



**NJ Brownfields Assistance
Center @ NJIT**

New Jersey Institute
of Technology

Brownfields Bulletin

Newsletter Issue #5 March 2023

Editorial

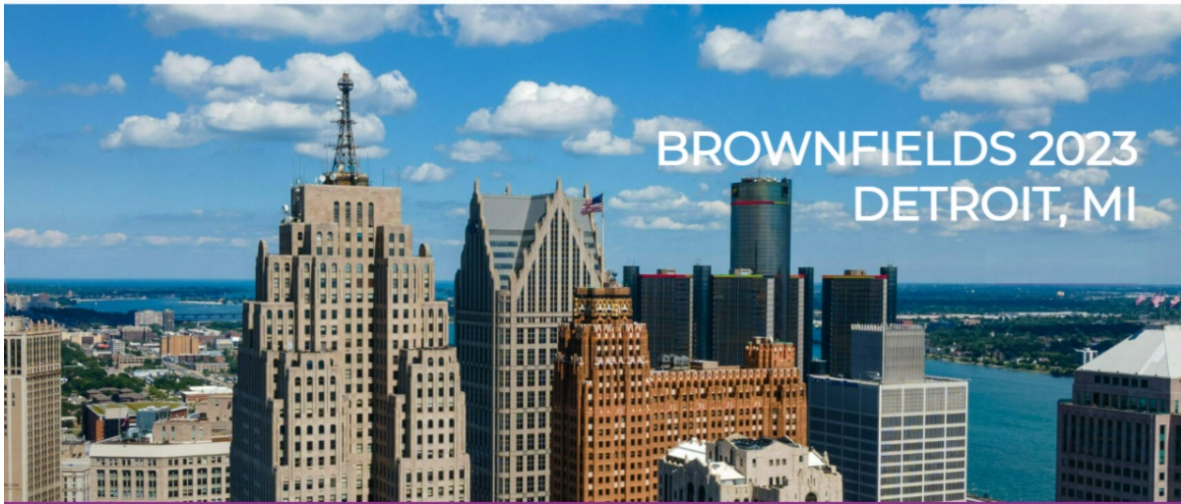


MYCOREMEDIATION: THE FUNGAL FUTURE OF ECOFRIENDLY SOIL CLEANUP

*by Cailyn Bruno, PG, LSRP
NJ Brownfields Assistance Center @ NJIT*

[Read Article](#)

Brownfield Events



Join us at Huntington Place in Detroit from August 8-11, 2023!

[Learn More](#)

Brownfield Funding



HISTORIC PROPERTY REINVESTMENT PROGRAM

The Historic Property Reinvestment Program is a \$50 million competitive tax credit program to leverage the federal historic tax credit program to support rehabilitation projects of identified historic properties.

The Historic Property Reinvestment Program is now accepting application for Qualified and Transformative Projects. This application round will close at 2:00PM on Monday, April 3, 2023.

[Learn More](#)

BROWNFIELDS REDEVELOPMENT INCENTIVE PROGRAM **(Tax Credit)**

The Brownfields Redevelopment Incentive (BRI) Program is tentatively scheduled to launch in late Spring/early Summer 2023. The program compensates developers of redevelopment projects located on brownfield sites for remediation costs.

The BRI provides a one-time transferable tax credit for investigation, remediation activities, hazardous materials abatement, waste disposal, and structural remedial activities, including demolition, to encourage the redevelopment of brownfields.

The program focuses on brownfield redevelopment as an integral part of community development. Awards of up to 50 percent of remediation costs are available for eligible brownfield sites, up to a maximum of \$4 million. Brownfield sites in a Government Restricted Municipality (Atlantic City, Paterson, and Trenton) or Qualified Incentive Tract may be eligible for up to 60 percent of rehabilitation costs, up to a maximum of \$8 million. Awards are scored on a competitive basis. This program requires evidence of a Project Financing Gap and prevailing wage payment. Applicants must also demonstrate to the satisfaction of the DEP that they are not responsible or liable for the discharge at the brownfield site. Potential applicants should consider the implications of this early in the redevelopment planning process and may want to structure their deals to avoid liability under the N.J. Spill Act.

For more information about the program, please visit: <https://www.njeda.com/brownfield-redevelopment-incentive>. If you have any questions or would like to be added to our email list for updates, please send an email to <https://bftaxcredit@njeda.com>.

Feature Articles



North America's Largest Landfill Solar Project Powers Up

The largest solar project in North America is located on a former landfill in Mount Olive. It was completed last fall, and last month, Jersey Central Power & Light recently announced, it began supplying power.

[Read Article](#)



The Time is Ripe for Communities to Embrace Clean Energy on Brownfields

New federal incentives can help communities repurpose brownfields into brightfields, high-value sites that support a more equitable, clean energy economy. To speed this transition across America, RMI is co-launching the first ever Brightfields Accelerator.

[Read Article](#)

Brownfield Tools & Resources





Climate and Economic Justice Screening Tool

The Climate and Economic Justice Screening Tool is comprised of an interactive map that uses datasets that are indicators of burdens in eight categories: climate change, energy, health, housing, legacy pollution, transportation, water and wastewater, and workforce development. The tool uses this information to identify communities that are experiencing these burdens. These are the communities that are disadvantaged because they are overburdened and underserved.

[Explore the Map](#)

NJ Brownfield Assistance Center @ NJIT Affiliate Membership

Want to be a partner in the NJ Brownfields Assistance Center's growth and success, and share your message with ours to hundreds of NJ communities and nonprofits? Become an Affiliate Member! Click [HERE](#) to view our list of Affiliate Member opportunities.

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Spotlight on Redevelopment Success



New Jersey Brownfield Redevelopment Success Stories



Cummins Power Systems &
Preferred Freezer Services
435 Bergen Avenue
Township of Kearny, Hudson County

Project Background & Description

The project site is a former solid waste landfill that had laid dormant since 1975. The site was selected for redevelopment due to its large size and close proximity to major roadways.

Challenges

The project team needed to create an efficient building design over the former landfill, while constrained by the engineering controls in place that included a two-foot thick clean soil site cap. In order to be in compliance with the state regulations, the disruption to existing engineering controls needed to be minimized throughout the redevelopment. The proposed buildings needed to be supported by deep foundations. However, conventional pile foundations would penetrate through the confining layer of soil that provided containment of the landfill's contents. A specialized shallow geopier foundation system was designed to minimize subsurface disruption. Another challenge was the installation of an under-slab methane venting system. Under-slab methane venting systems are required for any building or occupiable structure built over a landfill to prevent migration and collection of methane gas within the structure. The system for these buildings required a unique design to counter the challenges posed by an unconventional foundation system and a special building floor system, especially for the Preferred Freezer Services building.

PROJECT INFORMATION:

Property Owner/Developer:
Hartz Mountain Industries

Site Size: Approximately 26 acres

Former Use: Landfill

Current Use: Energy and power generation equipment provider & a refrigerated warehouse

Funding Source: Self financed through Teachers Insurance and Annuity and MetLife Agricultural Finance

Project Partners: Hartz Mountain Industries and Greek Development (developers), RKB Architects (architects), PS&S (environmental/civil engineer)

Cost: > \$30 million

Benefits: Property values and tax ratables increased, approx. 191 permanent jobs created

Redevelopment

The project encompasses two state-of-the-art energy efficient warehouses utilizing green building principles built on an unsightly dormant landfill. The Cummins facility, consisting of a single multi-story structure, is a provider of energy and power generation equipment. The Preferred Freezer refrigerated food warehouse building consists of a single-story, 60-foot-tall structure. Between these two companies, approximately 191 permanent jobs were created in the community.

Source: <https://njbmagazine.com/special-sections/2019-new-good-neighbor-awards>

Click here for more redevelopment success stories



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