



**NJ Brownfields Assistance  
Center @ NJIT**

New Jersey Institute  
of Technology

# Brownfields Bulletin

Newsletter Issue #6 July 2023

## Editorial



**The Path of Most Resilience**  
Giving brownfield sites a new life by helping  
communities prepare for climate change

Caitlyn Bruno  
June 8, 2023

[Read Article](#)

**NJIT**

**TAB**

Technical Assistance to  
Brownfield Communities

# NJIT Awarded \$10 Million for Technical Assistance at Polluted Brownfield Sites Through EPA Grant

New Jersey Institute of Technology has been awarded \$10 million by the U.S. Environmental Protection Agency (EPA) as part of a \$315 million initiative from President Biden's Investing in America Agenda to expedite the assessment and cleanup of brownfield sites across the country. The funding comes entirely from the historic \$1.5 billion investment from Biden's Bipartisan Infrastructure Law.

[Read Full Article](#)

## NOW HIRING

### JOIN OUR TEAM:

- **Events Coordinator**
- **Environmental Sustainability Planner**
- **Brownfields Redevelopment Specialist**

NJIT's Center for Community Systems is looking for highly motivated individuals to join its professional staff. If your career goals include social equity, a clean environment, and economic development, the Center for Community Systems may be the place for you.

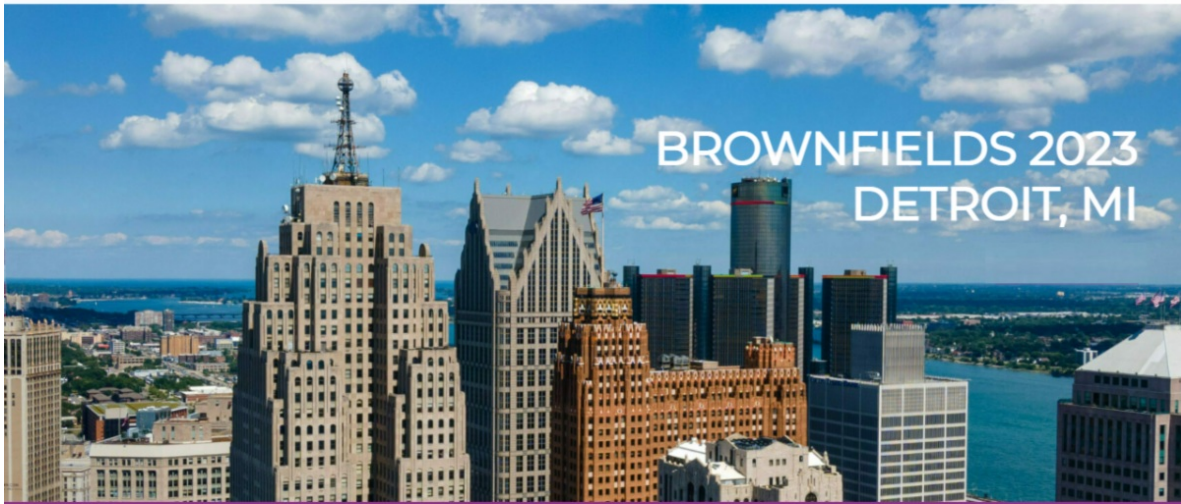
For more information click on the individual job descriptions above.



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## Brownfield Events

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

Learn  
More



## Join NJIT TAB for the Perfect Pitch Competition at Brownfields 2023

Join us for an engaging and informative session, the Perfect Pitch Competition, at the **Brownfields 2023** Conference on Thursday, August 10, from 10:30 am to 12:45 pm in Room 250~A, B, and C. This session is a unique opportunity to hear how to frame a pitch to “crowdsource” input from diverse stakeholders and assimilate expert advice into developing a pathway forward. The Technical Assistance to Brownfields (TAB) providers are hosting this interactive forum that features three competitively selected respondents to a national call for brownfield projects. Our experienced team of experts, spanning public and private sectors, and the audience will thoroughly analyze each presentation, identify hidden opportunities and provide industry-best technical insights to overcome potential roadblocks to revitalization. The Perfect Pitch experts include Shannon Morgan, Managing Partner at Renovare Development (Detroit, Michigan), Patricia A. Gage-CRE, Principal, RE Solutions ~ Redevelopment Refined (Denver, Colorado), Matt Ward, CEO, Sustainable Strategies, Washington, DC

During this dynamic session, attendees will have the opportunity to vote on the “Best Presentation” and “Most Likely to Succeed” while engaging in collaborative group discussions on how they would allocate up to \$1,000,000 to each of these projects. The three selected contestants will receive up to \$20,000 in pro bono expertise, equipping them with the tools to perfect their pitches and advance their challenging brownfield project. Don’t miss the opportunity to witness and actively engage in brownfields redevelopment. You’ll gain inspiration for your own projects and a deeper understanding of how to put underutilized properties back into productive use!

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# Brownfield Funding

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

The Brownfields Redevelopment Incentive is a \$50 million per year competitive, project-based tax credit. The program provides a one-time transferrable tax credit to incentivize environmental remediation, abatement, and demolition activities that will allow for the redevelopment of brownfields sites for commercial, retail, or mixed-use development or expansion.

The Brownfields Redevelopment Incentive covers specific costs associated with brownfield remediation and redevelopment. Eligible costs include those associated with investigation and remediation of environmental contamination and building and structural remedial activities.

Tax credits will be awarded through a competitive application process to ensure the best projects receive State support. The NJEDA will partner with the NJ Department of Environmental Protection (NJDEP) to create evaluation criteria for competitive application process. To receive tax credits through the program, the developer must demonstrate that a financing gap exists. Parties that caused or contributed to site contamination are not eligible for the program.

To receive tax credits through the Brownfields Redevelopment Incentive Program, a project must:

- Be a brownfield.
- Receive a letter of support from the governing body.
- Demonstrate the project is not economically feasible without the tax credit award.
- Prove that a project financing gap exists, and the tax credit being considered for the project is equal or less than the project financing gap.
- Meet prevailing wage requirements for all remediation and construction work for the redevelopment project and subsequent redevelopment project, if applicable, including 10 years for building services.
- Not have commenced remediation, unless the full extent of contamination is not known. Prior environmental assessment and investigation up to 24 months prior to application may be eligible for inclusion in the program.
- Certify not in any way responsible or liable for the discharge and are not a corporate successor to the discharger.
- Demonstrate that remediation costs are reasonable and appropriate. DEP will review the proposed costs to determine if the costs are eligible for the program and complete a cost reasonableness determination prior to EDA board approval.
- Be a redevelopment project. The redevelopment project can be a remediation-only project.

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>.



## EPA Brownfields Job Training (JT) Grants

This funding opportunity is made available through EPA's Office of Brownfields and Land Revitalization (OBLR). This notice announces the availability of funds and solicits applications from eligible entities, including nonprofit organizations, to deliver Brownfields Job Training programs that recruit, train, and retain a local, skilled workforce by prioritizing unemployed and under-employed residents to obtain the skills and credentials needed for pathways into full-time employment in various aspects of hazardous and solid waste management and within the larger environmental field, including sustainable cleanup and reuse, and chemical safety. This program is being funded by the Infrastructure Investment and Jobs Act, Public Law 117-58 (the "Bipartisan Infrastructure Law").

Estimated Total Program Funding:\$12,000,000  
Award Ceiling:\$500,000

**Applications Due: Aug 02, 2023**

To learn more follow this [LINK](#).

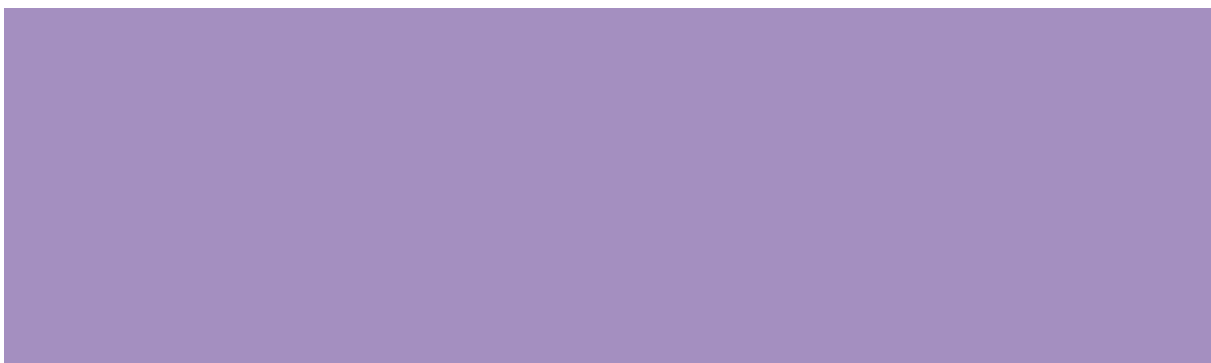
EPA hosted an outreach webinar for prospective applicants on June 14, 2023. A recording of the webinar is now available.

- [FY24 Brownfields Job Training Grant Guidelines Webinar Recording \(mp3\)](#)
- [FY 2024 Brownfields Job Training Outreach Webinar Presentation \(pdf\) \(3.79 MB\)](#)

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## Feature Articles

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## Team Remediates Former New Jersey GM Plant for Town Transformation

*By Scott Van Voorhis  
May 24, 2023*

The old GM plant in Ewing, N.J., once churned out planes during World War II. But after closing in 1998, the factory sat vacant for years. Now it's being transformed into a large mixed used development that will serve as a town center for the sprawling suburb of Ewing Township.

[Read Full Article](#)



## New Jersey turns a brownfield site into Steel Tech, a 3.3-acre mixed-use development

*By Novid Parsi, Contributing Editor  
April 27, 2023*

Located in Jersey City, the Steel Tech redevelopment will offer 420 residential units as well as incubator retail spaces for businesses owned by minorities, women, and veterans.

[Read Full Article](#)



## Abandoned New Jersey Paper Mill Now Powers its Community with Solar

*By Billy Ludt  
May 11, 2023*

Fifteen years after the Milford paper mill officially closed shop, the site was developed for a solar project by New Jersey-based CEP Renewables, taking a post-industrial site and making it a power plant for the nearby community and greater Hunterdon County.

[Read Full Article](#)



## Turning Brownfields Into Hospitals Can Improve Public Health. It Can Also Entrench Disparities.

*By SHILOH KRUPAR  
JULY 17, 2023*

Healthfields may offer badly needed health services, but they risk re-entrenching health disparities stemming from historic segregation, environmental racism and waste colonialism.

## Brownfield Tools & Resources



### Fostering Community Growth without Displacement

Watch this how to video and learn about strategies designed to preserve a community's character.

### The EPA Brownfields Grant Application Process & Why You Should Start Preparing Early (English & Spanish versions)

These infographics illustrate which EPA brownfield grant application elements could and should be started early to assure a competitive brownfield grant application.

[English Version](#)  
[Spanish Version](#)



### Region 2 Technical Assistance and Funding Resources Guide

A guide designed to assist community organizations, local governments, universities, and other partners in navigating technical assistance and funding opportunities across Region 2.

[English Version](#)  
[Spanish Version](#)

**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.

## Gold Affiliate Member



## Silver Affiliate Members



# Spotlight on Redevelopment Success

## Brownfields Success Story

### Bringing Clean Energy to an Abandoned Waterfront *Woodbridge, New Jersey*

El Paso Energy Corporation (EPEC) Polymers, Inc. owns a 185-acre parcel of land along the Raritan River in Woodbridge Township, New Jersey, that has a history of industrial activity. In the late 1800s, clay mining on the property supported the region's brickmaking industry, and organic chemical manufacturers operated a plant there until the mid-1980s. Since then, state and federal environmental investigations have confirmed contamination of the groundwater beneath the plant with volatile organic compounds, including vinyl chloride, trichloroethylene, and methylene chloride.

A portion of the property also was contaminated by materials the U.S. Army Corps of Engineers dredged from the Raritan River in the 1940s and 1950s. Tidal marsh areas were bermed and isolated hydraulically from the river to allow for placement of the dredged material and to install a municipal sewer main along the riverfront. Berming and filling the tidal marshes destroyed the natural habitat and created a large monoculture of Phragmites, a rapidly growing reed that chokes waterways and displaces native wildlife.

After the EPEC Polymers plant closed in 1986, the property remained vacant and contaminated for decades, making it particularly unappealing to developers concerned with remediation costs. In 2009, the New Jersey Department of Environmental Protection (NJDEP) partnered with Woodbridge Township to help return the property to productive use. With support from public and private investment, the site soon will house the Woodbridge Energy Center and the Woodbridge Waterfront Park. Though remediation and redevelopment have taken a tremendous amount of work, project officials say the promise of new jobs, clean energy, green space, and public access to the riverfront has made all the effort worthwhile.



An aerial shot of the Heyden Newport Chemical Corp. manufacturing plant in Woodbridge Township, New Jersey, in 1957. Investigators later confirmed groundwater contamination at the site.



An artist's rendering of the Woodbridge Energy Center, planned as part of a major effort to return a previously vacant and contaminated property along the Raritan River to productive use.

**EPA Grant Recipient:**  
New Jersey Department of  
Environmental Protection

**Grant Types:**  
EPA CERCLA 128(a)

**Former Uses:**  
EPEC Polymers, Inc.,  
Chemical Manufacturing Plant

**Current Uses:**  
Woodbridge Energy Center,  
Woodbridge Waterfront Park

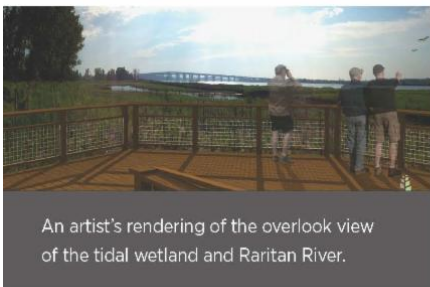


“ By developing cleanup strategies that work for all our stakeholders, we have been able to transform a highly contaminated site into a productive property with waterfront recreational access. ”

*Anthony Findley  
Brownfields Project Manager  
New Jersey Department of  
Environmental Protection  
Office of Brownfield Reuse*



Workers lay foundation for the new 700-megawatt natural gas-fueled power generation facility constructed by Competitive Power Ventures.



An artist's rendering of the overlook view of the tidal wetland and Raritan River.

## The Opportunity

Fortunes changed for the EPEC Polymers property when NJDEP included the parcel in its designation of the 270-acre Keasbey Woodbridge Brownfield Development Area (BDA) in 2009. A municipality with a designated BDA is eligible for grants of up to \$5 million each year from NJDEP's Hazardous Discharge Site Remediation Fund for investigation and remediation activities. In addition, a designated case manager is assigned to the site to assist the municipality in overseeing remediation, obtaining financial assistance, and coordinating revitalization efforts with other state agencies.

Since 2010, the U.S. Environmental Protection Agency (EPA) Region 2 has granted nearly \$4 million to NJDEP under Section 128(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) to help revitalize brownfields in the state, including the EPEC Polymers site. With these support mechanisms in place, the BDA Steering Committee and the NJDEP Office of Brownfield Reuse set out to start remedial work and attract investment for redevelopment.

## The Cleanup

In 2009, EPEC Polymers began cleaning up the former chemical manufacturing site to NJDEP standards suitable for industrial and business development, along with restoring wetland areas and creating a recreational area that will be open to the public. Crews first focused on remediating a 28-acre parcel that was of interest to Competitive Power Ventures (CPV), which, in July 2012, announced plans to construct the Woodbridge Energy Center, a 700-megawatt natural gas-fueled power generation facility, at the site.

“Once CPV had clearance to build, things moved quickly,” says Anthony Findley, brownfields project manager with NJDEP's Office of Brownfield Reuse. “Remediation of the parcel began in 2012 and took about two years, and commercial operation is scheduled to launch in 2016, just 28 months after construction began.”

The Woodbridge Energy Center will produce enough electricity to power 700,000 homes. Restoration of the site included construction of a 7,000-foot hydraulic barrier wall, excavation and offsite disposal of impacted soil, construction of a soil cap over the former manufacturing areas within the barrier wall, and filling and capping of a contaminated pond.

Restoration of more than 100 acres of wetlands along the Raritan River and construction of the future Woodbridge Waterfront Park began in 2011. The project includes planting more than two million native plants. When completed, the park will include two miles of new hiking trails, boardwalks along the river and upland areas, bird blinds, scenic overlooks, ecological signage, and passive recreation areas. The project is scheduled for completion in 2016. EPEC Polymers plans to donate the parkland to the town or county once cleanup efforts are complete.

## The Challenges

To attract investment, the BDA Steering Committee and the NJDEP Office of Brownfield Reuse have worked with the various stakeholders, including EPEC Polymers, CPV, local government and residents, community groups, and engineering and environmental technical experts. The parties had to find an approach that balanced these stakeholders' priorities, including remediation, economic redevelopment, generation of taxes, environmental preservation, and green space for public benefit.

"We've promoted the redevelopment by stressing the partnership developers will have with NJDEP," says Findley. "We have a dedicated team assigned to help developers, work on strategies, conduct assessments, make cleanup plans, address issues, and so on. It's worked well. We meet with developers on a regular basis, and they've gained confidence and taken significant action."

The size and scope of the remediation and redevelopment have required significant and complex permitting and regulatory approvals at the state and federal levels. Discoveries made while the project has been underway have led to changes in permit conditions and the need for additional approvals. For example, when stakeholders identified environmental impacts associated with the dredged material during initial remediation work, they had to make adjustments to their overall remedy for the site.

## The Benefits

When the project is complete, a new natural gas power plant will produce affordable, clean energy for New Jersey residents, replacing older, more polluting facilities fueled by coal and oil. Protected wetlands will help keep the local environment clean, safe, and available for recreational use. Plus, the remediation and redevelopment have incorporated more than one million tons of recycled fill material and 50,000 tons of alternative fill from nearby NJDEP remediation projects. Incorporating this fill material into the project saved costs as well as landfill space.

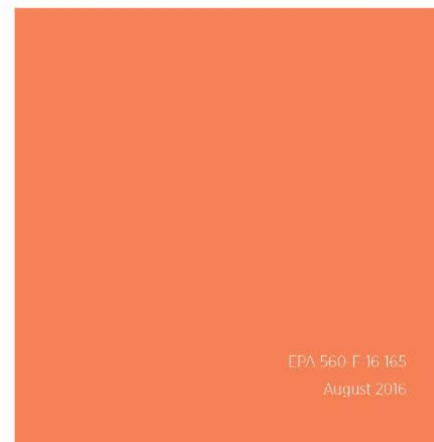
Economic conditions in the Woodbridge area have been improving since the designation of a BDA. Construction of the Woodbridge Energy Center created more than 675 construction jobs, including jobs filled by union carpenters from Local 254 in New Jersey, with a payroll of approximately \$45 million over 28 months. Once the power plant is in operation, it will employ 100 workers, including 25 highly skilled employees, with an annual payroll of \$3.5 million. The plant will initially generate approximately \$2.5 million in annual tax income for Woodbridge Township, 25 percent of which will go directly to projects supporting the local school system. In addition, the project has created approximately 50 jobs associated with the wetland remediation and mitigation.

Cleaning up the site also will encourage additional redevelopment, increase property values, and attract businesses to the area. Redevelopment efforts already have led to the expansion of a nearby shipping distribution center and a new Federal Distribution Center.

"This is a billion-dollar investment that will have a positive impact on everybody in Woodbridge Township," Findley says. "More than 100,000 people, 13,000 kids, all will see the benefit of this investment in Woodbridge."



The Woodbridge Waterfront Park will include two miles of new hiking trails and boardwalks along the river.



EPA 560-F-16-165  
August 2016

[Click here for more redevelopment success stories](#)



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