

**THE WORKSHOP WILL BEGIN  
SHORTLY**

# **NJDEP's Brownfield Development Area (BDA) Application Workshop**

**January 24, 2024  
9:30AM – 12:30PM**



**NEW JERSEY  
DEPARTMENT OF  
ENVIRONMENTAL  
PROTECTION**



**TAB**

Technical Assistance to  
Brownfield Communities





# NJDEP's Brownfield Development Area (BDA) Application Workshop

January 24, 2024



# Housekeeping

- ✓ All participants will be muted during the presentation.
- ✓ All questions should be submitted via the Q&A pane.
- ✓ Copies of the presentations and the workshop recording will be made available on the NJIT TAB website under the “Resources” tab.



# What is a Brownfield?

## NJ Definition

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." While this is the definition recognized in state legislation, there are many variations on this definition.

*Commercial Real Estate Deal With  
an Environmental Twist*



# Brownfields





# Brownfields





# Negative Impacts of Brownfields



[http://fieldsenvironmentalinc.com/brownfield\\_redevelopment](http://fieldsenvironmentalinc.com/brownfield_redevelopment)



[https://en.wikipedia.org/wiki/Brownfield\\_land](https://en.wikipedia.org/wiki/Brownfield_land)



HEREANDNOW.WBUR.ORG



<http://www.bnd.com/news/local/community/highland-news-leader/article33406179.html>

# Advantages of Having a Brownfield Site



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



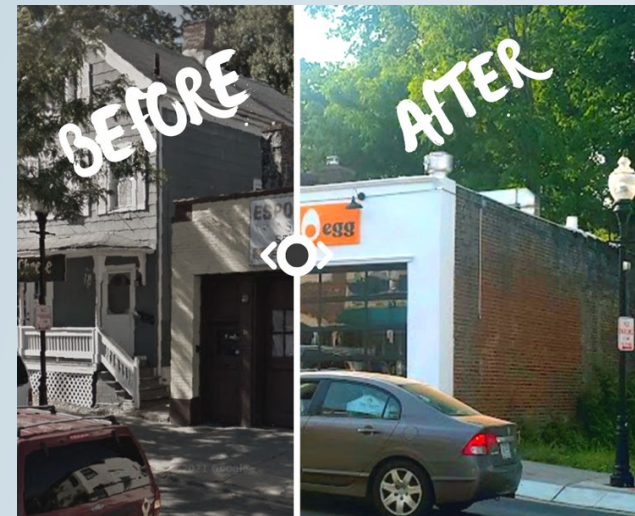
<http://www.rochestersubway.com>



<http://www.newsworks.org/index.php>



# Opportunities





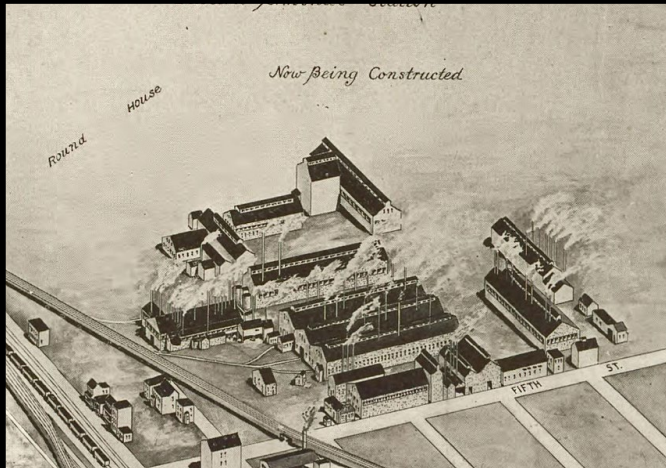
# Environment



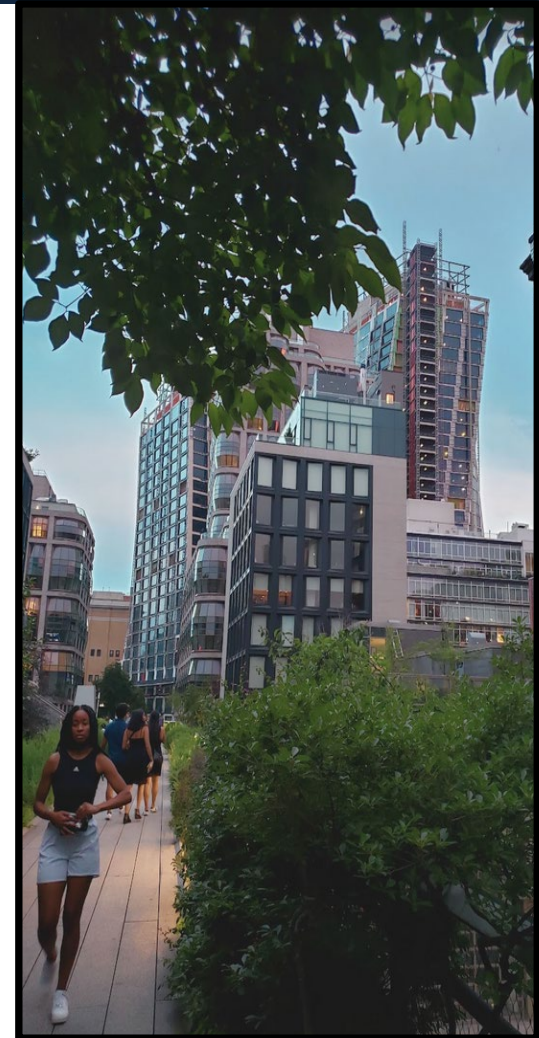
- Removal of contaminants and pollutants
- Improved air quality, water quality, natural habitats



# Economy



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



# Social Equity



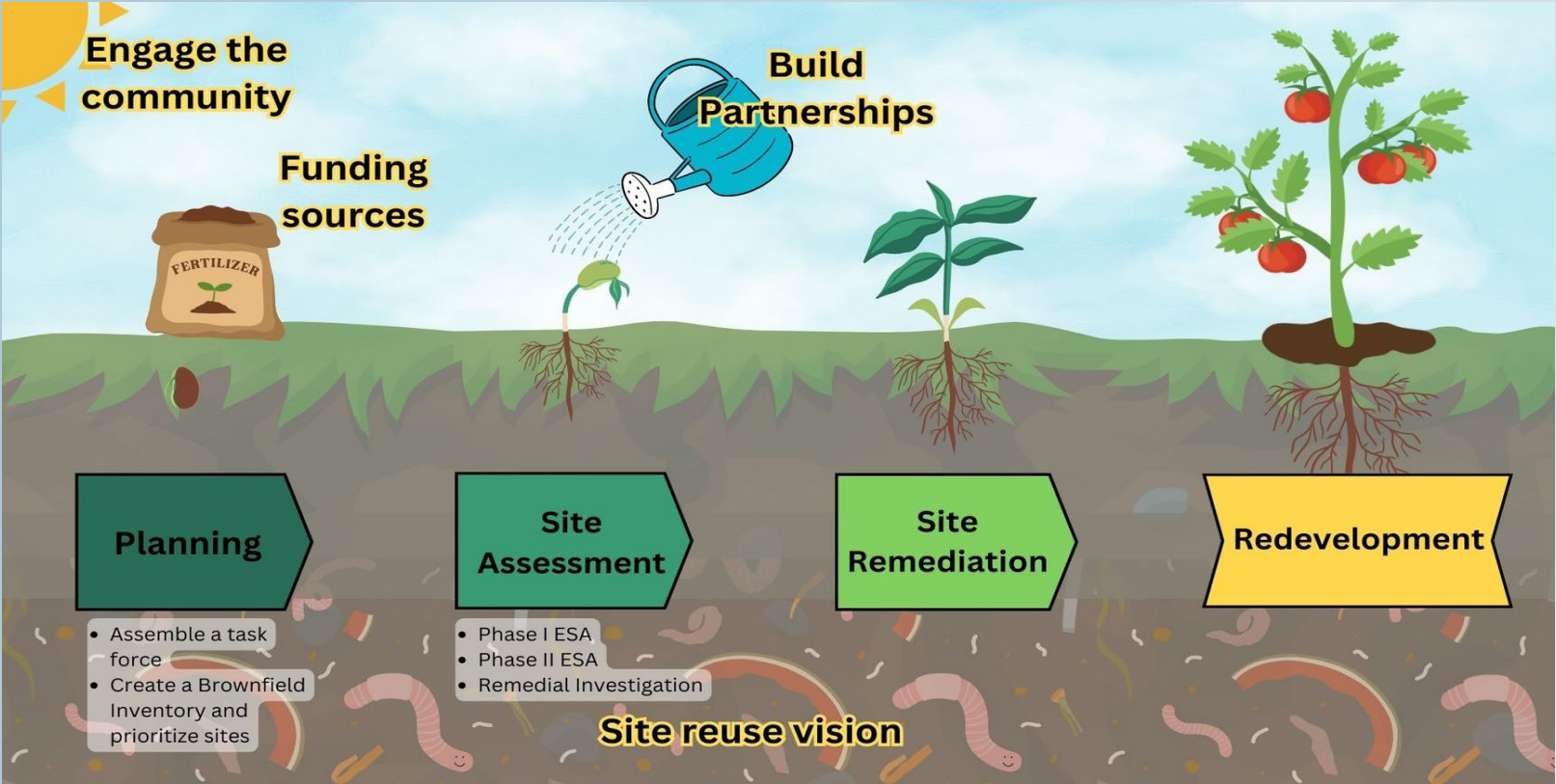
- Removes health and safety hazards
- Removes eye sore; improves community appearances
- Alleviates community fears and worries

## Community Needed Land Uses:

- housing options
- recreation and open space
- commercial and retail space; employment options
- schools
- health care facilities
- urban agriculture



# Steps in the Brownfield Redevelopment Process

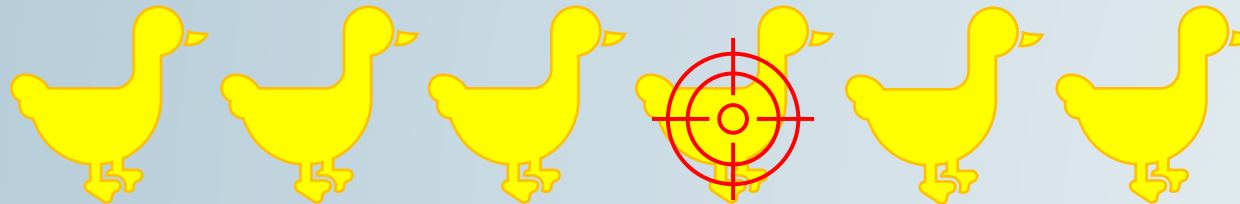






# Why is it important to Plan?

- Helps garner community participation and support
- Attracts Funding
- Attracts Developers
- Ensures project continuity



# Elements of an Effective Redevelopment Planning Process

- ✓ Project Champion
- ✓ Project Vision
- ✓ Inventory of Brownfields
- ✓ Prioritization of Identified Brownfields
- ✓ **Partners & Stakeholders**
- ✓ **Community Engagement**
- ✓ **Assessing Where You're At**
- ✓ **Funding**





# Team Sport!

**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, territory, 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





# Create A Community Engagement Plan

**Who is the community?**

**Why are you engaging the community?**

**What 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.***

# Assess Where You Are At

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

What actions have already been taken?

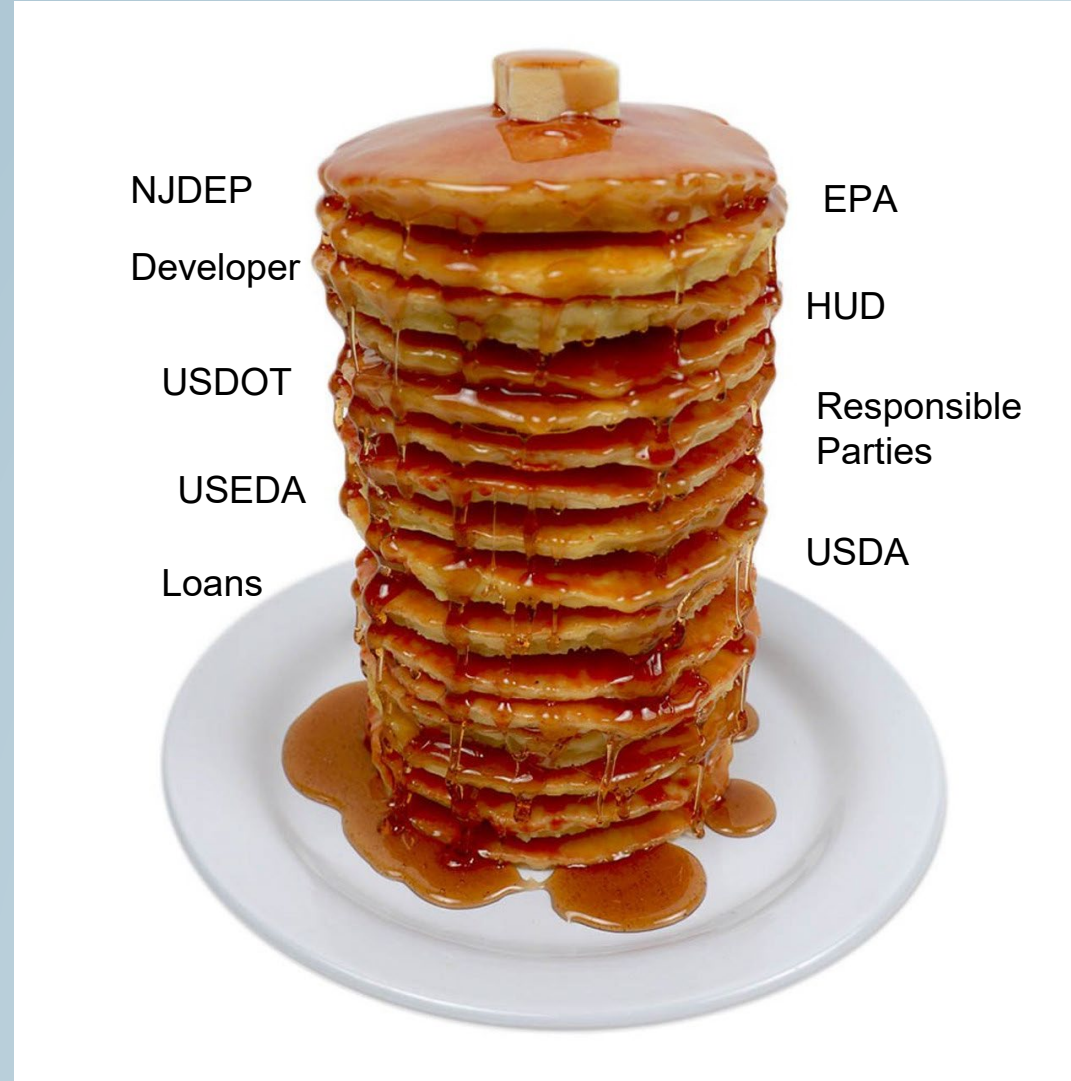
What do you know about your site(s)?





The background of the image is a dense, overlapping pattern of US dollar bills, primarily featuring the \$100 bill with the portrait of Benjamin Franklin. The bills are scattered across the entire frame, creating a textured, financial backdrop. In the center, a solid black rectangular box contains the word "FUNDING" in a large, white, serif font with a green outline.

FUNDING



**Funding Stack**







# Brownfield Development Area (BDA) Workshop

**Frank McLaughlin, NJDEP Contaminated Site Remediation & Redevelopment Program  
Manager, Office of Brownfield & Community Revitalization**

[frank.mclaughlin@dep.nj.gov](mailto:frank.mclaughlin@dep.nj.gov)



Aerial photo of the southern part of Camden's Cramer Hill neighborhood & Cramer Hill Brownfield Development Area, with the former Harrison Ave Landfil in foreground. The view is southwest toward the Delaware & Cooper rivers, with the North Camden neighborhood & North Camden Brownfield Development Area in the center, and downtown Camden and the city of Philadelphia in the background (photo courtesy of The Salvation Army Camden)



# Brownfield Development Area Program: Open for new Applications

**DEP Commissioner Shawn LaTourette: annouced new BDA applications (10/30/23):**

**[NJDEP - News Release 23/P060](#) | [DEP Relaunches Brownfield Development Area Program at Former Industrial Site in Sayreville](#)**

**Sayreville Waterfront BDA: (3 sites / 435 acres)**

\$2.5 billion mixed-use Riverton Development of 418-acre former National Lead Site

Key catalysts: BDA designation (2008), \$20M HDSRF grants; new exit on Garden State Parkway

.\$400 M EDA ASPIRE tax incentive application anticipated



**Former National Lead Site and Sayreville Waterfront BDA, view S with Garden State Parkway to left (east) and Raritan River right (west), Sayreville, NJ (photo from CME Associates).**



**Rendering of proposed Riverton Redevelopment in the Sayreville Waterfront BDA, Sayreville, NJ (photo from MyCentralJersey.com).**



# Brownfield Development Area (BDA) Program

## What is a Brownfield Site?

*“...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.”*

*(N.J.S.A.58:10B-6) Brownfield & Contaminated Site Remediation Act of 1998)*

**>10,000 Brownfield Sites in NJ...many strategically located**

## What is a Brownfield Development Area?

In establishing criteria for the establishment of a brownfield development area, the department shall require:

- (1) includes at least two brownfield sites within a contiguous area;
- (2) boundaries are consistent with the boundaries of a distinct neighborhood;
- (3) broad community support for the establishment of a brownfield development area; and
- (4) establishment of a brownfield development area will result in a benefit to the public health and safety, and the environment.

*(N.J.S.A.58:10B-25.1) Brownfield & Contaminated Site Remediation Act of 1998*



**#2048 South Broadway Abandoned Gas Station,  
Camden, NJ**

*(photo Frank McLaughlin, NJDEP Office of  
Brownfield & Community Revitalization)*



# Brownfield Development Area (BDA) Program

## Brownfield Development Area (BDA) Program:

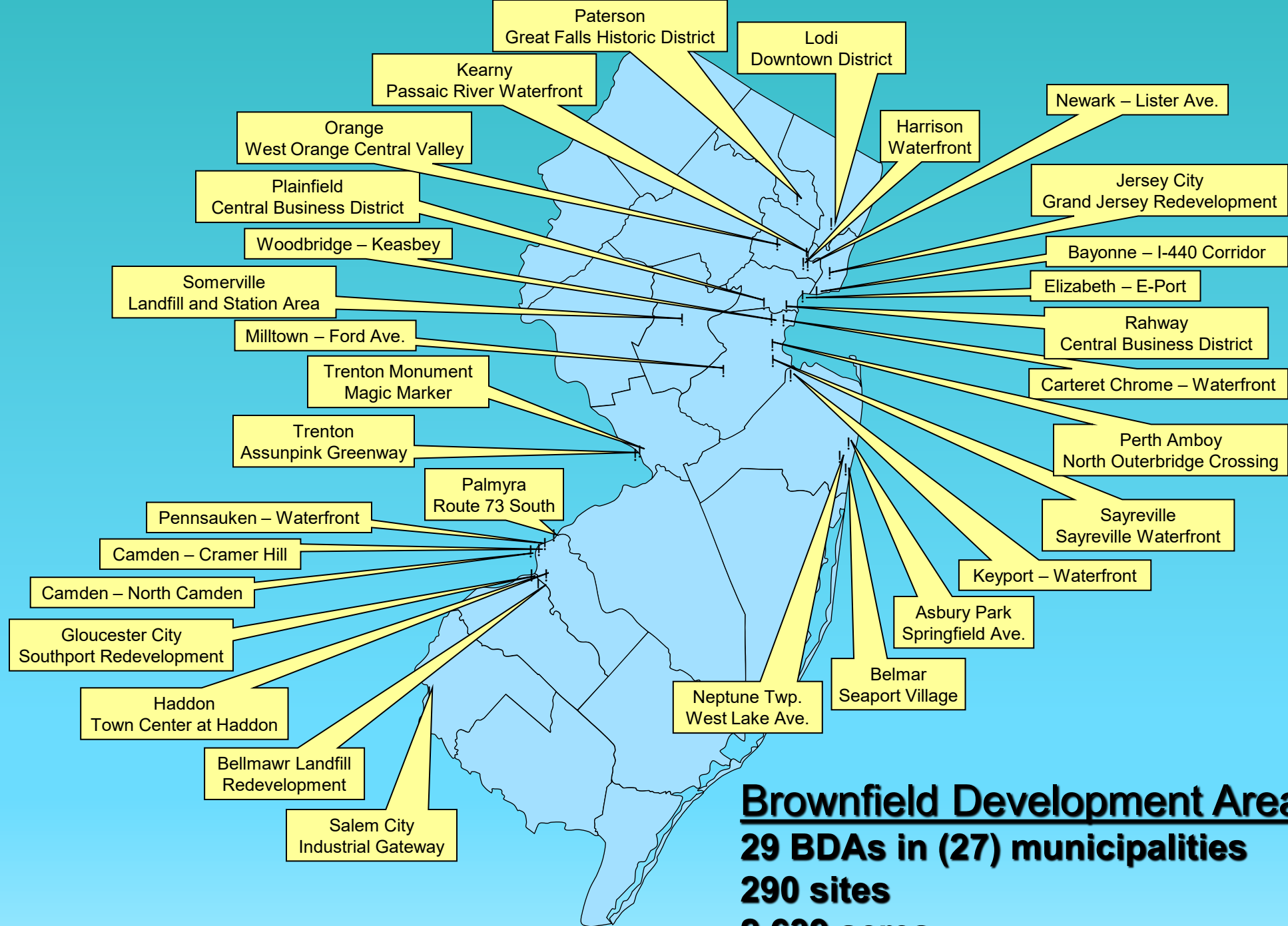
- Unique area-wide approach created in 2002
- Voluntary partnership between DEP & municipality
- Steering Committee focus: brownfield redevelopment
- Single point-of-contact at NJDEP
- Coordination to implement remediation & reuse

## Office of Brownfield & Community Revitalization:

- Oversees BDA program & provides Case Manager
- Designates new BDAs/modifies existing BDAs
- Administers (with NJEDA) the Hazardous Discharge Site Remediation Fund (HDSRF) grants



Salem Industrial Gateway BDA, City of Salem



**Brownfield Development Areas**  
**29 BDAs in (27) municipalities**  
**290 sites**  
**2,639 acres**



# BDA Program: Helped turn Blighted Sites into Local Assets – Perth Amboy

**Since 2003, the Brownfield Development Area (BDA) program has...**

Provided nearly \$200 million in HDSRF grants for site investigation & remediation to support redevelopment  
Worked on some of the most challenging sites and/or in the most challenging neighborhoods

## **Perth Amboy North Outerbridge Crossing BDA: (2007) [16 sites / 300 acres]**

Former National Lead Site (103 acres): Bridgeport Phase 1 – (3) warehouses covering ~1,300,000 ft<sup>2</sup> & solar on roof

Former Asarco Site (68 acres): Bridgeport Phase 2 – (2) warehouses covering ~1,000,000 ft<sup>2</sup> & solar on roof

Former Gerdau Steel Site (92 acres): Northlight Capital Partnership – (2) warehouses covering ~1,300,000 ft<sup>2</sup> & solar & green infrastructure

Former General Cable & Duane Marine: 8-acre park

Former Goldberg Junkyard: Undergoing remediation to be 6-acre Borinquener Park

***HDSRF has provided ~\$11.8 million in grants & DEP helped secure \$14 million settlement with Asarco***



**Former General Cable & Duane Marine Sites, Perth Amboy**

**Thomas Mundy Peterson Park, Perth Amboy**



# BDA Program: Leveraging Resources for Community Revitalization – Camden

**Camden: Cramer Hill BDA & North Camden BDA have been community revitalization catalysts.**

**HDSRF: >\$40 million grants, often matched with EPA Brownfield Grants & other state programs**

**NJ Water Bank/Environmental Infrastructure Bank (~ \$300 million in 20 years)**

**Leveraging of other DEP (*e.g.*, \$48M for park) & state incentives (*EDA GrowNJ/ERG >\$1B*)**



**Cramer Hill BDA, Camden: Aerial photo of former 86-acre Harrison Ave Landfill, which is now a 24-acre 125,000 ft<sup>2</sup> Kroc Community Center (serving 8,000 area residents) and the 62-acre Cramer Hill Waterfront Park, the largest park in the city (*photo: NJDEP Office of Natural Resource Restoration*).**



# BDA Program: Facilitates Community Revitalization – Somerville

## Somerville: BDA Program supports local vision/priority...

- Provides focus & framework for brownfield reuse
- Strategic coordination with state & federal agencies

## BDAs provide Case Manager & increased HDSRF funding:

- BDA communities eligible for \$5M/calendar year (vs \$3M/year) of Hazardous Discharge Site Remediation Fund (HDSRF) grants

**Somerville Landfill & Station BDA (2009):** HDSRF grants: \$23 million



ABOVE: Somerville Landfill & Station BDA, Borough of Somerville, NJ.  
LEFT: Townhouses under construction in Somerville alongside the NJTRANSIT Raritan Valley Line where a 25-acre solar farm is planned on adjacent borough-owned landfill property (Tap Into Somerville, November 26, 2023; Photo Credit: Rod Hirsch).



# BDA Program: Focused Relationships bring successes – Haddon Township

## Former Dy-Dee Diaper Site becomes Haddon Towne Center

Haddon Towne Center Brownfield Development Area (BDA) [2007]

HDSRF Grants for investigation & remediation: \$3.5 million to Haddon Township [2008-2016]

Mixed-use Transit-Oriented Development: retail & 252 housing units, affordable-luxury [opened 2017]

Assessed Value of Development = \$55 million (2019)



Mayor Randall Teague Haddon Towne Center (Former Dy-Dee Diaper Site) in Haddon Township (photo :Philadelphia Inquirer). 32



# BDA Program: Long-term Relationships bring successes – Palmyra

**BDA Program = Long-term relationship**  
**Palmyra Route 73 South BDA Designated (2004)**  
*(28 sites / 190 acres)*

**Challenging sites & difficult property owners**

Fillit Site—104 acres, landfill & illegal dumping  
*(access issues & lawsuits & illegal activities)*

National Amusements—65 acres & explosives  
*(access issues & >300 UXOs found/detonated on-site)*

**HDSRF grants \$5,386,189 (\$4,120,093 for UXOs)**

**Tac-Pal Logistics Center Redevelopment:**

Warehouses (2) covering >1.5 million square-feet

Affordable Housing (102 units)

New Open Space (36 acres) trails

Connection to Delaware River & Palmyra Cove Nature Center

***new taxes = 20% of tax revenue for Borough***

Palmyra Route 73 South BDA: Aerial view of the 104-acre Fillit Site, including the former 60-acre landfill under remediation, and the completed Phase 1 Tac-Pal Logistics Center on the former 65-acre National Amusements Site on the right (northwest) side of the picture and Delaware River and Philadelphia skyline in background *(Picture courtesy of Borough of Palmyra and Ryan Miller, Senior Project Superintendent, Clayco, Inc.)*





# HDSRF Grants for Green Energy– National Park Landfill/Solar Field

## HDSRF Program: Green Energy Successes: National Park Landfill/Solar Field Project

HDSRF provides 100% for all investigation phases & 75% matching grants remediation in BDAs (any reuse)

HDSRF Recreation/Conservation Grants: 100% for investigation; 75% remediation for Open Space & Renewable Energy

National Park Landfill: 53-acre landfill operated 1954-1979, never closed – town ~1 million in tax collection

(10) HDSRF Grants 2017-2023 for \$11,637,603, (1) RI Grant (100%) and (9) RA (75%) Matching Grant for LF Closure

Landfill closure complete; solar field installation 2024





# HDSRF Grants for Open Space – Whitman Park, Camden

## NJDEP HDSRF Program: Open Space Successes: Whitman Park, Camden

553 acres of new open space created on brownfields & landfills funded by HDSRF (100% investigation; 75% remediation)

Camden Labs Site: 3.9-acres next to schools, parks, residences – largest illegal dumping site in city + illegal activities

HDSRF Grants: Investigation & Cleanup Grants of \$2,114,985; matched with \$750,000 EPA Brownfield Grants

Camden Youth Football played first ever home game in Fall 2021 after opening 9/15/2022

New multi-purpose field centerpiece of ~\$4 million park rehabilitation—catalyst for state & county open space funds



Former Camden Labs Site showing some of (7) dilapidated buildings and illegal dumping (photo: Mike Gage, NJDEP).



Multi-purpose field on former Camden Labs Site, Whitman Park, Camden (photo: Frank McLaughlin, NJDEP).



# BDA & HDSRF Grants: Leveraging Economic Development

**HDSRF grants to BDA Municipalities:** \$5 million/calendar year

**HDSRF Economic Study:** *(Univ. of Wisconsin)* From 2006-2021, 135 brownfield sites (with partial remediation) resulted in...

**\$8.37 in economic output for every 1\$ HDSRF grant**

**9,765 jobs**

**2,233 housing units**

**553 acres of new open space**

**Economic Development Incentives from other Agencies: Riverton Development in Sayreville BDA**

**HDSRF:** \$20 million in grants

**NJDOT – new exit on Garden State Parkway**

**NJEDA – \$400 million Aspire Grant for mixed-use development** *(NJ Economic Recovery Act of 2020, 50% of eligible project costs)*



**Groundbreaking for the \$2.5 billion Riverton Development on the former 418-acre National Lead Site in the Sayreville Waterfront BDA on October 30, 2023** *(photo by Frank McLaughlin, NJDEP).*



# Brownfield Redevelopment: Sustainable Development & Resilient Communities

## Brownfield Redevelopment is Sustainable Development:

1. Saves Land: 1 acre of brownfields redeveloped saves 4.6 acres of greenfields from being developed
2. Reduces Flooding: Runoff volume decreased 47-62% with brownfield vs greenfield development (EPA, 2011)
3. Improves Air Quality: Redevelopment lowers VMT 25-33% vs Traditional Development (EPA, 2017)
4. Lower Carbon Footprint: Redevelopment lowers per capita carbon footprint 32-57% vs Development (EPA, 2011)

## Climate-adaptive & Climate-resilient communities will thrive going forward...

BDA's & brownfield sites are the perfect areas for climate adaption & resiliency investments



**Aerial view SW of Cramer Hill Waterfront Park on former Harrison Ave Landfil in the Cramer Hill Brownfield Development Area, Camden**  
(courtesy of NJDEP Office of Natural Resource Restoration).





# NEXT STEP: Application for BDA Designation



Applications new BDA designations (Due: April 30, 2024)

<https://www.nj.gov/dep/srp/brownfields/bda/>

*We're available to assist with applications...*

[bdaapp@dep.nj.gov](mailto:bdaapp@dep.nj.gov)

## THANKS! Questions?

*Contact me anytime with BDA questions!*

Frank McLaughlin, Manager

DEP Office of Brownfield & Community Revitalization

[Frank.McLaughlin@dep.nj.gov](mailto:Frank.McLaughlin@dep.nj.gov)

Figure: "Bring Back Blighted Sites: DEP expanding brownfield partnership with municipalities"  
(Franklin B. McLaughlin, NJ League of Municipalities Magazine, May 2023).

**Focus**

**Economic Development**

## Bring Back Blighted Sites

DEP expanding brownfield partnership with municipalities

Franklin B. McLaughlin, Manager, Office of Brownfield & Community Revitalization,  
New Jersey Department of Environmental Protection

A healthy environment is a prerequisite for a healthy economy and healthy communities. The N.J. Department of Environmental Protection (DEP) is working with municipalities across the state to turn abandoned, underutilized and often contaminated land, also known as brownfields, into productive clean, safe and usable space to make those healthy ideals a reality.

Brownfields are the legacy of the Garden State's industrial past. These industrial or commercial properties range from small, abandoned corner gas stations to large, vacant former factories along industrial waterways. Though they are traditionally seen as a blight on neighborhoods, brownfields should be viewed as an opportunity for growth. Cleaned up and redeveloped, these sites are being transformed into valuable assets that can improve the quality of life in their communities.

The U.S. Environmental Protection Agency estimates there are 450,000 brownfield sites in the nation. New Jersey has more than 14,000 active contaminated sites and many more brownfield sites. Their strategic locations along waterways and transportation corridors make these sites attractive for reuse, including as housing, open space, commercial, office and retail spaces, and as waterfront parks, paving the way for vibrant and resilient communities.

**A sustainable enterprise**

Redeveloping brownfields is a sustainable enterprise that benefits the state's land, water, air and natural resources. It's also smart growth, keeping greenfields, or undeveloped land, untouched. EPA estimates that 1 acre of brownfields reuse saves up to 4.6 acres of new greenfield development, with greater greenfield land savings anticipated in New Jersey.

Such efforts also substantially reduce stormwater runoff volume an average of 47% to 62%, according to EPA data from 2011, versus traditional greenfield



**Harrison Avenue Landfill, Camden**

**BEFORE:** An abandoned 86-acre city dump, operated in Camden from 1952 to 1971, was located next to a residential area and along two rivers. It remained neglected, without closure, for 35 years.

**AFTER:** The 62-acre Cramer Hill Waterfront Park is the largest park in Camden and has a fishing plaza, hiking and biking trails, a kayak launch, picnic area, playground, sensory garden, and shoreline observation areas along the Delaware and Cooper rivers. An additional 24 acres from the original dump have been turned into the Kroc Community Center, which serves area residents and offers enrichment programs, medical care, and a food pantry.



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[www.njlm.org/njmunicipalities](http://www.njlm.org/njmunicipalities) | May 2023

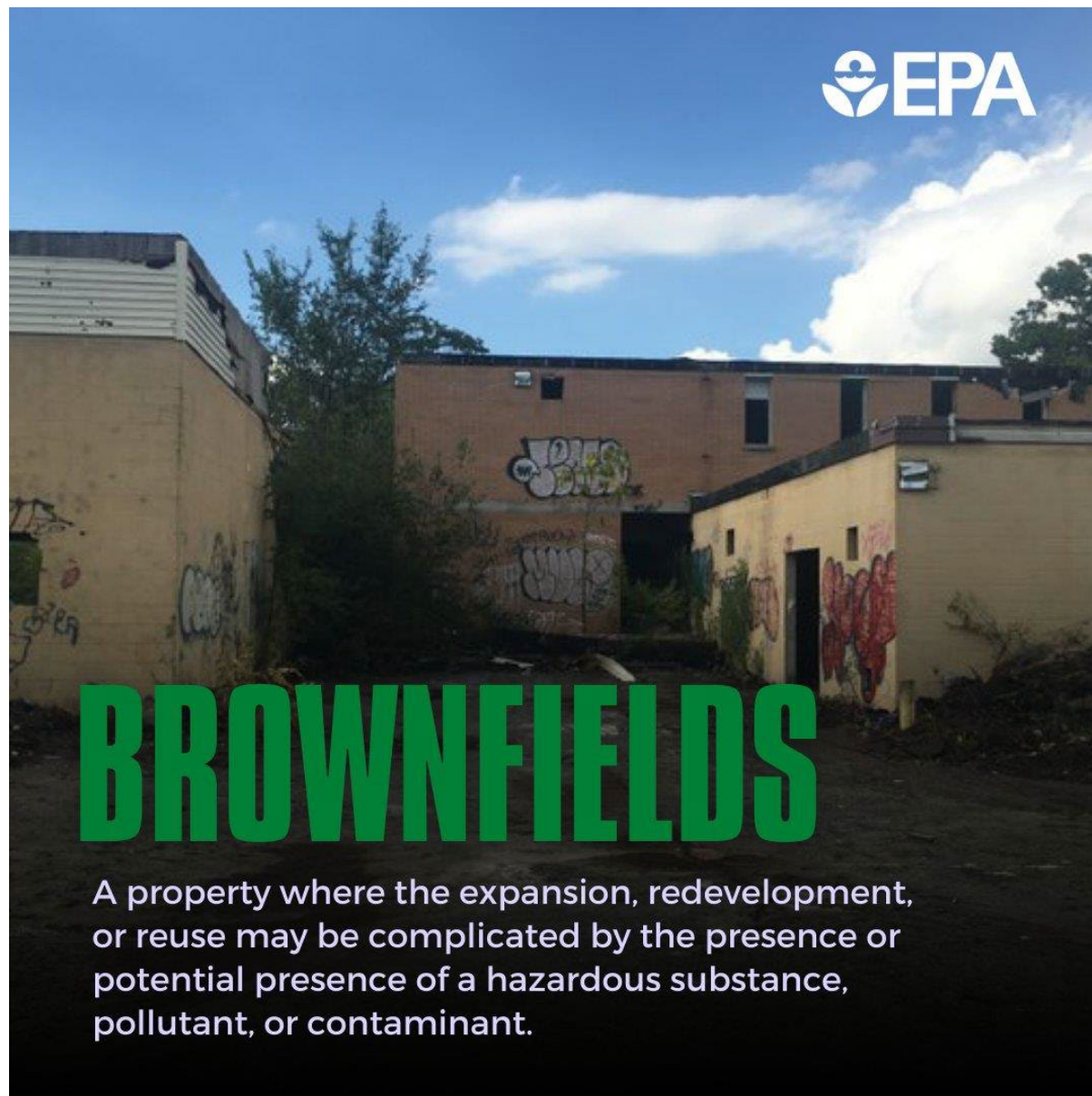




# **Brownfield Program Overview**



# What is a Brownfield?









# EPA's Brownfield and Land Revitalization Program

- Empowers states, communities, and stakeholders in economic redevelopment to prevent, assess, safely clean up, and sustainably reuse brownfields
- Through grants and technical assistance, provides communities with resources to address health, environmental and economic risks caused by contaminated properties
- Clarifies CERCLA's liability protections for those who own, rent, or wish to acquire a brownfield
- Convenes partners and builds capacity through national training conferences, regional meetings with states, tribes and territories





# Brownfield Grant Types

Brownfields grants continue to serve as the foundation of EPA's Brownfields Program. These grants support revitalization efforts by funding environmental assessment, cleanup, and job training activities.

- [Brownfields Assessment Grants](#) provide funding for Brownfields inventories, planning, environmental assessments, and community outreach.
- [Brownfields Cleanup Grants](#) provide funding to carry out cleanup activities at brownfield sites owned by the applicant.
- [Brownfields Multipurpose Grants](#) provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfield sites in a target area.
- [Brownfields Revolving Loan Fund Grants](#) provide funding to capitalize loans that are used to clean up brownfields.
- [Brownfields Job Training Grants](#) provide environmental training for residents of Brownfields communities.

# Who Is Eligible to Receive EPA Brownfields Funding?

**Multipurpose Grants, Community-wide Assessment Grants, and RLF Grants – eligible entities include:**

- State, local, and federally recognized Tribal governments (except for Indian Tribes in Alaska), a range of government entities, including general purpose units of local governments, land clearance authorities or other quasi-governmental entities operating under the supervision and control of, or as their agents; or redevelopment agencies created or sanctioned by a state; and regional councils of governments.
- Alaska Native Regional Corporations and Alaska Native Village Corporations,
- Nonprofit organizations described in section 501(c)(3) of the Internal Revenue Code.
- Limited liability corporations in which all managing members are 501(c)(3) nonprofit organizations
- Limited partnerships in which all general partners are 501(c)(3) nonprofit organizations
- Qualified community development entities as defined in section 45D(c)(1) of the Internal Revenue Code.

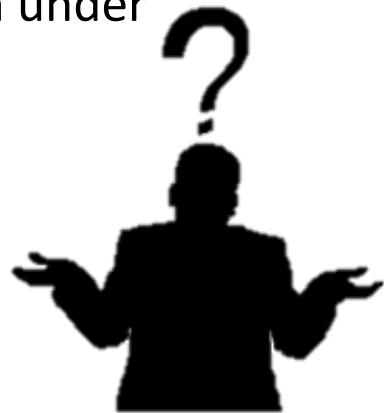




# Who Is Eligible to Receive EPA Brownfields Funding?

**Cleanup Grants – include those eligible entities identified above for Multipurpose Grants, Community-wide Assessment Grants, and RLF Grants as well as “other nonprofit organizations.”**

- The term Nonprofit organization is defined in 2 CFR § 200.1 as any corporation, trust, association, cooperative, or other organization (including institutions of higher education) that is operated mainly for scientific, educational, service, charitable, or similar purpose in the public interest and is not organized primarily for profit; and uses net proceeds to maintain, improve, or expand the operation of the organization even if the organization is not exempt from taxation under 501(c)(3).
- Individuals, for-profit organizations, and nonprofit organizations exempt from taxation under section 501(c)(4) that lobby are **not eligible** for Brownfield Grant funding from EPA.



# State and Tribal Response Programs

EPA provides non-competitive grants annually to states and tribes to conduct the following brownfields activities:

- Inventory of sites on state or tribal land
- Oversee brownfields resources and enforce state/tribal authority
- Provide opportunities for local stakeholder' meaningful participation in brownfields decisions
- Approve site cleanup plans, and verify/certify that cleanup goals are completed

Infrastructure Law says,  
***“\$300,000,000 shall be to carry out State and Tribal Response Programs,”*** so there are no changes to underlying CERCLA authority, just more money to do great work!



# What types of hazardous substance contamination are eligible for funding?

Sites eligible for funding are those sites with the presence or potential presence of hazardous substances, pollutants, or contaminants, sites contaminated with controlled substances, and/or mine-scarred lands. The types of contaminants that can be addressed using brownfields hazardous substances funding include, but are not limited to the following:

- heavy metals
- petroleum
- polynuclear aromatic hydrocarbons (PAHs)
- volatile organic compounds (VOCs)
- brine
- lead
- asbestos
- mold contamination
- a site contaminated with controlled substances (e.g., a methamphetamine laboratory)
- polychlorinated biphenyl (PCBs)
- per and polyfluoroalkyl substances (PFAS)

# Technical Assistance

## Targeted Brownfields Assessment

A targeted brownfields assessment (TBA) is conducted by an EPA contractor on behalf of an eligible entity. Services include site assessments, cleanup options and cost estimates, and community outreach

- Funding is available on a rolling basis by region



Estate Donoe, St. Thomas USVI – Brownfields TBA site



# Technical Assistance to Brownfield Communities (TAB)

The TAB Program provides technical assistance to communities and stakeholders to help address their brownfield sites, and to increase their understanding and involvement in brownfields cleanup, revitalization and reuse. The TAB Program is funded by EPA and available to all stakeholders.

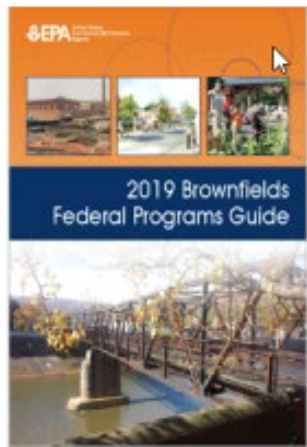
TAB grant recipients (also known as TAB providers) serve as an independent resource and can provide expert technical assistance and guidance to help communities, among other things, understand:

- acquiring, assessing, cleaning up and redeveloping brownfield properties;
- the health impacts of brownfield sites;
- how science and technology are used for site assessment, remediation, redevelopment and reuse; and
- how to comply with voluntary cleanup requirements.

**New Jersey Institute of Technology (NJIT)** is Region 2's current TAB provider.



# Land Revitalization



The Land Revitalization Program offers tools and technical assistance that help communities sustainably reuse properties. The program includes:

- Developing guides, tools, trainings and best practices
- Providing technical assistance that helps communities cleanup and reuse contaminated lands
- The Office of Brownfields and Land Revitalization (OBLR) uses contractor support to provide direct TA to communities looking to incorporate sustainable and equitable approaches to their locally-driven land revitalization projects.





New

# Infrastructure Investment and Jobs Act

## Additional funding available, FY22-26

Congress has made more than \$1.5 billion available over 5 years to support communities in their efforts to assess, clean up and safely reuse brownfields.

- \$1.2 Billion to support brownfields projects via grants and technical assistance
- \$300 Million to State and Tribal Response Programs

EPA is using these funds to provide a range of resources to help communities address the environmental, economic, and social challenges caused by brownfields.

Environmental  
challenges



Economic  
challenges



Social challenges



# National Brownfields Training Conferences

The National Brownfields Training Conference is the largest event in the nation focused on environmental revitalization and economic redevelopment. Held every two years, the National Brownfields Conference attracts over 2,000 stakeholders in brownfields redevelopment and cleanup to share knowledge about sustainable reuse and celebrate the EPA brownfields program's success.



National Brownfields Training Conference | Detroit, Michigan | August 2023



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City of Perth Amboy

# BROWNFIELD DEVELOPMENT AREA (BDA)



A large, textured orange brushstroke graphic on the right side of the slide, partially obscuring the title.

# PRESENTATION CONTENT

TASHILEE VAZQUEZ

The Importance of BDAs and Brownfield  
Redevelopment for Economic Goals

JOE HOCHREITER

PERTH AMBOY BDA - TECHNICAL &  
PERMITTING CHALLENGES AND  
SUCCESSSES

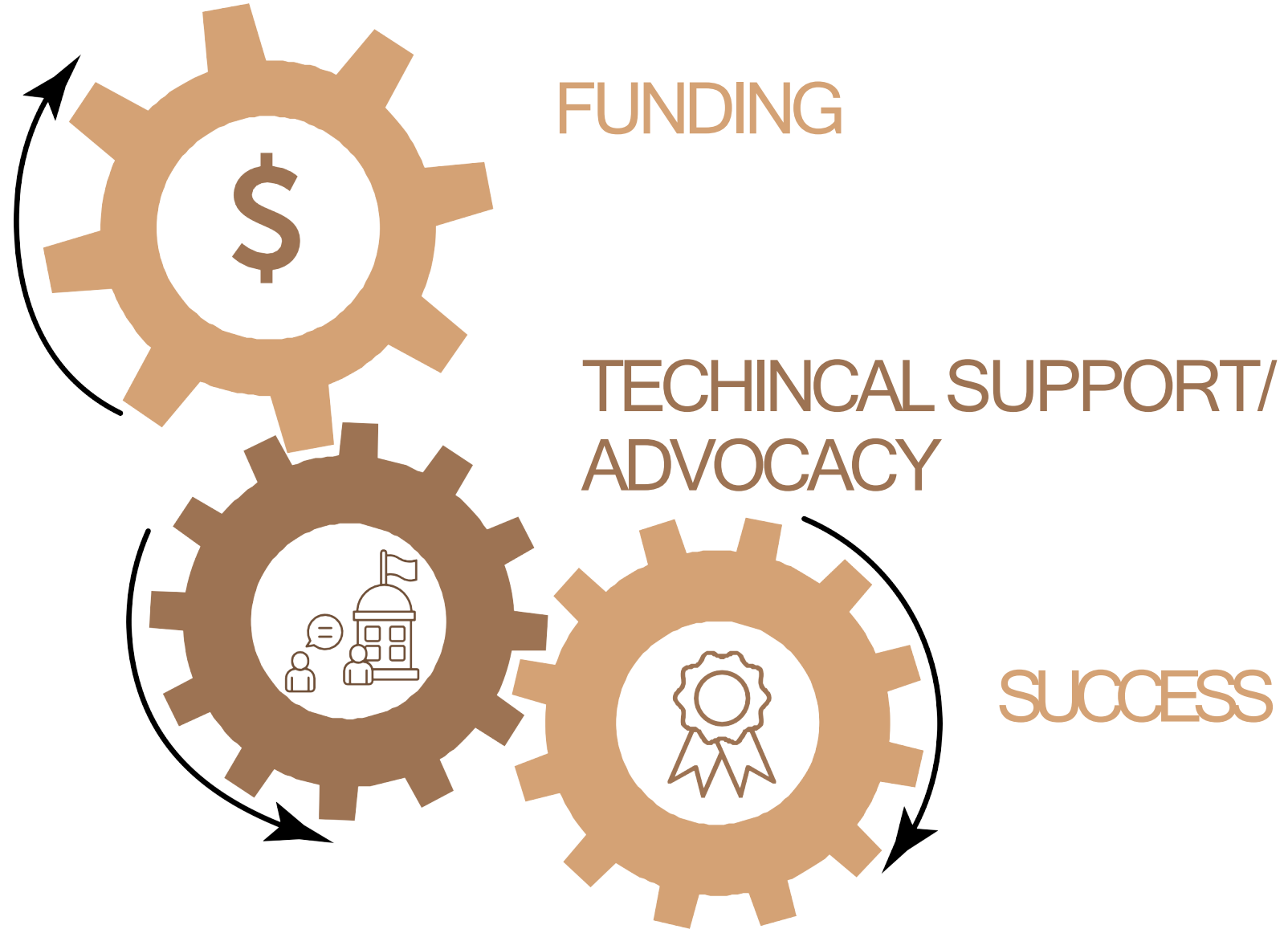
ANTHONY FINDLEY

VALUE AND BENEFIT OF THE BDA

WILLIAM KURZENBERGER

URBAN PLANNING AND DESIGN IN  
REDEVELOPMENT PROJECTS

# THE IMPORTANCE OF THE BDA





# REDEVELOPMENT & ECONOMIC GOALS



## REMEDiate CONTAMINATED SITES

Presentations are communication tools that can be used as demonstrations.



## REVITALIZE THE CITY

Presentations are communication tools that can be used as demonstrations.



## CREATE JOBS

Presentations are communication tools that can be used as demonstrations.



## FUND PUBLIC IMPROVEMENTS

Presentations are communication tools that can be used as demonstrations.



## CREATE RATABLES

Presentations are communication tools that can be used as demonstrations.

# PARA BY NUMBERS



- 21 PROJECTS IN NEGOTIATIONS/DEVELOPMENT
- OVER \$800M OF PRIVATE INVESTMENT
- 300 ACRES OF BROWNFIELD BEING REMEDIATED
- 2,000 NEW JOBS EXPECTED
- MILLIONS OF DOLLARS IN NEW TAX REVENUE



# ELM STREET LOGISTICS

- 90 ACRES OF HIGHLY CONTAMINATED PROPERTY REMEDIATED
- 1M SQ. FT. OF WAREHOUSING/DISTRIBUTION
- \$100M INVESTMENT
- 400 - 600 POTENTIAL JOBS
- NEW PUBLIC AMENITIES
- RECONNECTED STREET GRID
- GREEN INFRASTRUCTURE + SEPARATION OF STORM WATER FOR TREATMENT
- IMPROVED TRAFFIC REGULATION/CIRCULATION





# BORINQUENEER PARK

- \$12M GRANT FUNDED PARK
- 6 ACRES OF CONTAMINATED LAND
- PASSIVE OPEN GREEN SPACE
- ADVENTURE PLAYGROUNDS
- SPLASH PARK
- BASEKTBALL COURT
- MOVIE SCREENING WALL WITH TIERED LAWN SEATING
- COMMUNITY PICNIC AREA
- BORIINQUENEER MEMORIAL





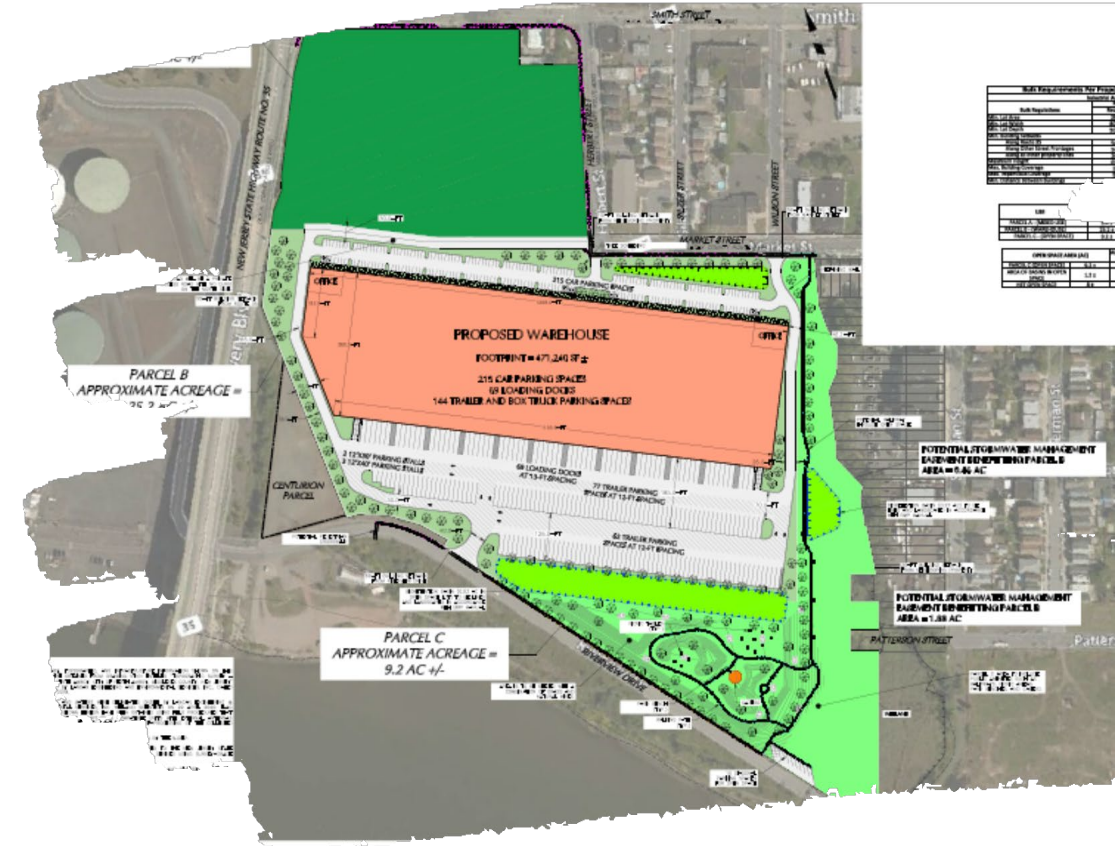
## EPORT PHASE II

- 70 ACRES OF HIGHLY CONTAMINATED PROPERTY
- 10,000 CONTAINERS REMOVED
- 1.1M SQ. FT. OF WAREHOUSING/DISTRIBUTION
- \$100M INVESTMENT
- 300 - 500 POTENTIAL JOBS
- IMPROVEMENTS FOR EXISTING LOCAL BUSINESSES
- IMPROVED ROADS AND SIDEWALKS
- IMPROVED ENTRANCE TO THE CITY
- SEPARATION OF STORM WATER FOR TREATMENT



# GATEWAY

- 43 ACRES OF CONTAMINATED PROPERTY WITH LANDFILL
- 471,000+ SQ. FT. OF WAREHOUSING/DISTRIBUTION
- \$54M INVESTMENT
- 150 - 300 POTENTIAL JOBS
- DEDICATION OF 9.4 ACRES OF DEVELOPMENT READY LAND AND 9.2 ACRES OF OPEN SPACE
- IMPROVED ROADS AND SIDEWALKS
- IMPROVED ENTRANCE TO THE CITY
- SEPARATION OF STORM WATER FOR TREATMENT





# AREAS IN NEED OF REDEVELOPMENT







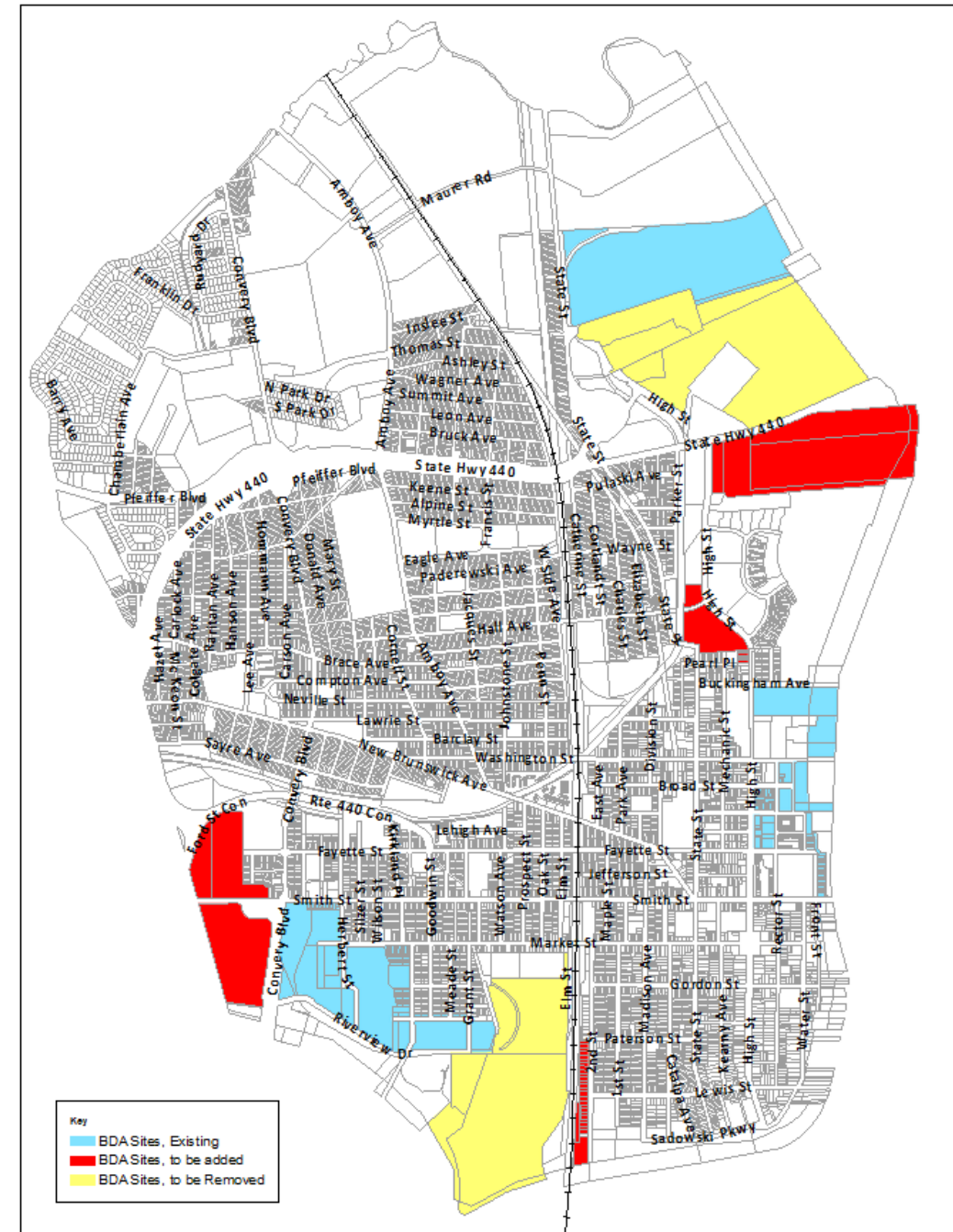
# PERTH AMBOY BDA FOOTPRINT

THE PERTH AMBOY WATERFRONT BDA FOOTPRINT IS AS FOLLOWS (CIRCA OCT. 2023):❖

REMOVE THE FOLLOWING SITES FROM THE BDA: PHASE 1 EPORT; COUNTY PARK (MUNDY PARK); AND GERDAU STEEL AS THEY ARE ALL IN COMPLETED STATUS.❖

EXISTING BDA SITES WHOSE STATUS WILL REMAIN UNCHANGED: PHASE 2 EPORT; SEAGATE; DMST (RIVER SEDIMENTS ONLY - NEAR-SHORE OF THE ARTHUR KILL); RIVERWALK; ACCURATE/VIRA; AND GATEWAY.❖

PROPOSED NEW SITES FOR INCLUSION INTO THE BDA: 2ND STREET PARK; 599 FAYETTE; BUCKEYE (SHARED WITH WOODBRIDGE BUT PERTH AMBOY IN LEAD); HALPERN HARBORTOWN; AND KINDER MORGAN (A CONFIDENTIAL SITE THAT IS STILL IN LONG-TERM DISCUSSION.❖





# FEATURES OF THE PERTH AMBOY BDA

- UNIQUE 'MEMBERSHIP' STRUCTURE FOR STEERING COMMITTEE
- PRIORITIZATION FOR ACCESS TO HDSRF FUNDING (LARGELY FOR CITY/COUNTY)
- SHARING OF REGULATORY 'LESSONS LEARNED' AMONG DEVELOPERS
- OBRR ASSIGNMENT OF A SEASONED SR CASE MANAGER LAND USE AND WATERFRONT PERMIT COORDINATION
  - SRP PERMIT PRIORITIZATION
  - 'REAL TIME' FEEDBACK FROM NJDEP (WITH CAVEATS)
  - OVERSIGHT OF PUBLICLY FUNDED (HDSRF) WORK
  - COORDINATION AS NEEDED WITH USEPA, NRD TRUSTEES, ETC.

## WISH LIST' OF PROPOSED CHANGES TO BDA PROGRAM

- 'AFTER THE FACT' NJDEP AUDIT PROCESS FOR RAO/ RAR/ RAP
- INSTITUTE A REAL-TIME 'NJDEP CONCURRENCE' PROGRAM BETWEEN LSRPS AND OBRR CASE TEAM
- REQUIRE PARTICIPATION IN EXCELLENT NJDEP BDA QUARTERLY ROUNDTABLE MEETINGS
- DRAW A TIGHTER RELATIONSHIP BETWEEN OBRR AND CCI PROGRAMS (PER ORIGINAL INTENT)
- EVALUATE CITY/ DEVELOPER SATISFACTION METRICS RE: BDA PERFORMANCE
- NEVER ALLOW A REPEAT OF THE EPORT PHASE 1 RAO CASE STUDY





## TONY FINDLEY

### NJDEP BROWNFIELD PROJECT MANAGER

- ASSIGNED TO PERTH AMBOY BDA, AMONG OTHERS
- HAVE OVER 30 YRS. EXPERIENCE WORKING ON BF PROJECTS
- WORKED WIDE RANGE OF BF PROJECTS:
- PARKS/OPEN SPACE
- COMMERCIAL/INDUSTRIAL/RESIDENTIAL
- MIXED USED REDEVELOPMENTS
- MARINA/FERRY PROJECTS
- NATURAL GAS POWER PLAN
- LANDFILLS/UXOS (MUNITIONS)/RADIOLOGICAL

CONTAMINATED SITE REMEDIATION & REDEVELOPMENT (CSRR)  
OFFICE OF BROWNFIELD & COMMUNITY REVITALIZATION (OBCR)



# DESIGNATED BDA PROJECT MANAGER

EACH BDA SINGLE POINT OF CONTACT = BDA PM

BDA PM = WORKS WITH

- MUNICIPALITY ALL MATTERS

- REMEDIATION/REDEVELOPMENT

- BDA PM = COORDINATE MEETINGS  
STAKEHOLDERS

BDA PM = RUN INTERFERENCE

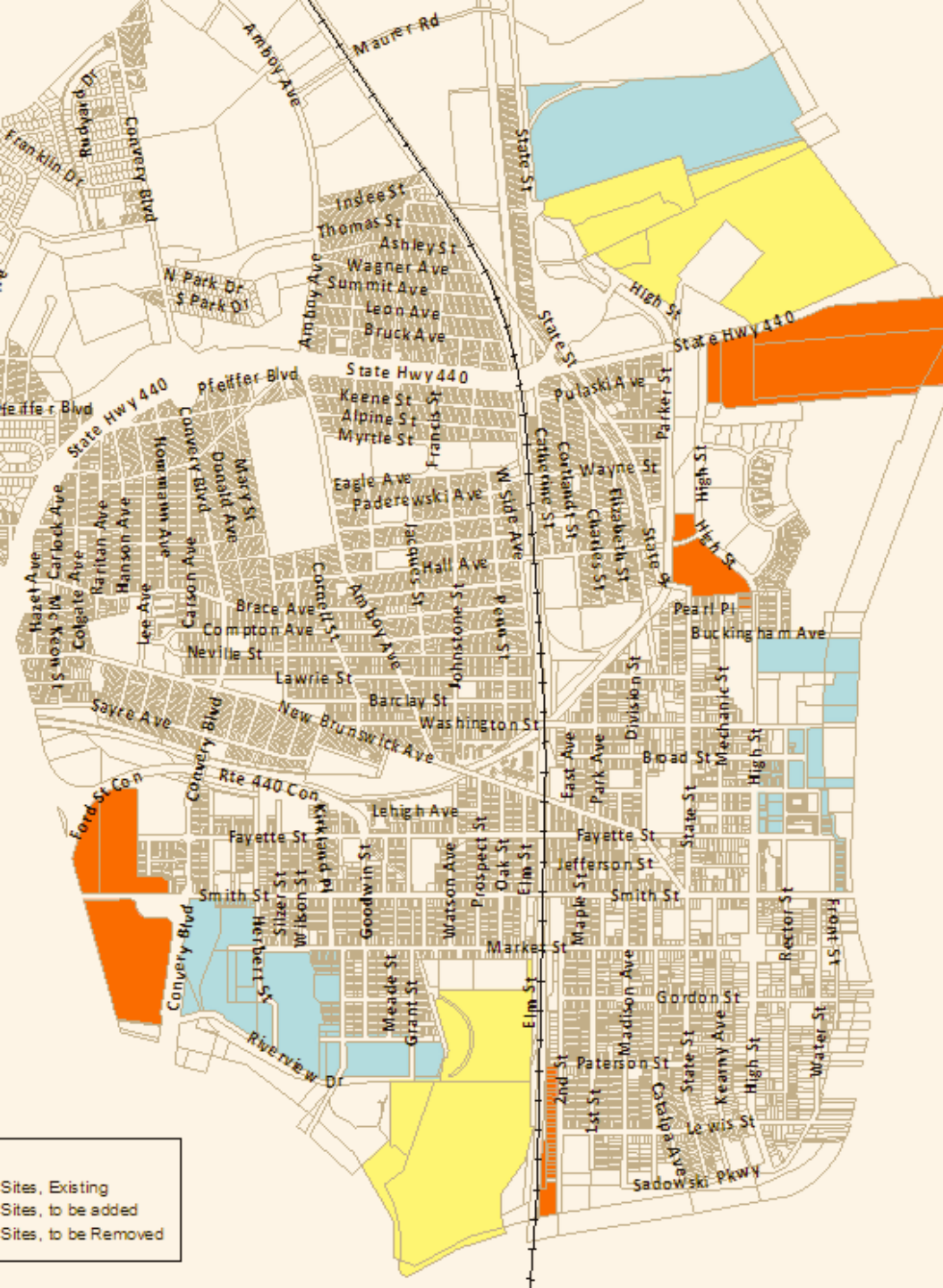
- INTERNAL/EXTERNAL MATTERS RELATED TO BDA  
PROJECTS

- BDA PM = WORK WITH MUNICIPALITY &  
REDEVELOPER IDS/LEVERAGING

FUNDINGS

BDA PM = WORK TO EXPEDITE





# VALUE/BE

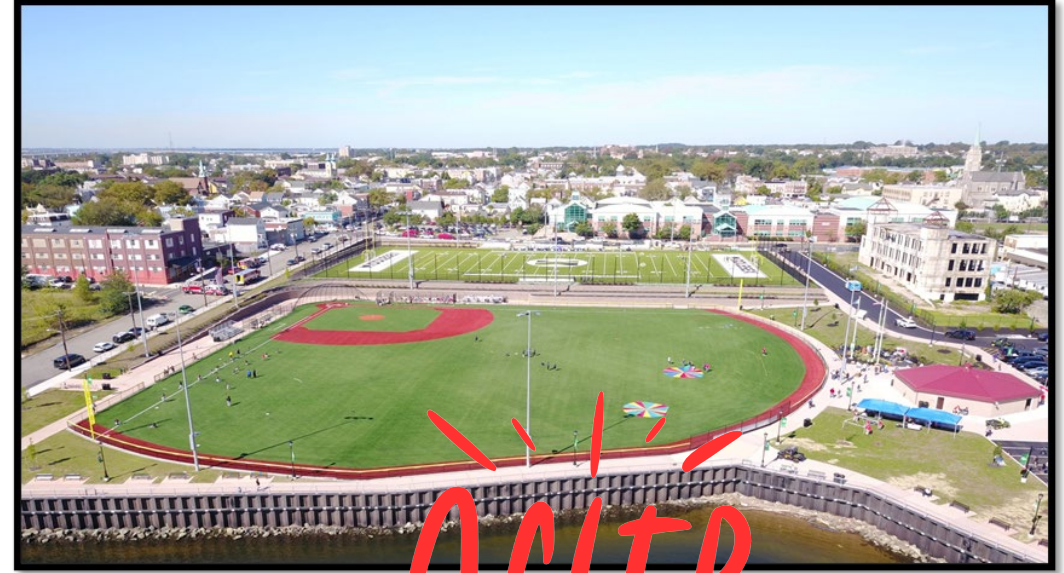
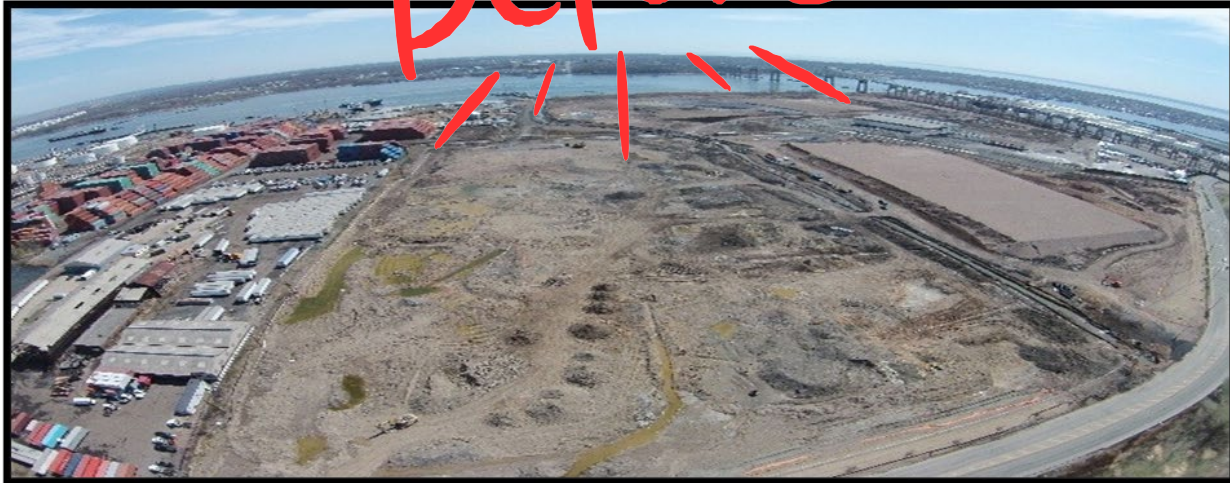
- PARTNERSHIP WITH MUNICIPALITY
- BDA PM = INPUT/ACCESSIBILITY
- FUND = LEVERAGE MORE
- TECHNICAL = INPUT/GUIDANCE
- INTERFACE = FEDERAL/STATE PARTNERS
- WORK = LSRP/REDEVELOPERS
- EXPEDITE = REVIEWS/APPROVALS
- BDA PM = ID/BRING RIGHT PARTIES TABLE



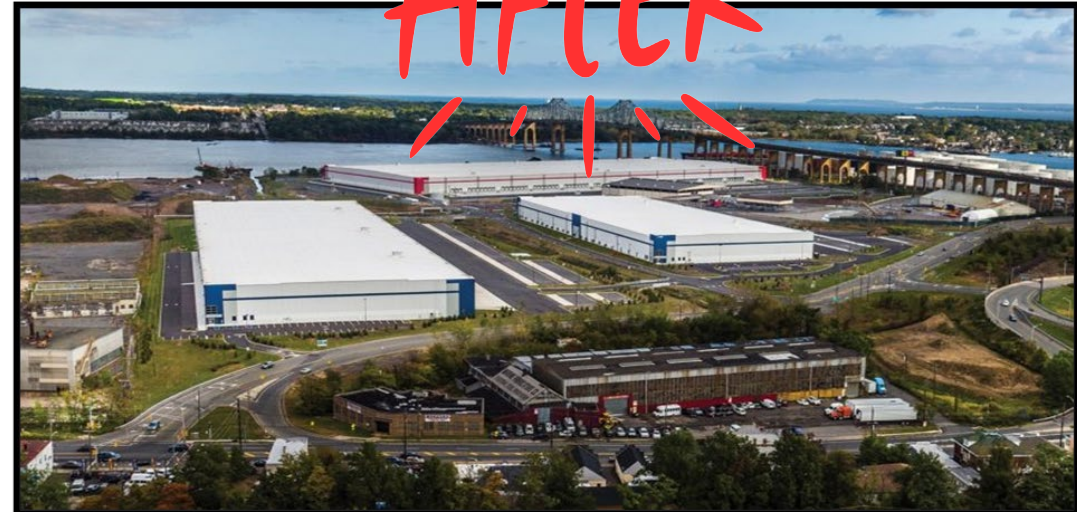
# COMMUNITY BENEFITS



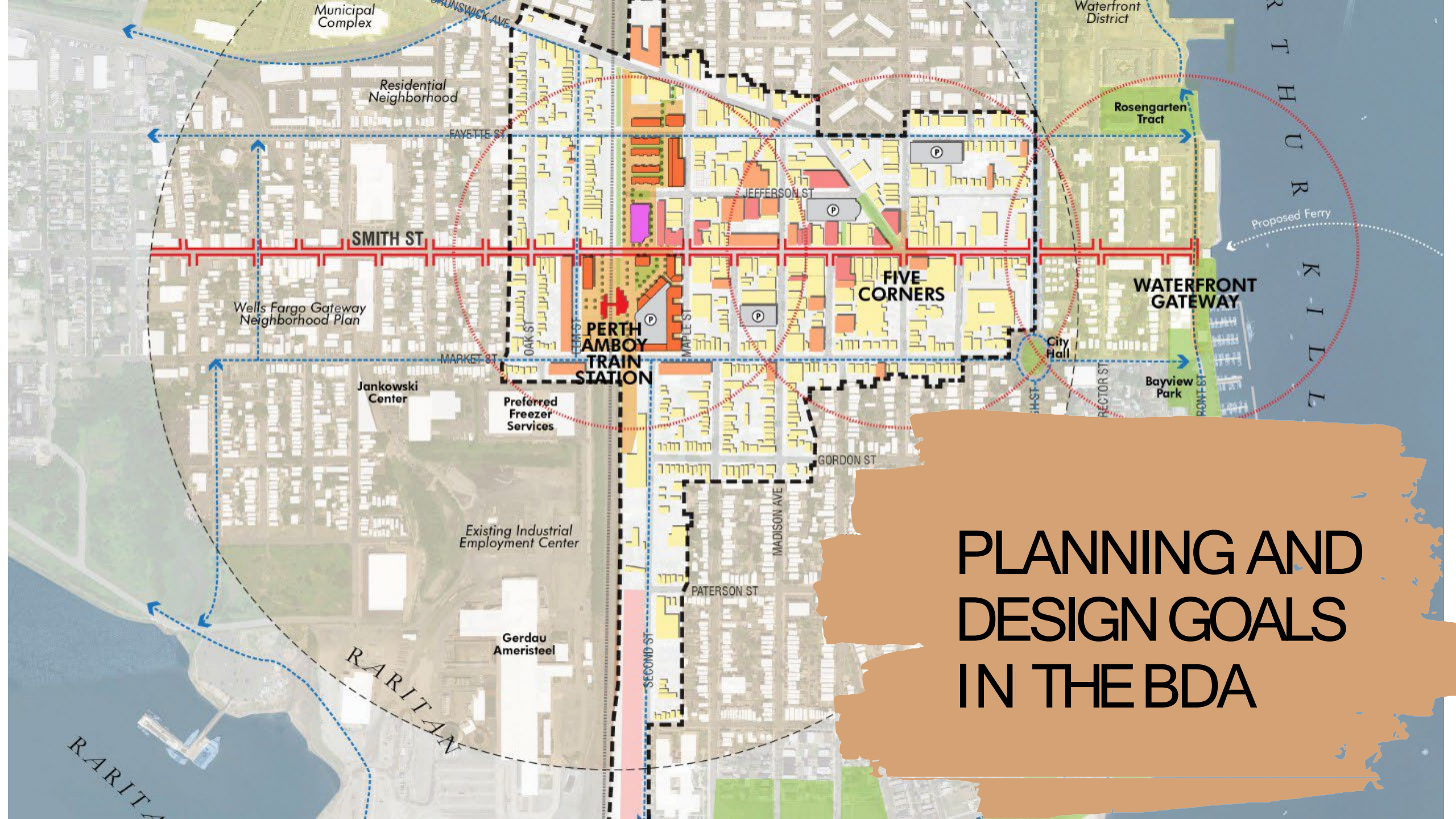
Before



After



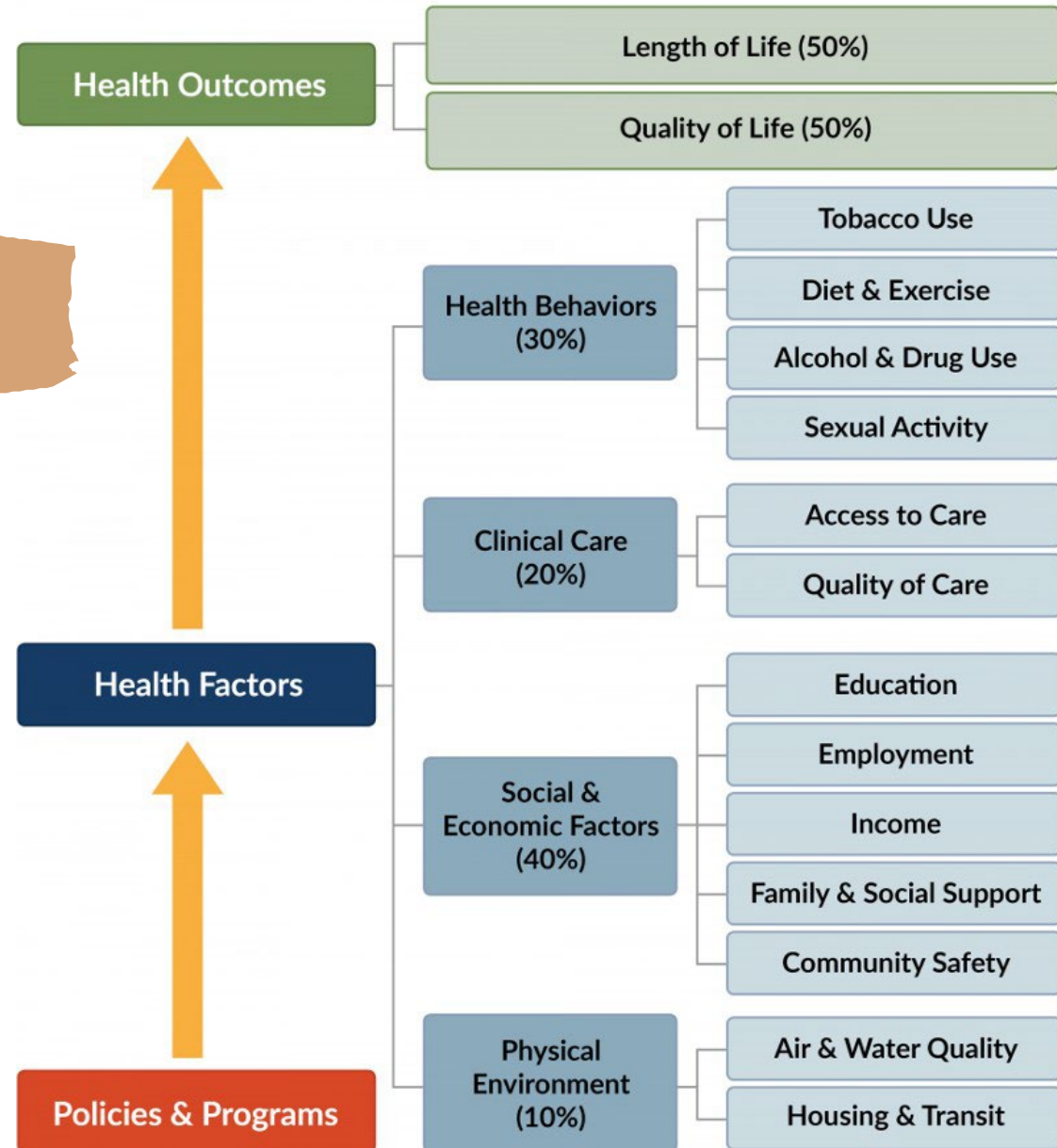




# PLANNING AND DESIGN GOALS IN THE BDA



# SOCIAL DETERMINANTS OF HEALTH





# GATEWAY

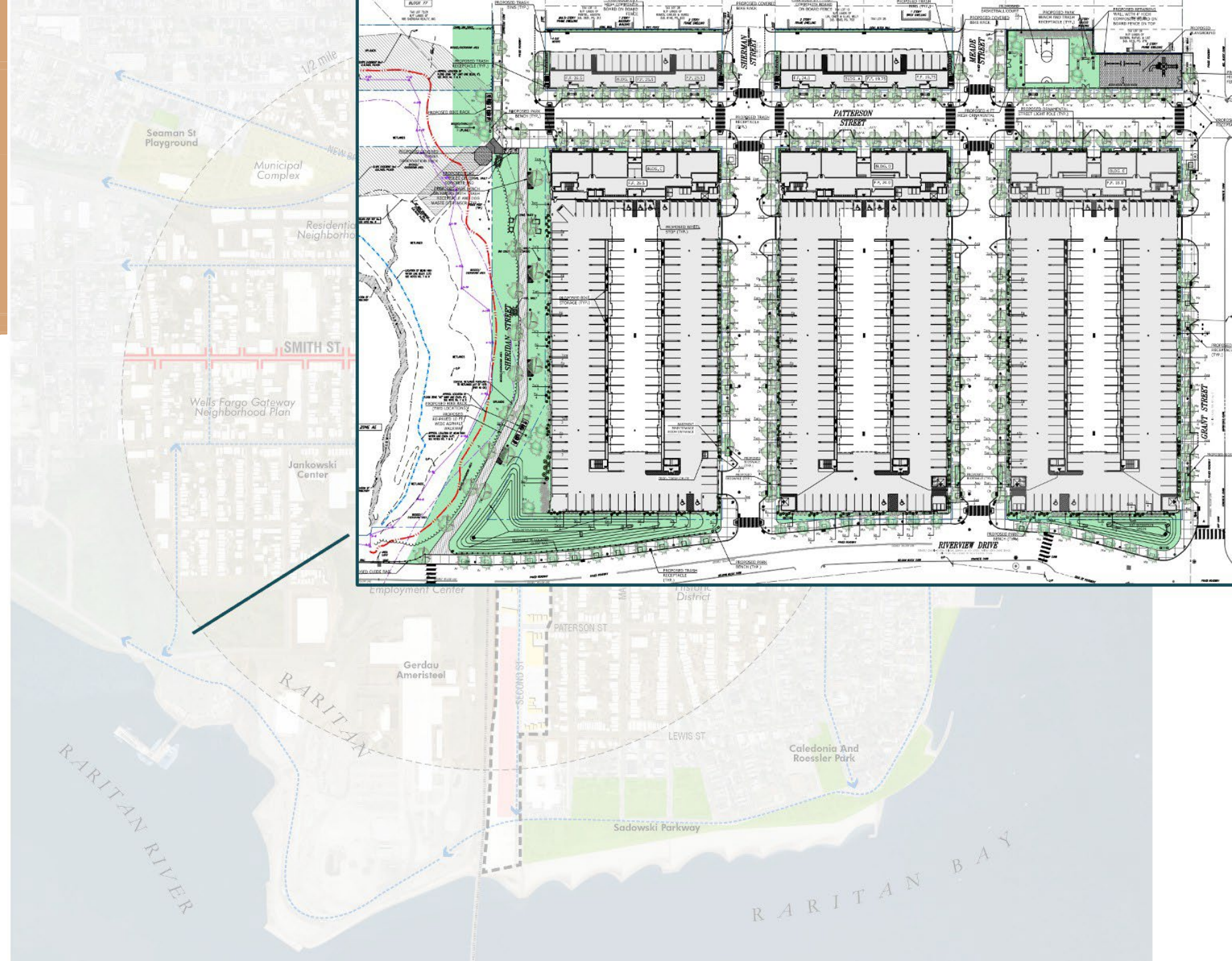
- OVER 9 ACRES OF PUBLIC OPEN SPACE WITH PASSIVE AMENITIES
- NEW PEDESTRIAN CONNECTIVITY FROM RESIDENTIAL NEIGHBORHOODS TO WATERFRONT AMENITIES





# RIVERWALK CROSSING

- OVER 2 ACRES OF PUBLIC OPEN SPACE WITH ACTIVE RECREATIONAL AMENITIES
- REINTRODUCED STREET GRIDS
- NEW PEDESTRIAN CONNECTIVITY FROM RESIDENTIAL NEIGHBORHOODS TO WATERFRONT AMENITIES





# ELM STREET (STEEL RUN) LOGISTICS CENTER

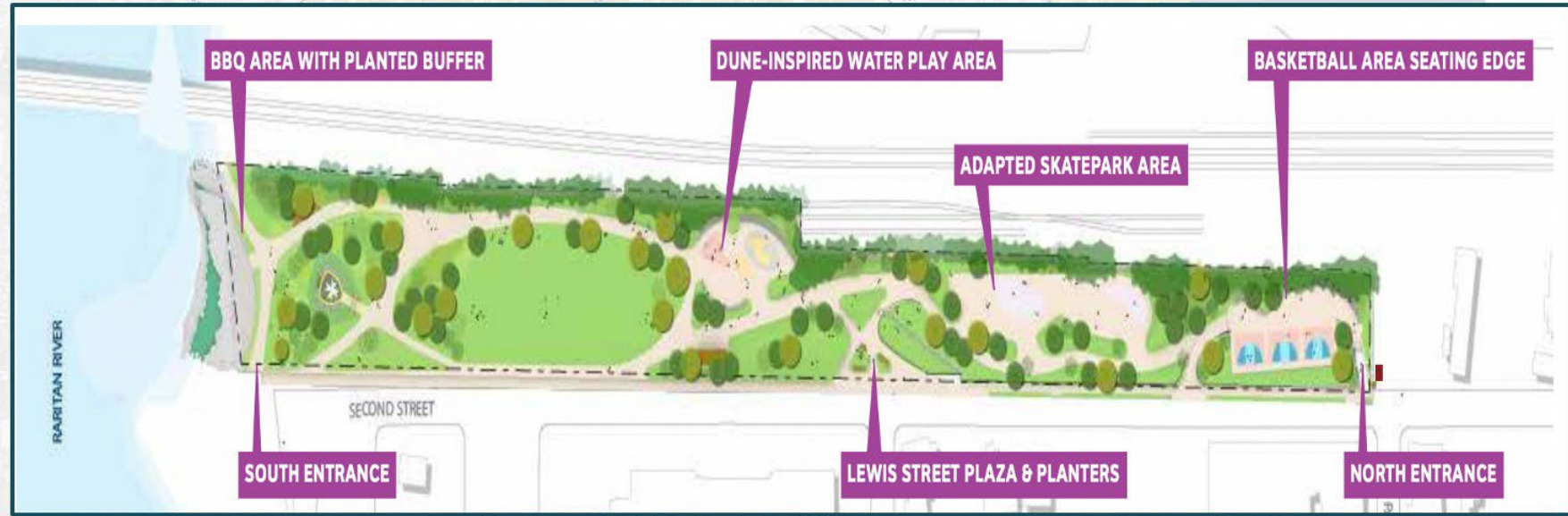
- OVER 9 ACRES OF PUBLIC OPEN SPACE
- NEW PEDESTRIAN CONNECTIVITY FROM RESIDENTIAL NEIGHBORHOODS TO WATERFRONT AMENITIES
- A MISSING LINK OF CITY'S WATERFRONT PROMENADE FROM VICTORY BRIDGE TO OUTERBRIDGE CROSSING
- NEW OUTDOOR PERFORMANCE VENUE
- NEW OFFICES FOR CITY OFFICE OF RECREATION





# BORINQUENEER PARK

- OVER 6 ACRES OF PUBLIC OPEN SPACE TO FEATURE:
  - SPLASH PARK
  - SKATE PARK
  - BBQ STATIONS
  - BASKETBALL COURTS
  - BORINQUENEER MONUMENT
  - FLEXIBLE PLAZA AND FIELD SPACE





# THOMAS MUNDY PETERSON PARK

- OVER 8.5 ACRES OF PUBLIC OPEN SPACE FEATURING ATHLETIC FIELDS AND WATERFRONT WALKWAYS





# REPORT II

- 4000 FT OF NEW SIDEWALK WITH SEATING AND LANDSCAPING
- \$1 MILLION - PUBLIC OPEN SPACE CONTRIBUTION
- ADDITIONAL FUNDING FOR PUBLIC SAFETY - \$500K





# CONTACT INFO



## TASHILEE VAZQUEZ

CITY OF PERTHAMBOY  
ECONOMIC & COMMUNITY DEVELOPMENT  
DIRECTOR/PERTH AMBOY REDEVELOPMENT  
EXECUTIVE DIRECTOR

[Tvazquez@perthamboynj.org](mailto:Tvazquez@perthamboynj.org)  
(w) 732-826-0290 ext 4863  
(m) 732-218-2226



## ANTHONY FINDLEY

OFFICE OF BROWNFIELD & COMMUNITY  
REVITATLIATION NJ DEPT. OF  
ENVIRONMENTAL PROTECHING

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## WILLIAM KURZENBERGER

TOPOLOGY  
PLANNER

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## JOSEPH HOCHREITER

SENIOR ENVIRONMENTAL CONSUTLING,  
PRINCIPAL SCIENTIST

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(m) 215-962-6564



# **BDA Virtual Application Session**

**Tony Findley, NJDEP  
Brownfield Project Manager**



**Contaminated Site Remediation & Redevelopment (CSRR)  
Office of Brownfield & Community Revitalization (OBCR)**





# Background

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- **Assigned to Perth Amboy BDA, Among Others**
- **Have over 30 Yrs. Experience Working on BF Projects**
- **Worked Wide Range of BF Projects:**
  - **Parks/Open Space**
  - **Commercial/Industrial/Residential**
  - **Mixed Used Redevelopments**
  - **Marina/Ferry Projects**
  - **Natural Gas Power Plan**
  - **Landfills/UXOs (munitions)/Radiological**



## **Designated BDA Project Manager**

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- **Each BDA Single Point of Contact = BDA PM**
- **BDA PM = Works with Municipality all Matters Remediation/Redevelopment**
- **BDA PM = Coordinate Meetings Stakeholders**
- **BDA PM = Run Interference Internal/External Matters Related to BDA Projects**
- **BDA PM = Work with Municipality & Redeveloper IDs/Leveraging Fundings**
- **BDA PM = Work to Expedite Reviews/Permits/Approvals, etc..**
- **BDA PM = Table and Work Closely LSRP on Remediation/Redevelopment Approach/Decisions**





## **Value/Benefit of BDA**

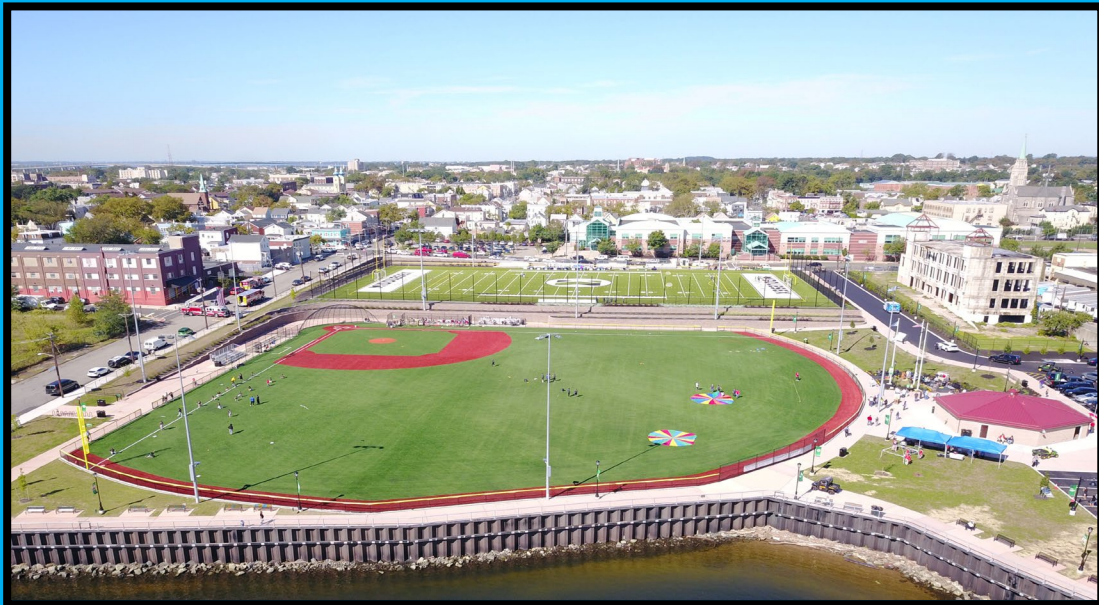
- **Partnership with Municipality**
- **BDA PM = Input/Accessibility**
- **Fund = Leverage More**
- **Technical = Input/Guidance**
- **Interface = Federal/State Partners**
- **Work = LSRP/Redevelopers**
- **Expedite = Reviews/Approvals**
- **BDA PM = ID/Bring Right Parties Table**



# Community Benefits



*Before: Brownfield located on 960-1000 High Street*



*After: BridgePort Logistics Center*





# Contact Information

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**Anthony Findley**

**Office of Brownfield & Community Revitalization**

**NJ Dept. of Environmental Protection**

**[anthony.findley@dep.nj.gov](mailto:anthony.findley@dep.nj.gov)**

**(609) 292-1388 (W)**

**(732) 238-8709 (M)**

# 5 Minute Break



# Brownfield Development Area (BDA)

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Relaunch 2023-2024



**Contaminated Site Remediation & Redevelopment (CSRR)**  
**Office of Brownfield & Community Revitalization (OBCR)**



# Brownfield Development Area (BDA)

Applications for new BDAs are being accepted through April 30, 2024!

BDA Application Form

BDA Application Guidance

BDA Application Attachment Templates



Hamilton Stage for Performing Arts, Rahway



# HDSRF Benefits

## For BDA Designations

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There are significant  
HDSRF benefits to  
municipalities with the  
BDA designation



**Cap of \$5,000,000/year; 100% PA/SI/RI, 75% RA**



**OBCR point of contact**



**Ownership is not required**



**No limitation for end-use type for remedial action grant**

# Brownfield Development Area (BDA) – Application Form



**New Jersey Department of Environmental Protection**  
Contaminated Site Remediation & Redevelopment  
Office of Brownfield & Community Revitalization

## Brownfield Development Area (BDA) Application Form

Date Stamp  
(For Department use only)

**NOTE:** If any information is missing, the application will be deemed incomplete and will not be considered. A complete application includes: the completed BDA Application Form, all required supporting information or documentation, required resolutions/ordinances, and letters of support.

For detailed instructions to complete the form and attachments see the *Brownfield Development Area Application Guidance* and the *BDA Application Instructions* available at: [NJDEP SRP - Brownfields Development Area \(BDA\) Initiative](#).

To complete this application, provide the following attachments: (Attachments A, C, and D are available at: [NJDEP SRP - Brownfields Development Area \(BDA\) Initiative](#)).

- Attachment A - BDA Site List (*template provided on website*)
- Attachment B - Scaled Map or Photo
- Attachment C - Baseline Property Datasheets (*template provided on website*)
- Attachment D - Steering Committee (*template provided on website*)
- Attachment E - Overview of the Steering Committee
- Attachment F - Community Overview
- Attachment G - Redevelopment Vision and Community Benefits

### Section I: Applicant Information

Applicant Name:

Mailing Address:

Municipality:  State:  Zip Code:

Contact Person:  Phone Number:

Email address:

Applicant Type (*check one*):

- ☐ Municipality ☐ County ☐ Redevelopment Agency ☐ Co-applicants\*

\* If co-applicants, attach additional copies of this section with the appropriate information for each co-applicant. The governmental applicant may partner with non-profits, community groups, and others; however, these entities cannot apply on their own.

### Section II: Project Information

Project Name:

**A.** Clearly state the boundaries of the proposed BDA. Provide a narrative description of the proposed BDA and why these boundaries were selected. See *BDA Application Instructions* for details.



# Brownfield Development Area (BDA) –Application Guidance

## Brownfield Development Area Application Guidance

The New Jersey Department of Environmental Protection (DEP), Office of Brownfield and Community Revitalization (OBCR) is pleased to provide this application guidance for Brownfield Development Area (BDA) designation. The BDA Program is designed to help communities affected by multiple brownfield sites to plan for and implement investigation, remediation, and redevelopment of those brownfield sites in a comprehensive and coordinated manner. The BDA Program represents a unique partnership among the NJDEP and applicants to transform distressed sites into revitalized neighborhoods and communities. (“Applicant” as referenced in this document will refer to towns, counties, municipalities, redevelopment agencies, and other public entities authorized to exercise redevelopment powers, pursuant to the local redevelopment and housing law (C.40A:12A-4).)

A Brownfield Development Area (BDA) designation creates a long-term partnership with the applicant, Steering Committee, the host municipality, and the NJDEP. The partnership focuses available resources to develop and implement a strategic plan for investigation, remediation, and redevelopment of the brownfield sites within the BDA. The overview of the BDA Program and details on the BDA process are posted at [https://www.nj.gov/dep/srp/brownfields/bda/bda\\_synopsis.htm](https://www.nj.gov/dep/srp/brownfields/bda/bda_synopsis.htm).

### BDA Selection Process and Criteria

In the BDA application process, Steering Committees, and partnering municipalities will apply to DEP for designation of an area affected by multiple brownfield sites as a “Brownfield Development Area” or BDA. BDA projects will be selected based on application completeness, quality (will be points-based) and staff availability.

**Applications must be received by the Office of Brownfields and Community Revitalization by April 30, 2024.**

Selection criteria will include:

- Quality and completeness of the BDA application
- Extent to which the boundaries of the proposed BDA are consistent with the boundaries of a community or neighborhood, rather than merely properties that happen to be located near one another
- Extent to which the proposed BDA is consistent with Smart Growth principles (<https://smartgrowthamerica.org/>)
- Description of redevelopment plan for the proposed BDA
- Documents to support the implementation of the redevelopment plan
- Level of community involvement in the BDA
- Anticipated benefits to the community, public health, and the environment from the proposed BDA

Applicants not selected for BDA designation based on the quality of the application will receive feedback in improving their applications for consideration in the future.

### Memorandum of Understanding Establishing the BDA

Successful applicants will enter a Memorandum of Understanding (MOU), which will govern the partnership formed by the Steering Committee, the host municipality, and NJDEP. The MOU memorializes the BDA boundaries, the Steering Committee membership, and sets forth the steps of the BDA process and the commitments of all parties. This MOU will be executed upon designation and renewed biennially upon determination by NJDEP of progress as demonstrated in the required reports. This biennial renewal requirement will impose a responsibility on all parties to ensure progress on the BDA.

### Who Can Apply

Applications will be submitted by the applicant on behalf of the local Steering Committee. “Applicant” as referenced in this document will refer to towns, counties, municipalities, redevelopment agencies, and other public entities authorized to exercise redevelopment powers, pursuant to the local redevelopment and housing law, C.40A:12A-4.

Steering Committees should be comprised of but not limited to, representatives from municipalities, counties, redevelopment agencies, housing authorities, improvement authorities, and other stakeholders such as neighborhood residents, property owners (including owners of the BDA sites), potential developers, community organizations, local business leaders, and environmental groups and commissions. All applications must include an ordinance or a resolution of support from the host municipality to partner with the applicant Steering Committee and to adhere to the terms of the MOU governing the BDA project.

### How to Apply

Applications will open on **October 30, 2023**. Section-by-section instructions for completing the BDA application form are included in the application. **Applications must be received by OBCR by April 30, 2024.** One (1) digital copy (in PDF format or other compatible format) of the application is required. Please email the application to [bdaapp@dep.nj.gov](mailto:bdaapp@dep.nj.gov). Please also email a Dropbox link or similar format to [bdaapp@dep.nj.gov](mailto:bdaapp@dep.nj.gov).

Applicants are encouraged to contact OBCR for more information or assistance with completing the BDA application. Applicants may email OBCR with any questions [bdaapp@dep.nj.gov](mailto:bdaapp@dep.nj.gov). The applicant may also call OBCR with any inquiries. When calling, please direct your questions to:

Office of Brownfield & Community Revitalization  
Phone: 609.984.1790



# Brownfield Development Area (BDA) – Application Guidance by Section

## Guidelines by Section

Applicants are reminded to provide information in response to all components of this application. Applicants may add information that, while not specifically requested, may be important in presenting the overall picture of the proposed BDA project.

### Section I: Applicant Information

The applicant needs to provide the complete mailing address, a phone number, and e-mail of a contact person. In the case of co-applications, provide information for each co-applicant.

### Section II: Project Information

1. **Project Boundaries.** Clearly state the physical boundaries of the proposed BDA and why these boundaries were selected. The boundaries may be geographic features, including rivers or other bodies of water, railroads or streets/roads/highways. When boundaries are streets, street names should be listed. This statement should be as brief as possible while accurately describing the area. (Example: “A neighborhood bounded by River W, highway X, Y Street and the Z railway line currently containing residential, commercial and light industrial uses. The proposed BDA includes six brownfield sites, which the Steering Committee proposes should be remediated and reused consistent with an overall community vision for the area. The area was selected because....”).
2. **List of Brownfield Sites within the Proposed BDA.** The brownfield sites proposed for remediation and reuse must fit the description of a brownfield: “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.” Brownfields may be vacant or improved land. List each site and the corresponding street address or Tax Block(s) and Lot(s). Sites may consist of individual parcels or multiple parcels that function as a single unit (e.g., a large commercial facility covering several lots) and should be identified by their current, rather than anticipated, name or use. To the extent known, the site size and ownership information should be included in this section.
3. **Scaled map or photo.** Provide a single scaled map or aerial photo depicting the boundaries of the entire proposed BDA as well as the individual site boundaries for each brownfield site listed in Section II.B. Clearly identify on the map or photo each brownfield site with the site name as it appears in Section II.B. Identify prominent physical features such as streets, railroads, water bodies, etc.

### Section III: Baseline Information for Brownfield Sites within the BDA

For each of the brownfield sites listed in Section II.B., complete a separate Baseline Property Datasheet. The information required to complete the Datasheets is readily available from the municipal tax office or, in the case of environmental information, the local or county health department or NJDEP. Include the site name and address, all blocks and lots, property size, zoning, the name and address of the property owner, a physical description of the property, the current use and any known past uses. Extensive additional site information is not required for this application; however, any existing information concerning past or current owners, site operations and remediation activities must be included. Information pertaining to site remediation activities can be obtained from NJDEP Data Miner Database at <https://niems.nj.gov/DataMiner>.

### Section IV: Steering Committee

The Steering Committee will lead the project throughout the process and must be committed to seeing the project through to completion. BDA applications will be evaluated, in part, based on the extent to which the proposed Steering Committee reflects broad community representation and commitment to completion of the BDA project. The Steering Committee may be comprised of but not limited to, representatives from municipalities, counties, redevelopment agencies, housing authorities, improvement authorities, and other stakeholders such as neighborhood residents, property owners (including owners of the BDA sites), potential developers, community organizations, local business leaders, and environmental groups and commissions. These and other potentially affected stakeholders should be informed of the BDA application process and invited to participate or to submit a statement of their support. In this Section, list each of the Steering Committee members, their affiliations, contact information and the stakeholder sector they represent, starting with the Steering Committee Chair. The application must include a separate letter of interest from each prospective Steering Committee candidate that affirms their commitment to the project and the BDA process.

### Section V: Steering Committee Support

Demonstrate that the Steering Committee is representative of the community and has the support of the community and the host municipality. Provide a brief description of the method by which the Steering Committee was created. An ordinance or a resolution of support from the municipal governing body for the BDA project, and another ordinance or resolution indicating the municipality’s willingness to enter an MOU with the DEP and the Steering Committee, are required. Ordinances/resolutions must have been adopted/passed in support of this specific year’s BDA application. Letters of support from local government stakeholders will give added weight to the application. Any funding currently allocated for the project from municipal or other sources should be listed. Additional letters of support for the application from other areas or community organizations should be included as part of this section. These letters are encouraged to be as unique and explicit as possible as to the degree and level of support for the proposed project and the Steering Committee. Letters of support from brownfield site property owners and environmental commissions or organizations are also encouraged.

### Section VI: Community Overview

Provide a narrative description for the proposed BDA under the following headings:

- **Justification for the BDA Boundaries.** Provide the rationale for the selection of the BDA boundaries based on neighborhood factors or other designations (examples would include a school sending area, active industrial or commercial area, or other recognized or logical grouping of the sites). Detailed information concerning current uses within the proposed BDA must be provided.
- **Area Population and General Demographics.** Provide an estimate of the resident population by major census categories. Provide general information including, but not limited to, describing income, education, dominant employment sectors, unemployment figures.
- **Housing, Economic Activity and Public Assets.** Describe residential dwellings and existing commercial or industrial entities in the project area. Describe schools and other public assets as necessary to aid in characterizing the proposed BDA.
- **Local Planning Designations.** Identify local planning designations applicable in the BDA project area, including zoning, historic districts, redevelopment areas, etc. Provide an overview of the municipality’s master plan goals and a current municipal zoning map for the proposed BDA and immediate vicinity. Other redevelopment plans may be included.
- **Economic Development Designations.** Identify all economic development designations, overburdened communities, such as a special improvement district, Environmental Opportunity Zone, Urban Enterprise



# Brownfield Development Area (BDA) – Application Guidance by Section

Zone, Federal Opportunity Zones, New Jersey Redevelopment Authority (NJRA) legislatively designated municipalities, and any other relevant local designation that may impact the plan or the resources available for the BDA project.

- State Planning Areas. Please provide the state planning area designation of the proposed BDA.
- Transportation Infrastructure. Discuss transportation infrastructure in the BDA project area including the availability of and access to public transportation, public parking, and/or designated Transit Village.
- Recreation and Open Space Inventory. Identify existing parks, playgrounds, public spaces (gardens, boulevards, etc.) and water bodies within the BDA. Include a description of all existing properties used for public recreation and open space. A general description of street landscaping should also be included.
- Obstacles to Redevelopment. Identify features that may represent obstacles or challenges to redevelopment including the presence of wetlands, floodplains, tidelands, threatened and endangered species, etc.

## Section VII: Redevelopment Vision and Community Benefits

Clearly detail the anticipated benefits to the community and the environment as a result of the proposed BDA project. Provide a statement of purpose describing any proposed end uses and demonstrating that the objectives of the project are consistent with Smart Growth principles (<https://smartgrowthamerica.org/>).

Describe all formal or informal planning efforts to date develop a community vision.

Provide a narrative describing the anticipated benefits to the community from the improvements associated with the remediation of the brownfield sites and the community's support for this effort under the following headings:

- Direct and Indirect Environmental Benefits: List potential benefits to air, surface water, ground water, and soil quality from this project. Be as specific as possible. Specifically identify any "green building" elements of the proposed redevelopment. (Refer to <http://www.usgbc.org> for additional information on building "green".)
- Aesthetic Benefits: Describe the potential benefits to the landscape of the neighborhood including improvements to existing street infrastructure and property.
- Community Quality of Life Benefits: Describe the potential benefits from the BDA project that could improve the lives of people living and working in the neighborhood. Specifically identify any "brownfield-to-greenfield" components of the proposed redevelopment.
- Public Health Benefits: List ways in which the BDA project will improve the health of the residents in and around the BDA.
- Economic Benefits: List specific economic benefits, and to the degree possible, quantify in terms of work, income, and other commercial benefits.
- Planned End-Use: Provide a description of the planned end use within the boundaries of the BDA.



**Brownfield Development Area (BDA) Application Form**  
**Section II - Project Information**  
**Attachment A - BDA Site List**

Project Name:	
Applicant:	

[illegible]





**New Jersey Department of Environmental Protection**  
Contaminated Site Remediation & Redevelopment  
Office of Brownfield & Community Revitalization

**Brownfield Development Area (BDA) Application Form**  
**Section III – Baseline Information for Brownfield Sites**  
**Attachment C - Baseline Property Datasheet**

**Date Stamp**  
(For Department use only)

Project Name: \_\_\_\_\_  
Applicant: \_\_\_\_\_

### Property Information

Property Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Municipality: \_\_\_\_\_ (Township, Borough, or City)  
 County: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Municipal Block(s) and Lot(s) (attach additional pages as necessary):

Block #	Lot #(s)	Block #	Lot #(s)
Block #	Lot #(s)	Block #	Lot #(s)
Block #	Lot #(s)	Block #	Lot #(s)
Block #	Lot #(s)	Block #	Lot #(s)

Property size in acres: \_\_\_\_\_ Zoning Designation: \_\_\_\_\_

## Property Owner

Business Name:			
Contact Person:		Telephone Number:	
Mailing Address:			
Municipality:		State:	Zip Code:
Email Address:			

### Physical Description

(Use terms such as "industrial", "abandoned", "dump", etc. and detail specific site features such as buildings, paved areas, etc.)

**Known or Suspected Contaminants / Affected Media**

## NJDEP Program Status

List the DEP program involved, or if a final remediation document (Response Action Outcome (RAO), or No Further Action (NFA) letter) has been issued for the site, provide the date of the RAO/NFA determination. If there is an existing PI#, please include it. This information can be obtained from the DEP Data Miner Database at <https://njems.nj.gov/DataMiner>

NJDEP Program:	PI#:
----------------	------

Has a final remediation document [Response Action Outcome (RAO), or No Further Action (NFA) letter] been issued?..... ☐ Yes ☐ No

If "Yes" provide the date of the RAO/NFA determination: \_\_\_\_\_

## Site History

[illegible]



# Brownfield Development Area (BDA) – Attachment D



New Jersey Department of Environmental Protection  
Contaminated Site Remediation & Redevelopment  
Office of Brownfield & Community Revitalization

## Brownfield Development Area (BDA) Application Form Section IV – Steering Committee Attachment D - Steering Committee List

Date Stamp  
(For Department use only)

Project Name: \_\_\_\_\_

Applicant: \_\_\_\_\_

### Steering Committee List

List the names of Steering Committee members, their affiliations, contact information, and the stakeholder sector that each Steering Committee member represents, **starting with the Steering Committee Chair**. Identify any Steering Committee member who owns or operates a property proposed for inclusion in the BDA in Section II.B as "Property Owner". **Include a separate letter of interest from each Steering Committee member.** Please include a copy of this table and the letters of interest as **Attachment D: Steering Committee List**.

#### Chair

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_

#### Co-Chair ☐ (Check if applicable)

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_

For additional space click here to duplicate this page at the end of the form



Duplicate Page

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_

Name: \_\_\_\_\_

Affiliation(s): \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Stakeholder Sector Represented: \_\_\_\_\_



# Brownfield Development Area (BDA) –Application Acronyms

BDA = Brownfield Development Area

HDSRF = Hazardous Discharge Site Remediation Fund

MOU = Memorandum of Understanding

PA = Preliminary Assessment

RA = Remedial Action

RI = Remedial Investigation

SI = Site Investigation





# **Brownfield Development Area (BDA) Questions?**



# HELP!



# NJIT TAB – EPA REGION 2

**NJIT** has served as an  
EPA designated  
technical assistance provider  
since 2008

**NJIT TAB** serves as an independent resource to: state, territory, regional, county, tribal, and local government entities, and nonprofits attempting to learn about, identify, assess, cleanup and redevelop brownfields.

➤ **Assistance is free!**



before



after



# NJIT TAB Leadership Team



**We are planners, engineers,  
environmental scientists, and social scientists  
who have helped hundreds of communities.**

# NJIT TAB ASSISTANCE

**Assistance is provided through...**

- ❖ Brownfields Academy/  
Resource Center
- ❖ Brownfield Educational  
Forums
- ❖ One-on-one Technical  
Assistance

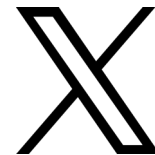
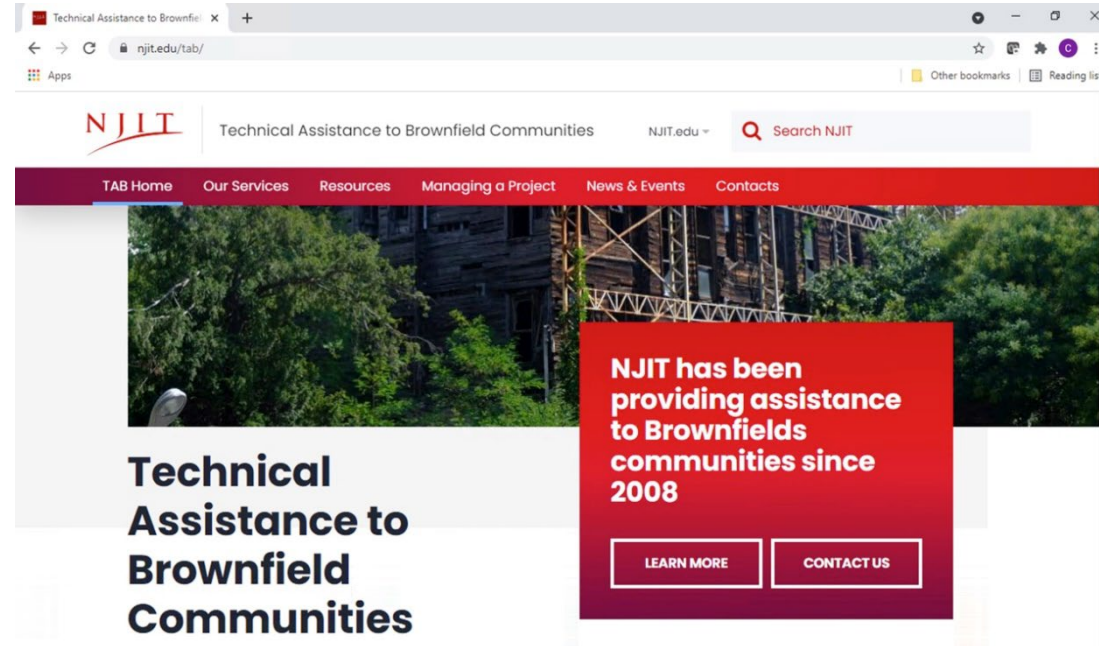




# NJIT TAB Resource Center

**www.njit.edu/tab**

- ❖ info on all aspects of assessing and cleaning up a brownfield site
- ❖ news and upcoming events
- ❖ Federal and state funding sources
- ❖ EPA and state contacts
- ❖ previously recorded webinars
- ❖ downloads of workshop and seminar presentations
- ❖ success stories
- ❖ how-to videos
- ❖ successful grant applications
- ❖ Infill development, resilience, OZs, etc.



@NjitTab



**NJIT TAB  
Hotline**  
973-642-4165

**Email:** *tab@njit.edu*

# NJIT TAB Brownfield Educational Forums

**Conferences:** pre-conference workshops, learning labs, panel sessions, office hours

**Workshops:** 2 to 4 hour interactive sessions on brownfield related topics

**Brownfield Boot Camps:** 4 to 7 hour more intensive, deep dive into specific brownfield related topics

**Webinars:** various brownfield related topics

**All-Grantee Meetings:** work with state agencies and EPA





# NJIT TAB One-on-One Technical Assistance

*Tailored to your specific needs...*

Identify funding sources

Guidance on developing brownfield inventories

Review draft grant applications

Create project prioritization processes

Develop redevelopment strategy

Participate in the consultant solicitation process

Develop strategies on marketing brownfields sites

Explain the regulatory programs

Develop Assets and Needs Studies

Explain clean-up technologies

Design and conduct community workshops



# NJIT TAB





# Questions?