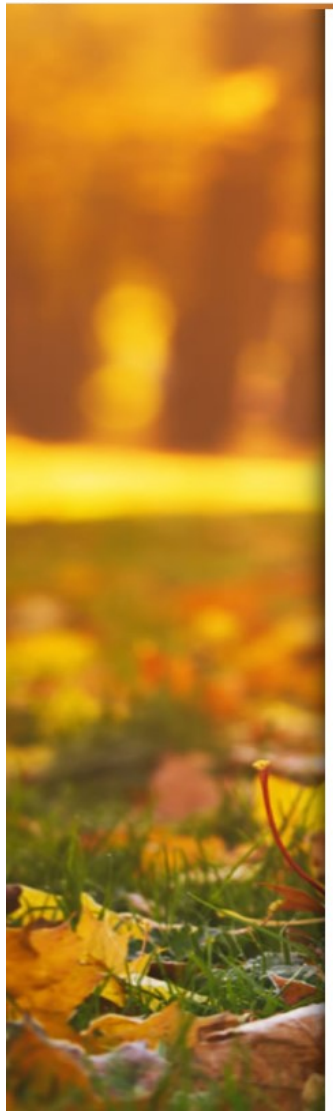




In New Jersey….

abandoned or vacant gas stations are considered brownfield sites.

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION



UST Sites for Possible Brownfield Redevelopment

December 06, 2021 10:50:52 AM

County - Sussex	34 - PI's
Municipality - Andover Twp	3 - PI's
Municipality - Byram Twp	1 - PI's
Municipality - Frankford Twp	1 - PI's
Municipality - Franklin Boro	1 - PI's
Municipality - Hamburg Boro	1 - PI's
Municipality - Hampton Twp	1 - PI's
Municipality - Hardyston Twp	3 - PI's
Municipality - Hopatcong Boro	2 - PI's
Municipality - Lafayette Twp	2 - PI's
Municipality - Montague Twp	3 - PI's
Municipality - Newton Town	4 - PI's
Municipality - Sandyston Twp	1 - PI's
Municipality - Sparta Twp	4 - PI's
Municipality - Stillwater Twp	2 - PI's
Municipality - Sussex Boro	1 - PI's
Municipality - Vernon Twp	2 - PI's
Municipality - Wantage Twp	2 - PI's



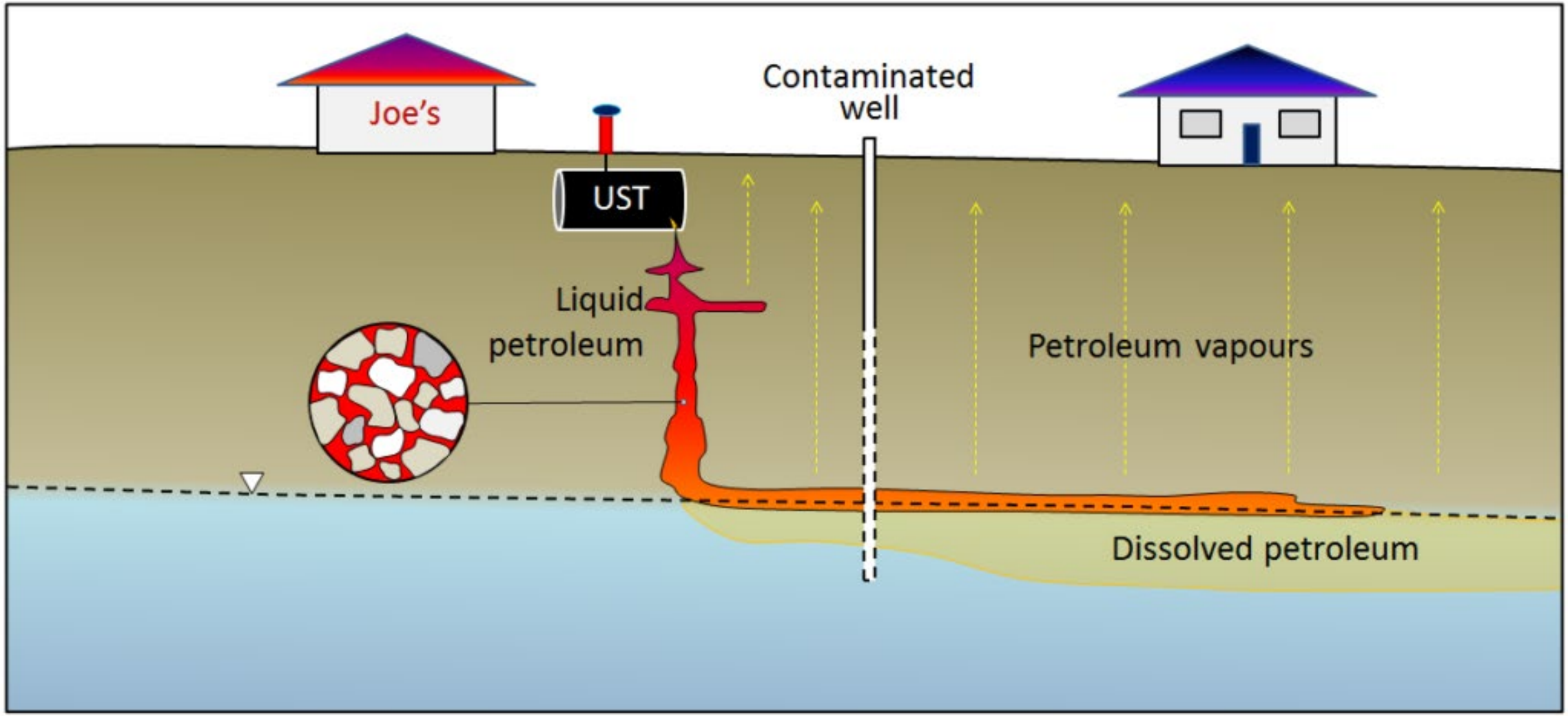
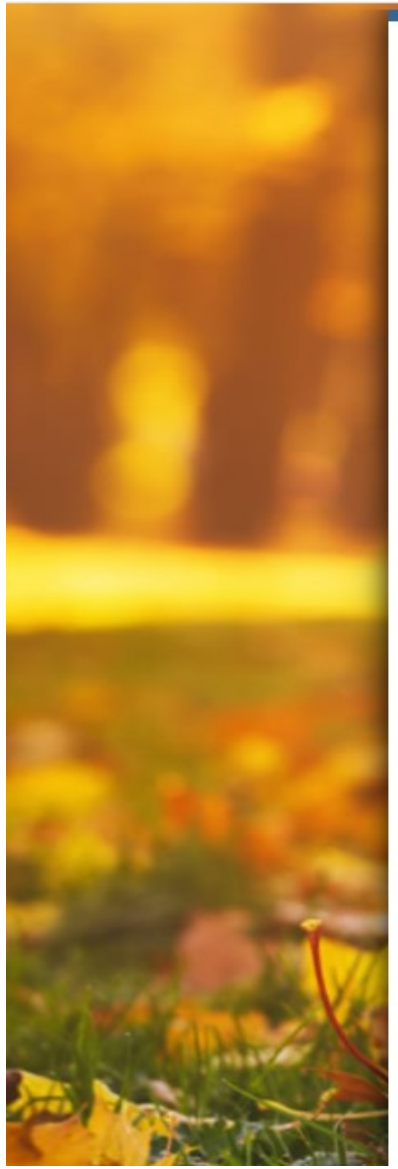


*image from Physical Geology 2nd Edition

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION



DEP DataMiner

Home > Report Criteria > Report Criteria

USTTankSummary

Site Coordinates	
x	Y
[redacted]	[redacted]

UST TANK SUMMARY

12/6/21 11:09 AM

Preferred ID Number: [redacted]

[redacted]

Terminated **Expiration Date:** **12/31/01**

Tank ID	Tank No	Tank Size/ Units	Tank Contents	Tank Status	Tank Status Date
TANK-1	E1	4000	Unleaded Gasoline	Removed	12/1/89
TANK-2	E2	4000	Unleaded Gasoline	Removed	12/1/89
TANK-3	E3	4000	Unleaded Gasoline	Removed	12/1/89
TANK-4	E4	4000	Unleaded Gasoline	Removed	12/1/89
TANK-5	E5	550	Waste Oil	Removed	12/1/89
TANK-6	00E1	6000	Unleaded Gasoline	Removed	12/27/18
TANK-7	00E2	6000	Unleaded Gasoline	Removed	12/26/18
TANK-8	00E3	8000	Unleaded Gasoline	Removed	12/26/18







UST Closure in New Jersey







Soil Investigation and Remedial Action





NJDEP Soil Compliance Examples

Site Investigation Phase

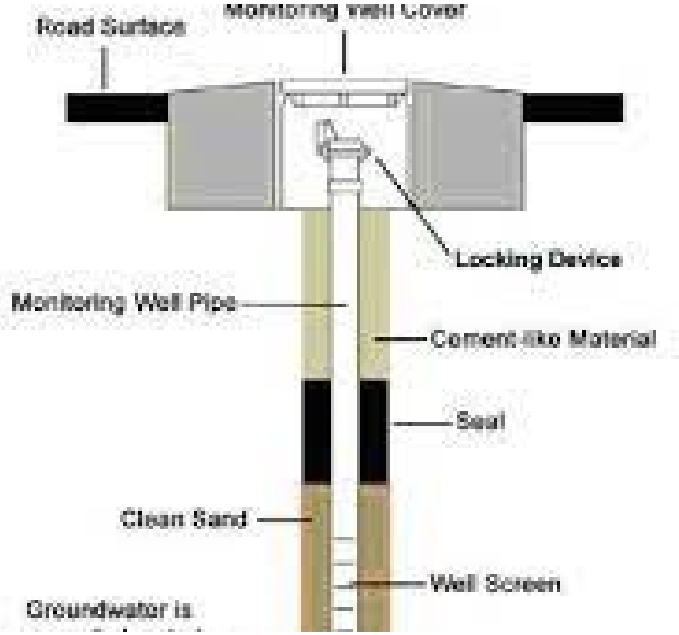
- Single point compliance (removal of soil hot-spots)

Remedial Investigation/Remedial Action Phase

- Arithmetic mean
- 75%/10Sx
- 95% UCL (Upper confidence level of the mean)
- Spatially weighted average
- Alternative remediation standards
  - Synthetic precipitation leachate procedure (SPLP)
  - Soil-water partition equation
  - Dilution attenuation factor (DAF)
  - SESOIL modeling





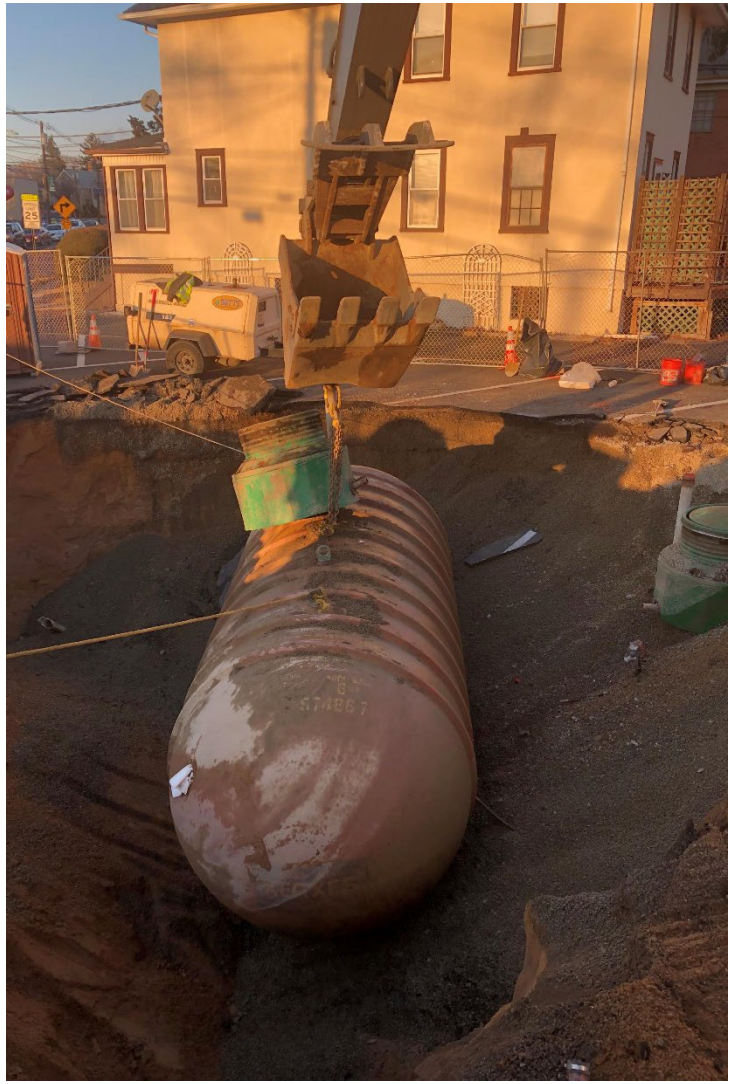


Groundwater Investigation and Remedial Action



GZA

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The *GOOD* News

NJIT Brownfield Webinar

Refuel Your Community: Redeveloping Gas Stations

Robert H. Crespi, Member

Chiesa Shahinian & Giantomasi PC

December 14, 2021

LIABILITY

The **New Jersey Spill Compensation and Control Act** (N.J.S.A. 58:10-23.11) (the "Spill Act") establishes that any person or government entity who has discharged a hazardous substance or is in any way responsible for any hazardous substance, shall be strictly liable, joint and severally, without regard to fault, for all cleanup and removal costs.

The **Site Remediation Reform Act** (N.J.S.A. 58:10C-1 et seq.) ("SRRA"), enacted in 2009, for the first time established an affirmative obligation for liable parties to remediate contamination.

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Chiesa Shahinian & Giantomasi PC

N.J.S.A. 58:10-23.11G(D)(4)

The Spill Act exempts government entities from liability under the Spill Act or common law where the government entity acquires title to a site by virtue of its function as sovereign, or where the government entity acquires the property by any means for the purpose of promoting the redevelopment of that property.

The government entity is not liable for any discharge that occurred prior to ownership of the site that the government entity acquired through bankruptcy, tax delinquency, abandonment, escheat, eminent domain, condemnation, or any circumstance in which the governmental entity involuntarily acquires title by virtue of its function as sovereign.

There is no liability protection to the government entity if it caused or contributed to the discharge of a hazardous substance, or if it acquired ownership of the property by condemnation or eminent domain and that property is being remediated in a timely manner by another party.

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NEW JERSEY SPILL ACT EXEMPTIONS

The Government Entity:	a.Has not discharged, at the Site, any hazardous substance as defined pursuant to N.J.S.A. 58:10-23.11b, hazardous waste as defined pursuant to N.J.S.A. 13:1E-38, or pollutant defined pursuant to N.J.S.A. 58:10A-3;
	Has not been in any way responsible, pursuant to any law, for any contaminant at or emanating from the Site, or contamination that has emanated from the Site, other than by acquiring ownership of the Site, if applicable, after all the discharges occurred at the Site;
	Has not aggravated or contributed to contamination at or emanating from the Site, or contamination that has emanated from the Site;
	Has not, as a holder of a security interest in a facility or underground storage tank facility, actively participated in the management of a facility or underground storage tank facility at the Site, as those terms are defined in N.J.S.A. 58:10-23.11a et seq.;
	Has not negligently caused a new discharge at the Site, after the date of [insert name of person]'s foreclosure on a security interest in the Site, pursuant to N.J.S.A. 58:10-23.11g.6.e(1); and
	Is not at the time of this certification, and has never been, an owner or operator of an industrial establishment at the Site pursuant to the Industrial Site Recovery Act, N.J.S.A. 13:1K-6 et seq.
	Did not acquire the property when the property was being remediated in a timely manner by another party (if the municipality acquired ownership of the property by condemnation or eminent domain).

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Rights and Liabilities When Contaminated Property is Taken in Condemnation

As of January 2, 1998, N.J.S.A. 58:10-23.11g(d)(4) eliminates the exemption for any government entity that has caused or contributed to the discharge of a hazardous substance, or that acquires property being remediated in a timely manner.

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Rights and Liabilities When Contaminated Property is Taken in Condemnation

Housing Authority of the City of New Brunswick v. Suydam Investors, LLC, 177 N.J. 2 (2003) established a procedure whereby contaminated property would be valued in a condemnation proceeding "as if remediated," with estimated remediation costs being withheld from the ultimate condemnation award and paid into a trust-escrow account to finance subsequent clean-up costs incurred by the condemnor.

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Rights and Liabilities When Contaminated Property is Taken in Condemnation

Although a condemnor will lose the Spill Act exemption if it takes title to a contaminated property prior to completion of remediation, it would be able to maintain its right to a *Suydam* escrow procedure.

A condemnor may seek establishment of an escrow for a more extensive remedy than the property owner proposes (to which the owner will undoubtedly object).

Borough of Paulsboro v. Essex Chemical Corporation, 427 N. J. Super. 123, 47 A. 3d. 48 (App. Div.), cert. denied, 212 N.J. 460, 56 A. 3d 395 (2012), established that remediated properties are not subject to the *Suydam* valuation methodology and escrow protocol.

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Obligations to post a Remediation Funding Source

- Certain persons are required to establish a remediation funding source:

- Responsible parties pursuant to the Industrial Site Recovery Act (ISRA),
  - (N.J.S.A. 13:1K-6 et seq.;)
- Certain Spill Act liable parties, including:
  - Subject to a Spill Act Directive;
  - A person who is under Direct Oversight pursuant to SRRA
  - Upon submission of a Remedial Action Workplan

- Exemption for posting RFS for governmental entities

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CONDEMNOR'S POST-REMEDIATION ENVIRONMENTAL OBLIGATIONS

If a remediation is not to unrestricted use standards, institutional and engineering controls are required.

The Person Responsible for Conducting the Remediation ("PRCR") must apply to NJDEP for issuance of a Remedial Action Permit ("RAP").

The RAP is issued only after remediation is complete and a Deed Notice, if required, has been recorded. The PRCR remains primarily responsible under the RAP unless that obligation is specifically transferred.

If the property owner is a different entity from the PRCR, it becomes a "statutory permittee" pursuant to N.J.A.C. 7:26C-1.3.

Both parties are jointly and severally responsible for permit compliance, although one party will be designated as having primary responsibility.

When title transfers, the secondary permittee obligations will shift, though the PRCR will always remain the primary permittee.

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CONDEMNOR'S POST-ACQUISITION ENVIRONMENTAL OBLIGATIONS

Accordingly, the condemnor of a fee interest (as any property owner) will automatically become a secondary co-permittee under any RAP, thereby assuming joint and several liability for permit compliance. *See* N.J.A.C. 7:26C-7.4.

Government entities are exempt by law from the financial assurance obligations under a RAP.

Note: NJDEP policy contradicts the statute and regulations!

The condemnor of an easement interest has no statutory liability for RAP obligations; however, it will not have the right to amend or modify the RAP or underlying deed notice.

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THANK YOU



Robert H. Crespi
Member
Chiesa Shahinian & Giantomasi PC
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rcrespi@csglaw.com

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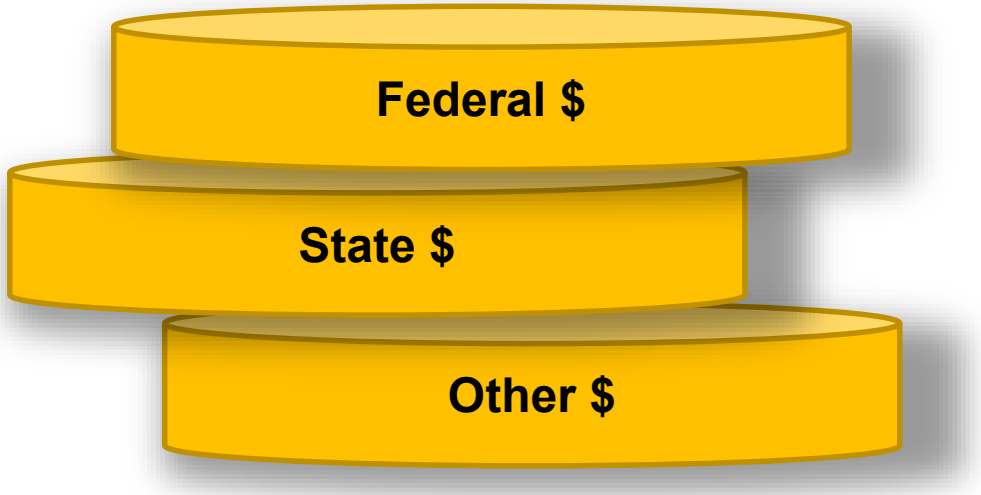
Funding Gas Station Assessment & Cleanup



The Funding Stack

- 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”)

  - EPA MARC Grants
  - HUD
  - USDA
  - NJEDA
  - NJDEP
  - NJ Infrastructure Bank
  - Green Acres
  - County Open Space funds
  - Prior property owners
  - Responsible parties



EPA Brownfield Grants

Available to State, County, Local, and Tribal Governments as well as Non-profits

- **Brownfield Assessment Grants** – provide funding for brownfields inventories, planning, environmental assessments, ands community outreach.
- **Brownfield Revolving Loan Fund (RLF) Grants** – provide funding to capitalize loans that are used to cleanup brownfields.
- **Brownfield Cleanup Grants** – provide funding to carry out cleanup activities at brownfield sites by the applicant.
- **Brownfields Multipurpose Grant** – provide funding to conduct a range of eligible planning, assessment and cleanup activities at one or more brownfield sites in target area(s).

EPA Brownfields Grants

Grant Type	Funding	Performance Period	Cost Share
Assessment			
• **Community-wide**	Up to $500,000	3 years	NA
• **Site-specific**	Up to $200,000-$350,000 with waiver	3 years	NA
• **State & Tribe Community-wide**	Up to $2,000,000	5 years	NA
Revolving Loan Fund (RLF)	Up to $1,000,000	5 years	20%
Cleanup	Up to $500,000	3 years	20%
Multipurpose	Up to $800,000	5 years	$40,000

For more information - https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding

NJEDA Brownfields Impact Fund

Anticipated launch early 2022

Can be used for activities associated with the cleanup of brownfield sites

LOANS			SUBGRANTS
INTEREST RATE	TERMS	PROJECT AMOUNT	PROJECT AMOUNT
2% with potential reduction for projects that address specific public policy goals	**20-year term.** Principal and interest will be deferred until the end of Year 4.	**$50K to $350K**	**$25K to $350K** **Note:** Subgrants do not need to be repaid

Private Sector

Public Sector

Melissa A. Dulinski
Sr. Officer
Brownfields and Sustainable Systems
NJEDA
mdulinski@njeda.com
(609) 610-4480

For more information -
www.njeda.com/brownfieldsimpactfund/

NJDEP HDSRF

❖ Assessment/Investigation Grant

Public Entities ($3mil cap per applicant)

- Preliminary Assessment = 100%
- Site Investigation = 100%
- Remedial Investigation = 100%

❖ Remedial Action Grant

Matching Grants 25% - 75% based on end-use
Remedial Action Grant Types (end-use specific):

- BDA (designation) =75%
- Renewable Energy =75%
- Recreation/Conservation =75%
- Affordable Housing =50%
- Unrestricted Use (soils) =25%

❖ HDSRF Loan

Private & Public Entities

- Funds 100% of all phases of work (proposed only)
- Interest Rate is equal to 2 points below Federal Discount Rate for public entities and equal to the Federal Discount rate for all other applicants (never exceeds 5% for any applicant)
- Capped at $2mil per year
- Private Entities are eligible for $500K per year

❖ Non-Profit Grant

- Pilot program with total $5mil cap per year
- Funds 100% of assessment/investigation (same criteria as municipal public entity grant)
- Must meet criteria of 501(c)3
- Ownership is not required
- Resolution that demonstrates commitment to redevelopment (approved by Non-Profit board)

Rachel Stopper
HDSRF Coordinator
NJDEP
rachel.stopper@dep.nj.gov
(609) 633-0736

NJ Infrastructure Bank - Water Bank

Provides low interest rate loans to qualified borrowers in New Jersey for the purpose of financing Water quality projects.

- Eligible entities include counties, regional authorities, municipalities, and water purveyors.
- Available to private entities (redevelopers) via conduit loans. Done as part of redevelopment plan.
- Typical Redevelopment project loan - 75% at AAA rate and 25% at 0% rate
- Very Flexible

For more information - https://www.njib.gov/njeit

Eligible Projects (Water Quality Benefit)

- ✓ Removal of contaminated soil
- ✓ Capping systems
- ✓ Liners
- ✓ Leachate collection systems/Liners
- ✓ Tank removal
- ✓ Well sealing activities
- ✓ Ground water, drinking water

David E. Zimmer, Executive Director
New Jersey Infrastructure Bank
dzimmer@njib.gov
(609) 219-8606

Funding Applicability

Funding	Public Sector	Private Sector	Planning	Assessment	Remediation	Redevelopment
EPA Multipurpose	X		X	X		
EPA Assessment	X		X	X		
EPA RLF	X				X	
EPA Cleanup	X				X	
NJEDA – Brownfields Impact Fund	X (loans and/or subgrants)	X (loans only)			X	
NJDEP - HDSRF	X	X		X	X	
NJ Infrastructure Bank-Water Bank	X	X	X	X	X	



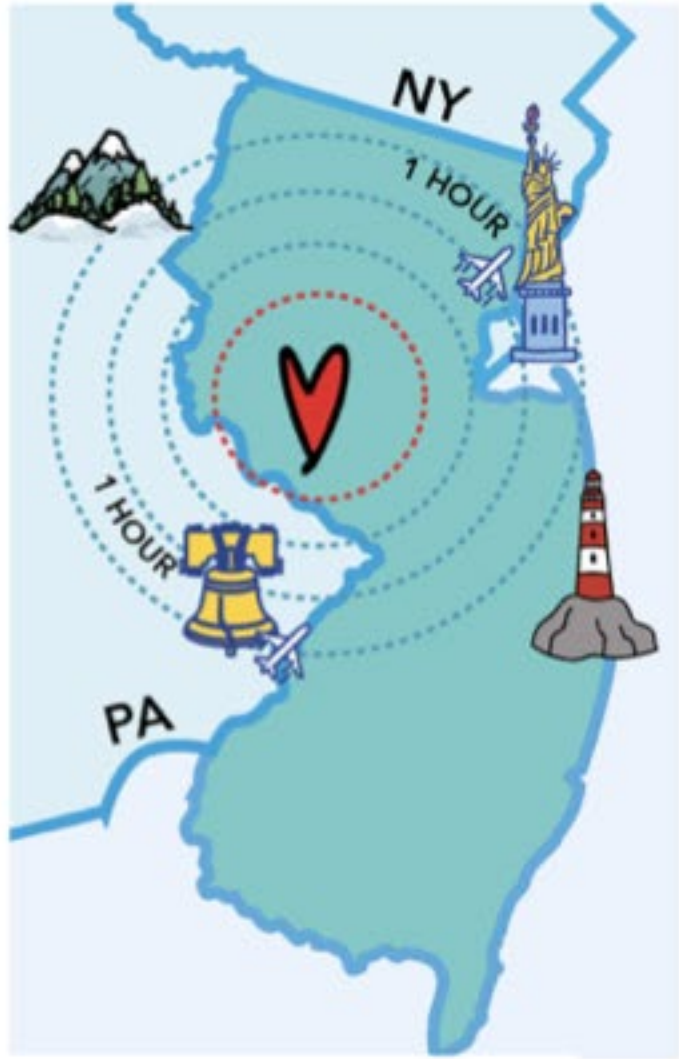
FLEMINGTON

OPPORTUNITY ZONE

in the heart of NJ

Robin Lapidus
Executive Director
Flemington Community Partnership
Business Improvement District (BID)

Flemington, NJ







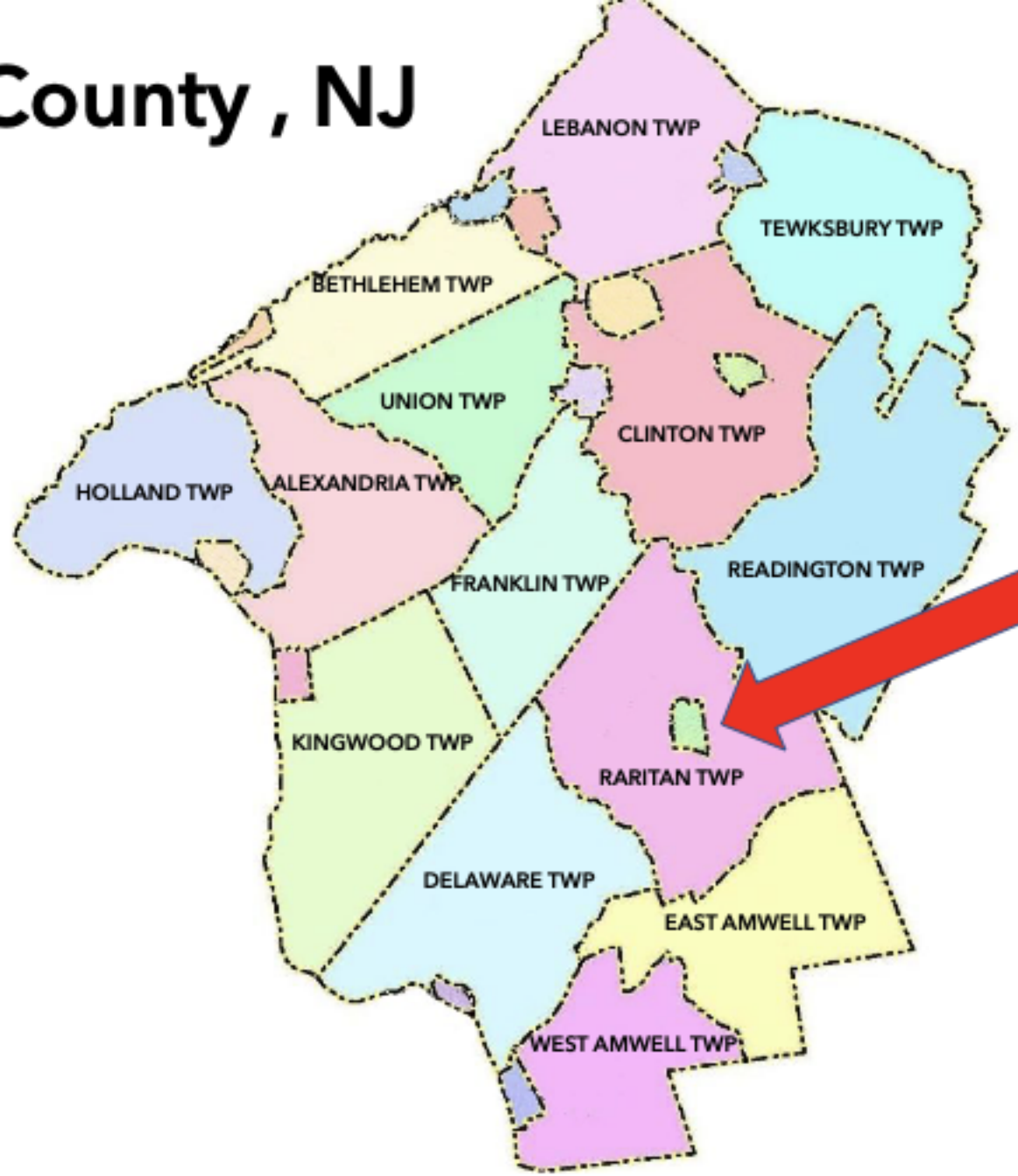
1 HOUR TO THE JERSEY SHORE

1 HOUR TO (2) INT'L AIRPORTS



FLEMINGTON OZSUMMIT2019

Hunterdon County , NJ



- 100% of Flemington Borough is an Opportunity Zone
- Only OZ in Hunterdon County, NJ

DEMOGRAPHICS

POPULATION

FLEMINGTON 4,617

5 MILE RADIUS 35,380

10 MILE RADIUS 107,006

HOUSEHOLDS

1,805 FLEMINGTON

13,107 5 MILE RADIUS

38,896 10 MILE RADIUS

HIGHLY EDUCATED COUNTY



BACHELORS DEGREE

surrounded by WEALTH



AVERAGE HHI

$69,000 FLEMINGTON

$150,400 5 MILE RADIUS

$160,784 10 MILE RADIUS

"The borough-wide opportunity zone in Flemington adds great value to what is already a very attractive community in which to invest."

-Marc Saluk
Director of Hunterdon County Economic Development

HOME OWNERSHIP

37.7% OWN HOMES

MEDIAN HOME VALUE

$298,000

FLEMINGTON BOROUGH MEDIAN AGE

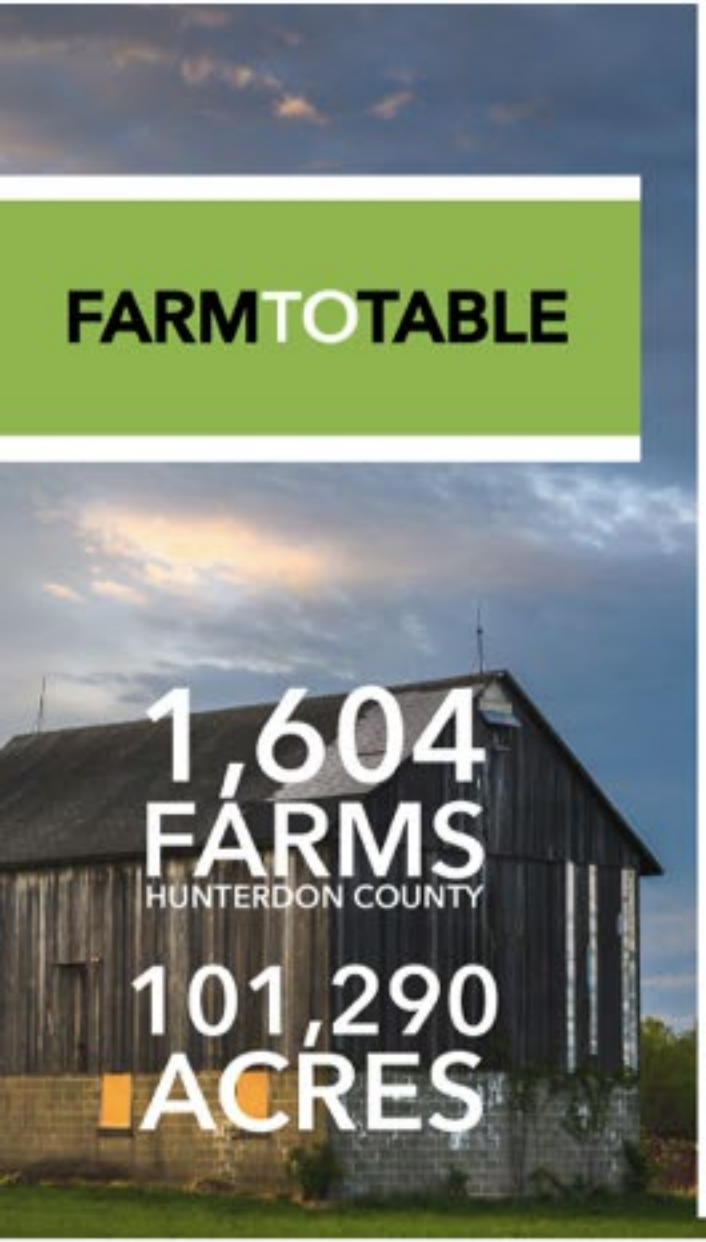
36.7

YOUNGEST TOWN IN THE COUNTY

Flemington Borough is surrounded by wealth



FLEMINGTON OZSUMMIT2019



Flemington's annual Corn, Tomato, and Beer Festival featuring local farmers, brewers and chefs is attended by over 8,000 people and is a highlight of our summer events.





New Jersey Department of Environmental Protection

Site Remediation Program

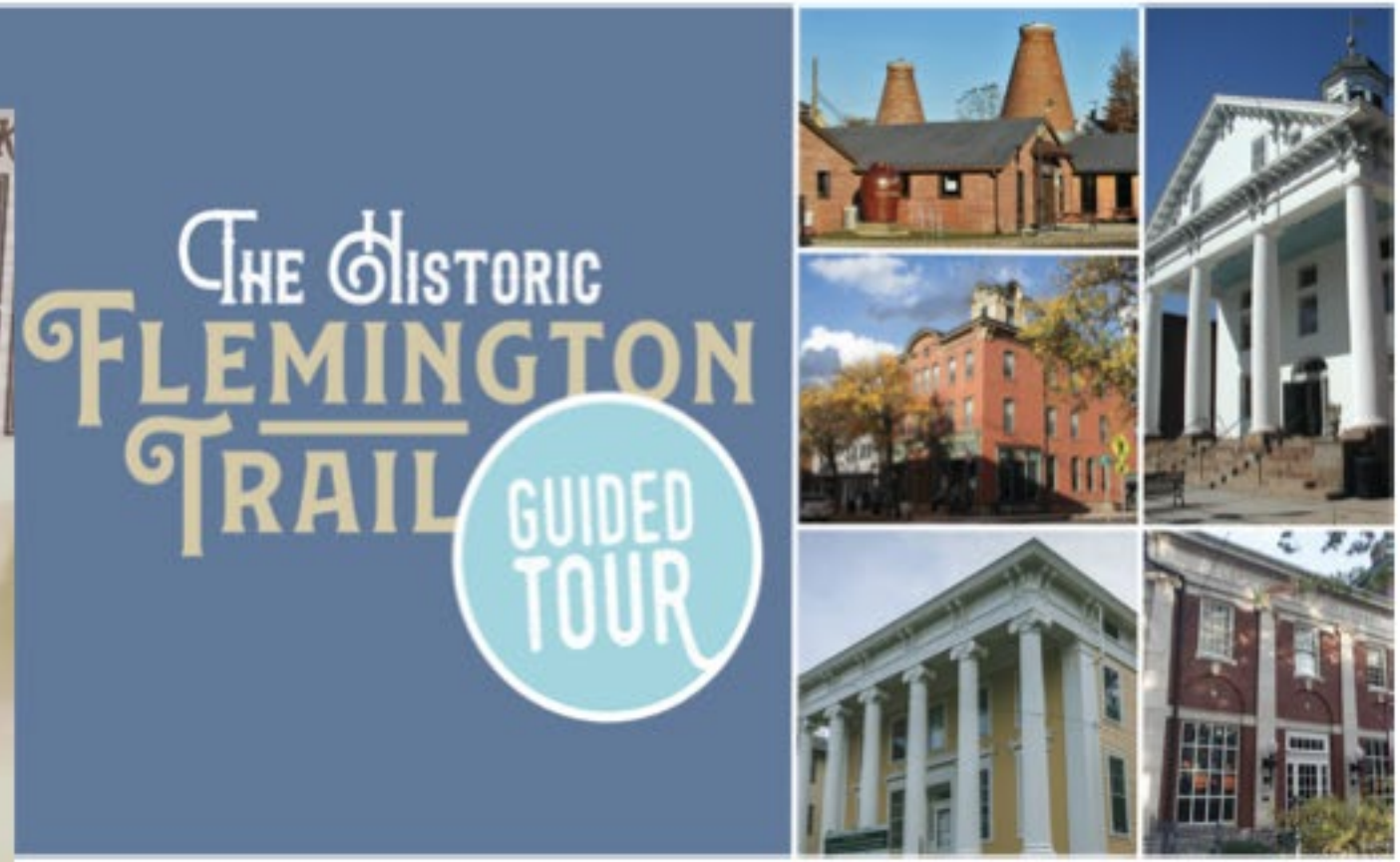
Active Sites With Confirmed Contamination

Flemington Boro

Site ID	PI Number	PI Name	Address	Home Owner
439022	551945	4 ROUTE 31	4 RT 31	No
178789	G000005778	54 EAST MAIN STREET	54 E MAIN ST	No
365936	452347	60 PARK AVENUE	60 PARK AVE	Yes
12898	013326	BLUE STAR GAS	282 RT 202/31	No
13830	012110	ERIC'S MAIN STREET MOBIL	144 MAIN ST	No
52847	020415	FLEMINGTON MAINTENANCE YARD	8 10 MAIN ST	No
45860	015583	FLEMINGTON NJ BULK PLANT	35 N MAIN ST	No
178753	234257	FLEMINGTON WATER COMPANY WELL #6	ELWOOD AVE & WILLIAMS ST	No
68752	G000026926	FLEMINGTON WATER DEPARTMENT WELL 7	65 RT 12	No
607528	765019	FORMER TWEED GROUP PROPERTY	82 MAIN ST	No
454606	002482	KRAUSZER'S DAIRY STORE	40 N MAIN ST	No
42787	003782	NODS AUTOMOTIVE & ZIPPY LUBE	307 RT 202	No
45860	572298	PARK AVENUE REALIGNMENT RIGHT OF WAY	35 N MAIN ST	No
454606	572298	PARK AVENUE REALIGNMENT RIGHT OF WAY	40 N MAIN ST	No
454608	572298	PARK AVENUE REALIGNMENT RIGHT OF WAY	PARK AVE	No
13831	006683	SPEEDWAY 3440	10 RT 31	No
6755	000273	TIRPOK CLEANERS	22 24 REAVILLE AVE	No
47205	012570	VAN FLEET AMOCO	RT 31 & E MAIN ST	No
18	Site Count			

We are HIP and HISTORIC!





144 Main Street, Flemington NJ 1990



144 Main was revitalized and is about to be redeveloped…





October 2019



Revitalization Flemington Filling Station

- 500 people on busiest nights.
- Local community, neighboring towns and tourists have made this a destination! Active use makes everything brighter and feel safer and more lively.
- Community supports active destination in town!







April 2019



What makes 144 Main Street great?

- Low asking price - $299,500
- Important location in the center of town on Main Street.
- Owned by borough to return to private sector.
- Has history of neglect since 1990s
- Negotiations/deals/interested parties have fallen through due to uncertainty and lack of understanding of Environmental Status.
- Remediation by DEP.
- Was temporarily revitalized for active use as destination Summer Beer Garden and Special Events site.
- Great opportunity for iconic and transformational building on Main Street!

DEP – “Tanks Removed, no USTS still present”

Activity Number: SCI 120001 **Inspection Type:** HW - UST Inspection **Program Interest ID:** 012110

Inspection Start Date: 3/20/12 **End Date:** 3/20/12 **Lead Investigator:** Manoski, Alicia

Program Interest Name: ERIC'S MAIN STREET MOBIL

Address: 144 MAIN ST Flemington NJ 08822 **County:** Hunterdon - Flemington Boro

Comments:

Tanks appear to have been removed- fresh concrete, no more dispensers or evidence of USTS still present. Site appears to be an active auto body shop, but no one was around during the inspection.

Subject Item: WUST 0 - HW - Underground Storage Tanks

Requirement Description	Compliance Status	Compliance Comments	Grace Days	Non Minor Reason	Requirement Source
OUT OF SERVICE TANKS (>12 MONTHS).	Heading				Rules
Are there any tank(s) at the facilty that have been out of service for 12 months or greater?.	Data Collection	Tanks appear to have been removed- fresh concrete, no more dispensers or evidence of USTS still present. Site appears to be an active auto body shop, but no one was around during the inspection.			Rules
Has the Owner/Operator submitted a NJUST Facility Certification Questionnaire within 7 calendar days after the closure of the tank system?. [N.J.A.C. 7:14B-2.4(c)]	Potential Violation				Rules

FLEMINGTON OZSUMMIT2019

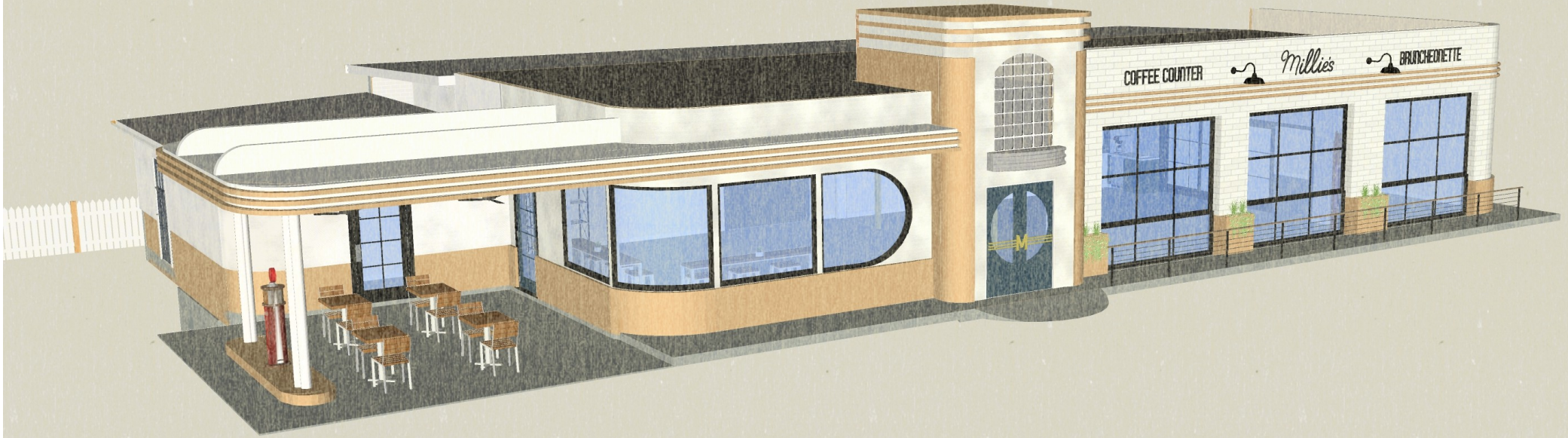
Welcome to the new owners of 144 Main Street!



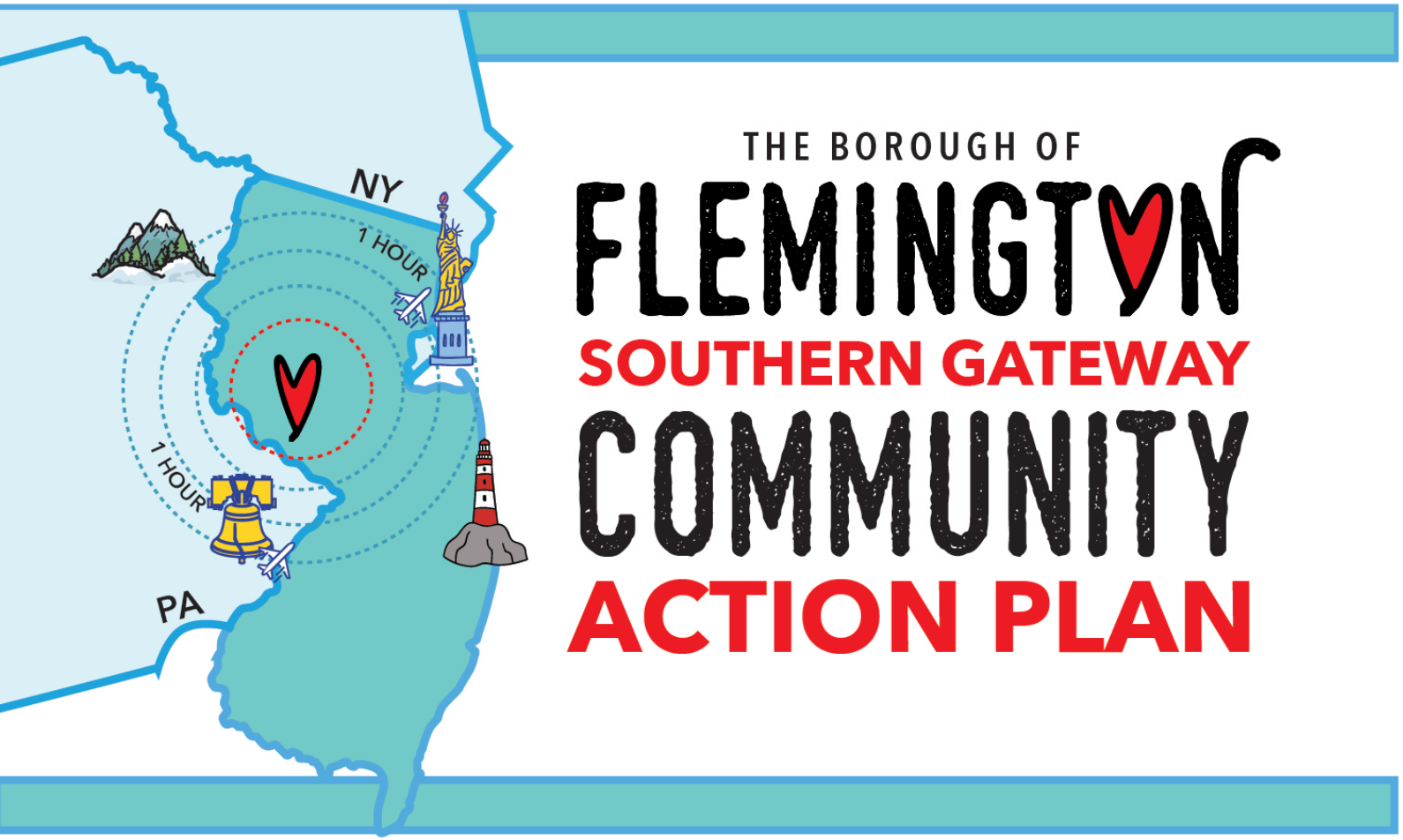

Cabot







Sketchup Concept of Millie's, Flemington NJ



THE BOROUGH OF

FLEMINGTON

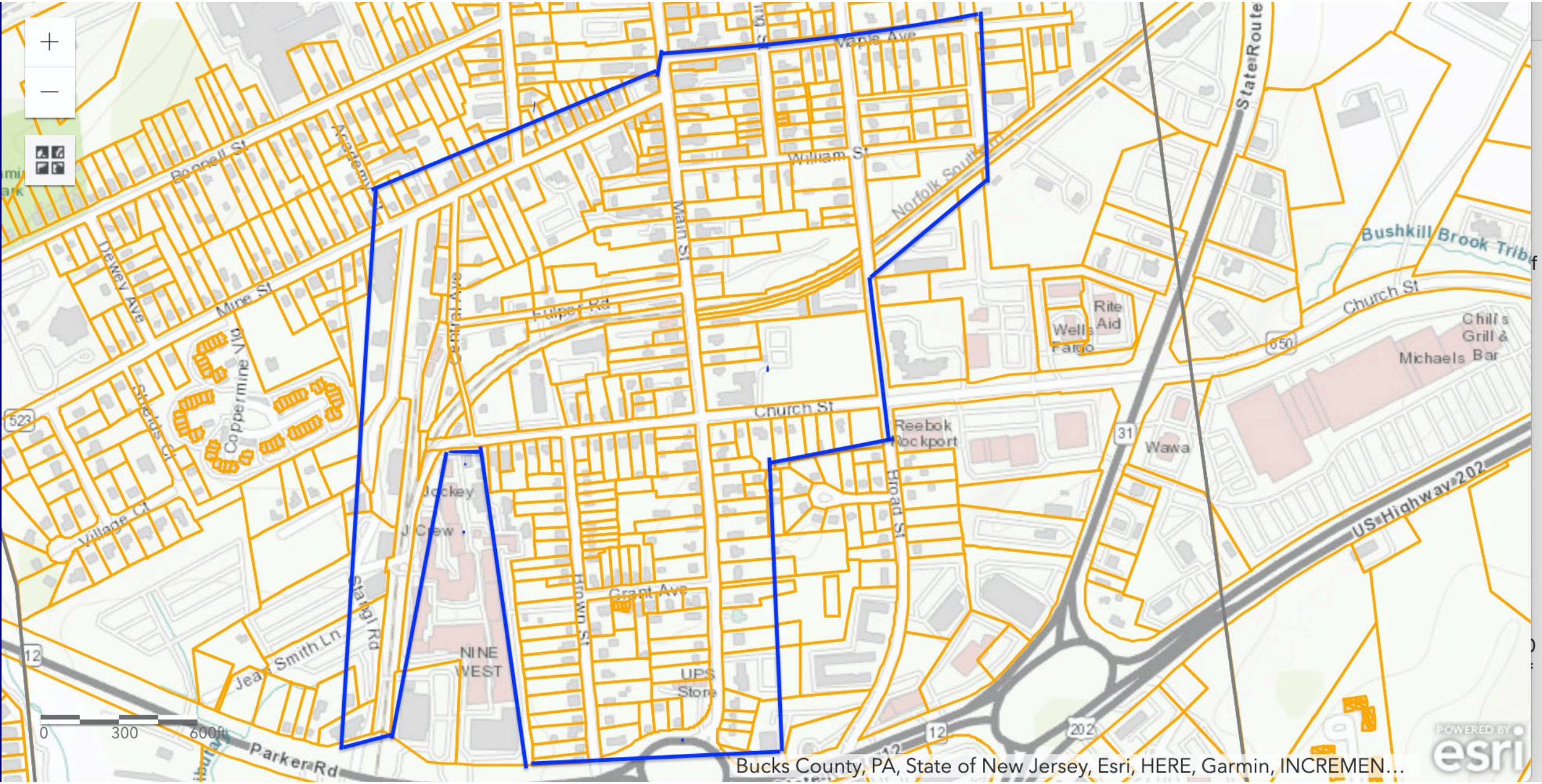
SOUTHERN GATEWAY

COMMUNITY

ACTION PLAN

NEIGHBORHOOD PRESERVATION PROGRAM

SCAN ME


Maple Ave
William St
Norfolk Southern
State Route
Bushkill Brook Tribu
Church St
Rite Aid
Wells Fargo
Chili's Grill & Michaels Bar
650
Bennett St
Academy St
Dewey Ave
Mine St
Coppermine Vlg
Stiegels Ct
Village Ct
523
Capital Ave
Main St
Fulper Rd
Church St
Reebok Rockport
31
Wawa
Broad St
US Highway 202
Jockey
J Crew
Stargl Rd
Brown St
Grant Ave
NINE WEST
UPS Store
Jean Smith Ln
12
202
Parker Rd
0
300
600ft
Bucks County, PA, State of New Jersey, Esri, HERE, Garmin, INCREMEN…
POWERED BY esri



City of Trenton, NJ

Inventory of Gas Stations in Urban Areas
Brownfields 2004 - St.Louis, Missouri
Revisited with NJIT (2021)

Trenton Brownfields Program: Petroleum Funding

- 2001 - USTfields Grant ($100,000)
  - 4 sites (2 closed cases, 2 active)
- 2003 - Petroleum Assessment Grant ($200,000)
- 2007 – 2nd Petroleum Assessment Grant ($200,000)
- 2011 – 3rd Petroleum Assessment Grant ($200,000)
- At least 22 gas stations investigated since 2001
- Still working on some sites (as interest changes, auctions, etc.)





Why Look at Service Stations?

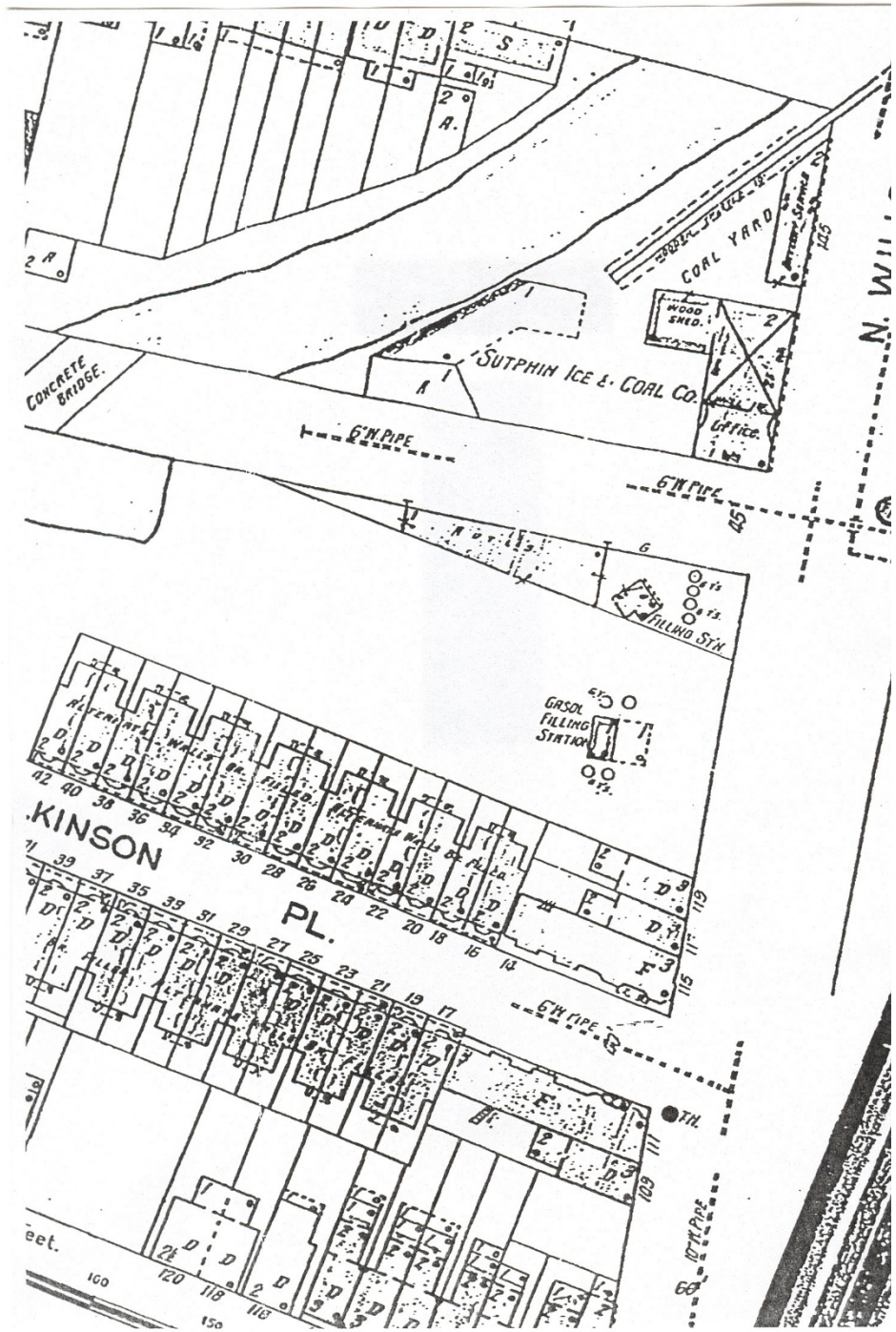


Inventory Goals and Workscope



Inventory Resources





319△Leopardi Jos J ◎
320△Paulaski Walter D ◎
321△Martin Andew ◎
322△Ricigliano Anthony J ◎
323△Necerato Jos ◎
324△Peoples Martin J jr ◎
325△Petrescu John ◎
326△Lucas Leonard E
327 No Return
328△Schaaf J David ◎
329△Brugno Bernard M ◎
331△Cherkos Anna Mrs ◎ gro

Mary intersects

401△Williams Edw I ◎
411△Stolarz Stanley A ◎ pntr
416△Flodmand Clarence ◎

Rowan av intersects
Lake av intersects
Park av intersects
Pitman av intersects

5

LLOW N—From 52 W State north to 100 Humboldt

2△Trenton Travel Serv Inc
6-12△State Dept of Labor and Industry Div of Employment Security (Employment Serv)
△State Dept of Labor and Industry Div of Employment Security (Bur of Research and Statistics)
△Hunt Stilwell H

Capitol begins

19 Willow Parking Yd
20△Tyman Eleanor Mrs
Gray Thos A
Haines Alice J
27-29△Griffith Helen women's clo
28△Tall Styles women's clo
Reali John
Pfleiger Agnes Mrs
30 Adorno Jose
Rivera Felix
31△Stout & Co tailors
△Sandler A H & Son real est and ins
△State Athletic Comn
32△Berk Wm tailor
33△Trenton Beauty Sup
35△Straker Frank ◎ tailor
37△Curry Ticket Agcy
△Trenton Opera Assn
△Curry Madaline Mrs

33

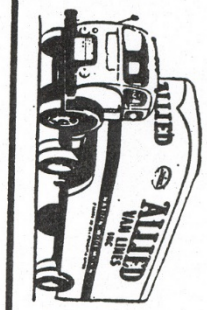
W Hanover intersects
W Front ends

109△MacDaniel David F
111△Ginder Frances Mrs

Wilkinson pl begins

114△Commini's Delicatessen
115△Antonucci Dante optom
116△Burke Mary C Mrs ◎
117△Keegan Paul J
118△Trautman Margt Mrs ◎
119△Allen Clifford B
120△Sweeney Mary Mrs
122△Anderson Wm M
124 Dovgala Thos J
125 Willow Parking
126△Ely Jas D
128△Greib Johanna Mrs ◎

RAGE CO.
Allied Van Lines
AGE



Tel.
EXport 2-6115
E. CANAL AT E. STATE STREET

S-MUSIC
nd HIGH FIDELITY ☆ RECORDS
Telephone OWen 5-1413

Compliance History

- State Databases
  - Known Contaminated Sites List (www.state.nj.us/dep/srp/kcs-nj)
  - Regulated UST Investigation Cases (www.nj.gov/dep/srp/bust)
  - Registered Underground Storage Tanks
  - Site Status Reports
  - NJDEP DataMiner
- Local Records (excavation/construction permits)
  - Construction Department
  - Inspections Department
  - Fire Dept.

Compliance History

SITE ADDRESS	SITE ID (year)	Notes (regulatory compliance/status, nearest cross street, etc.)
Bellevue 210	**Beetle & Smith's Esso s/s (38)**	**B.T. Enterprises, 210 Bellevue**
	Beetle & Smith's Esso s/s (48)	**UST #0322382; BFO-IN (assigned)**
	Beetle & Smith's Esso s (55)	**active TMS N98-054**
	Beetle & Smith's Esso s/s (58)	
	Allem's Bell Esso s/s (70)	
	used auto sales (72)	
	Bellevue Exxon (80)	
Bridge 419	Miller, Louis (48)	Dwyer and Power St.
	Miller, Louis (55)	
	Miller, Louis (58)	
	Miller, Louis s/s (70)	
Bridge 426	S. Trenton s/s (48) ???	
Bridge 427 (aka 419)	filling sta (72)	**421 Bridge St (NFA-CEA; 3/4/97)**
Bridge 421-427		**NJDEP BUST case #94-08-24-1648 (0241742)**
Brunswick 406	**Orihel's Gulf s/s (48)**	Southard St.
	Harding's Gulf s/s (58)	
	Harding's Gulf s/s (70)	**406 Brunswick Ave., Max Gulf s/s**
	s/s (72)	**NJDEP-BUST case #97-07-22-1611-09**
	Mack's Gulf (80)	**fac. # 0050988; active 12/26/97**
	Mack's Gulf (90)	
	Roadrunner gas station (99)	
Brunswick 412	Bill's s/s (48)	**420 Brunswick Ave., fmr. Creighton Bros.**
	Bill's s/s (55)	**NJDEP-BFO-IN case #02-01-16-1352-04**
	Bill's s/s (58)	
	Cooper Flying A s/s (70)	
	filling sta (72)	
	Brunswick Getty (80)	
Brunswick 418		**assigned**
Brunwick 472		**476 Brunswick Ave.**
Brunswick 472	Brunswick s/s (48)	**NJDEP-BUST case #0321149**
	Mack's Phillip's 66 s/s (70)	
Brunswick 470	DeLellis s/s (55)	**pending 12/20/00**
	DeLellis s/s (58)	
	building w/truck parking (72)	**also 474 Brunswick; Trenton U-Haul**
		UST fac. #0061391; NFA 10/21/97

Other Information

Address, Block/Lot, Zoning, current owner, current use, keys for GIS mapping and coding

				CURRENT OWNER	CURRENT		Notes (regulatory compliance/status,
SITE ADDRESS	SITE ID (year)	BLOCK/LOT		OWNER AND TAX ADDRESS	LAND USE	ZONE	nearest cross street, etc.)
Bridge 419	Miller, Louis (48)	65	141	**City of Trenton**	vacant w/gas sta. bldg	BB	Dwyer and Power St.
	Miller, Louis (55)			**319 E. State St.**			
	Miller, Louis (58)						
	Miller, Louis s/s (70)						
Bridge 426	S. Trenton s/s (48) ???						
Bridge 427 (aka 419)	filling sta (72)						**421 Bridge St (NFA-CEA; 3/4/97)**
Bridge 421-427				421 Bridge Street			**NJDEP BUST case #94-08-24-1648 (0241742)**
Brunswick 199-201		44	20	**City of Trenton**	vacant lot	BB	Cavell and Sanford Sts.
Brunswick 199-201	**Sanders Esso s/s (58)**			**319 E. State St.**			
Brunswick 201	**Brunswick Esso (70)**						
Brunwick 199	**Sanders Esso Servctr. (48)**						
	Sanders Esso Servctr. (55)						
	filling sta (55 sanb+B51.)						
	vacant (72)			193 Brunswick Ave.			
	no listing (38cd, 46cd)	31A	257	**City of Trenton**	vacant w/ s/s bldg.	BB	**700 Calhoun St.**
Calhoun 700	used cars (50cd, 55-56cd)			**319 E. State St.**			**NJDEP-BFMCR case #0333434 (active 9/98)**
	Corner Gulf s/s (60cd)						**NJDEP-BUST case #91-12-27-1115**
	Charlie's Gulf (63cd, 65 cd)						**active 6/23/99; C2**
	Bill Scanlon's Gulf (70)						
	Bill Scanlon's Gulf (71cd, 85cc)						
	Bill Scanlon's Gulf (80)						
	Texaco s/s (90cc)						
	TMJ Garage (92cc)						
	Jim & Gill's Auto Repair (95cc, 99cc)						

Results: 148 Former Gas Stations



- 13 Currently operating
- 25 Closed Cases
- 28 Active Cases
- 9 Registered USTs only
- 86 NO COMPLIANCE HISTORY (58%)

Results: What Happened and Why?

Path Forward

- Identify Subset for Assessment/Geophysics
  - 8 City-owned sites with no compliance history, including 2 former Esso, Gulf, Texaco, Sinclair, Amoco and 2 unknowns
  - $26,800 (<$2500 ea)



- Site Investigations (Petroleum Assessment Grant; 2006-2008)
  - Test Pits, Soil Borings, Soil Sampling (~$18,000/site)

- Remedial Investigations
- Remediation/UST removal
- Redevelopments
- Sales

- Results
  - •Sales (better more recently)
  - •Redevelopments
  - •Public Uses
  - •Open Space/Community Gardens







NJ Brownfields Assistance Center @ NJIT

Resource Center



www.njit.edu/njbrownfields

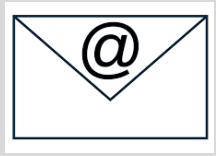
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www.linkedin.com/njbrownfields

Brownfields Help Desk



973-596-6415



njbrownfields@njit.edu