NJDEP’s Brownfield Development Area (BDA) Application Workshop
Chester, NJ
November 30, 2023
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

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

HEREANDNOW.WBUR.ORG

Advantages of Having a Brownfield Site

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

http://www.rochestersubway.com

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

1. **Planning**
   - Assemble a task force
   - Create a Brownfield inventory and prioritize sites

2. **Site Assessment**
   - Phase I ESA
   - Phase II ESA
   - Remedial Investigation

3. **Site Remediation**

4. **Redevelopment**

**Engage the community**

**Build Partnerships**

**Funding sources**

**Site reuse vision**
Planning
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
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)?
Questions & Answers
HELP!

- Engaging the community
- Adhering to EPA grant requirements
- Navigating the regulatory process
- Identifying/securing funding
- Marketing the brownfield site
- Engaging the right contractors
- Understanding laws and regulations
- Understanding the technical issues
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!
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
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.

NJIT TAB Hotline
973-642-4165

Email: tab@njit.edu
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
- Review draft grant applications
- Develop redevelopment strategy
- Participate in the consultant solicitation process
- Explain the regulatory programs
- Explain clean-up technologies
- Guidance on developing brownfield inventories
- Create project prioritization processes
- Develop strategies on marketing brownfields sites
- Develop Assets and Needs Studies
- Design and conduct community workshops

Technical Assistance to Brownfield Communities