



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



<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>

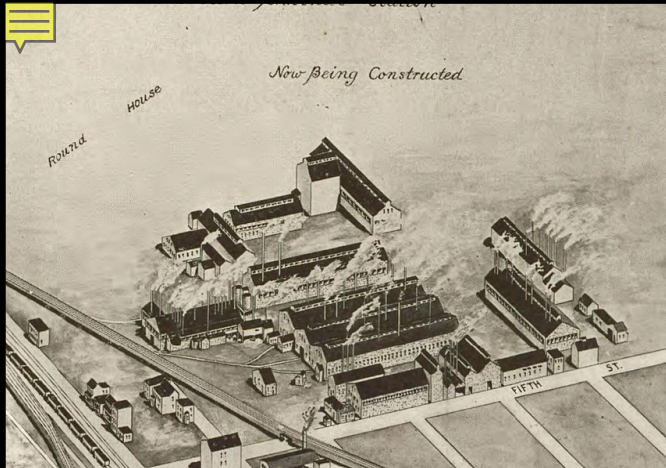
Opportunities



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

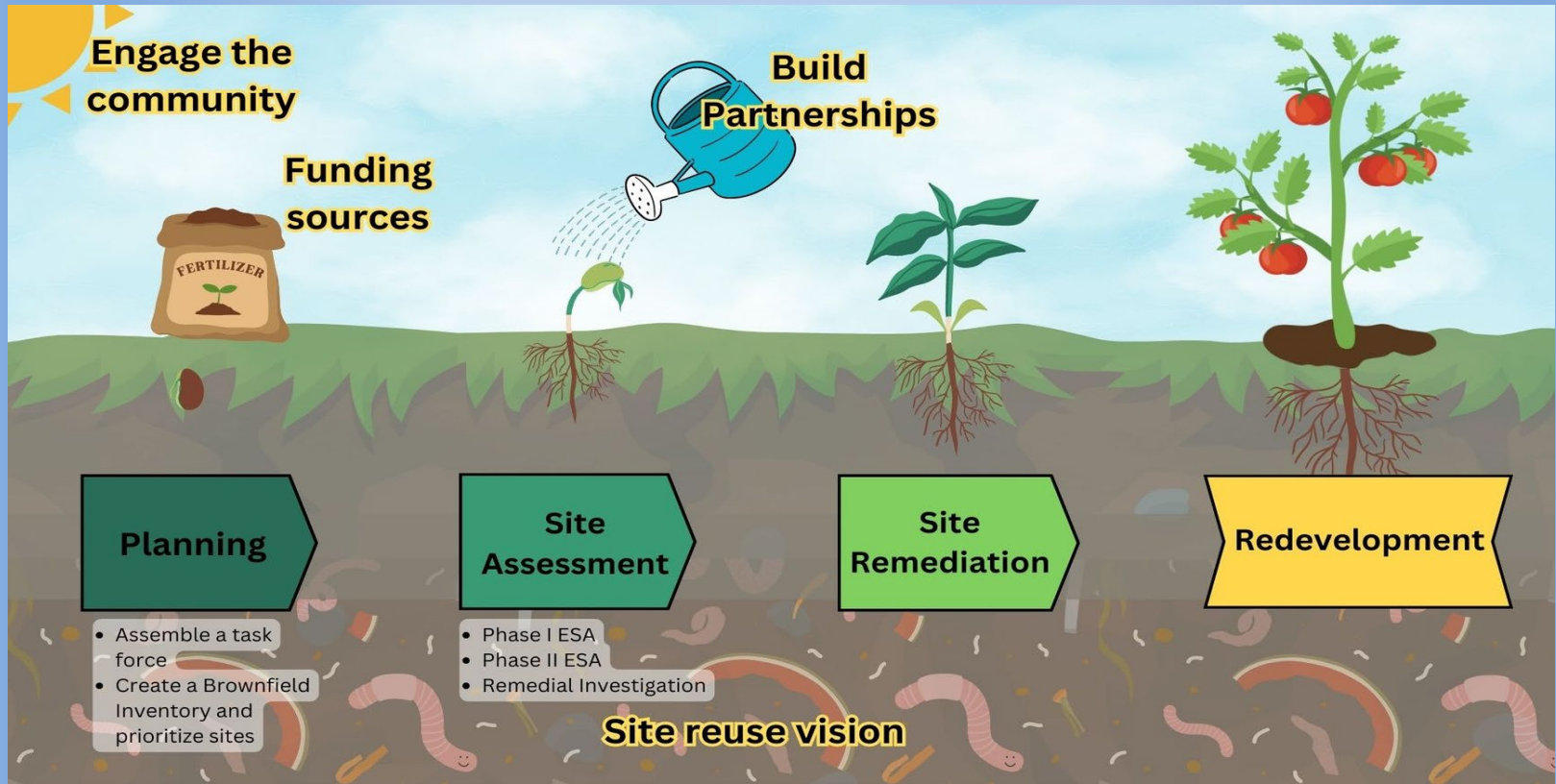


- Removes health and safety hazards
- Removes eye sore; improves community appearances
- Alleviates community fears and worries

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

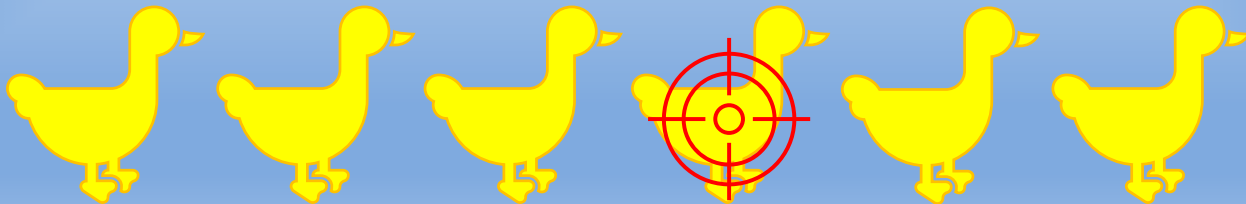


Planning



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**



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?

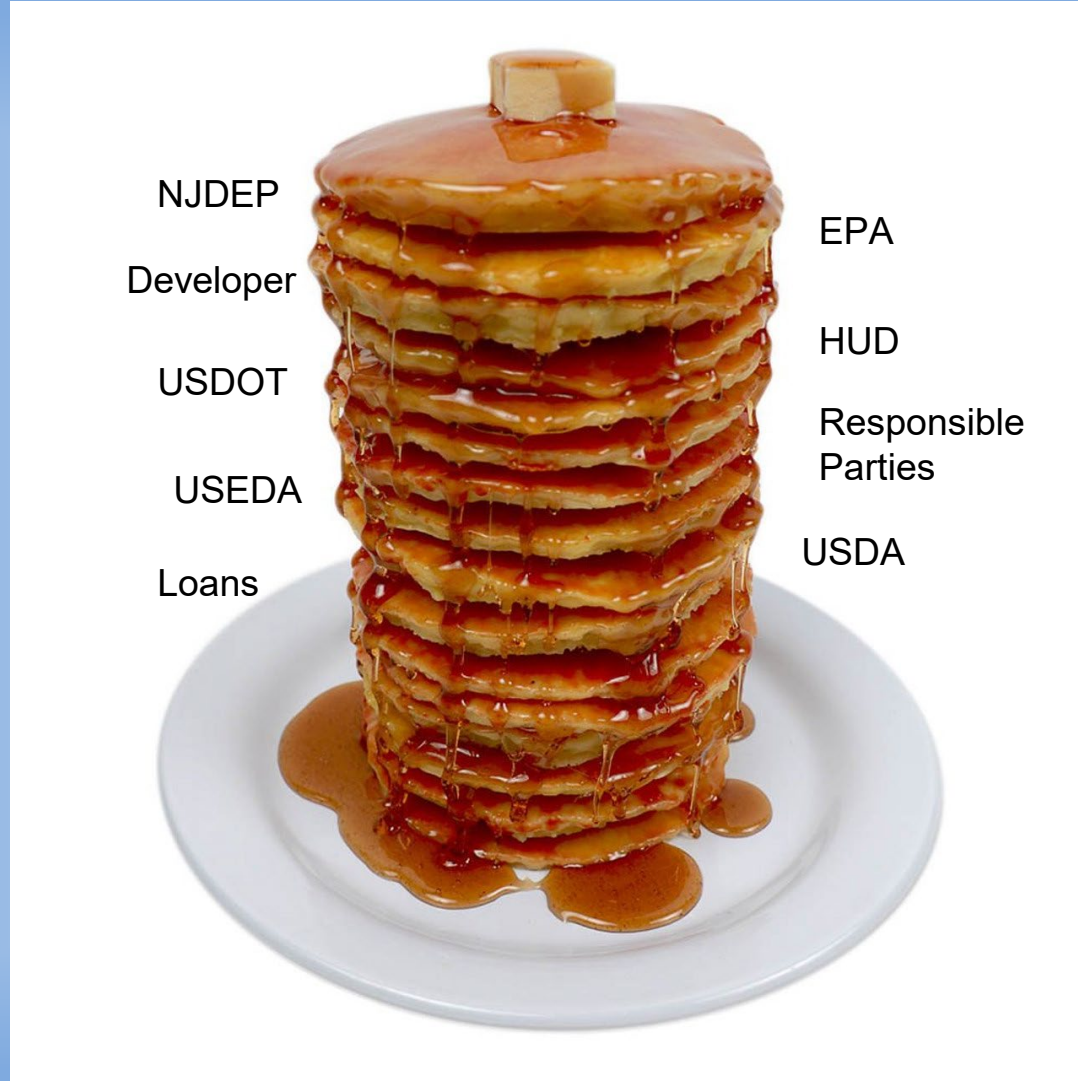
What do you know about your site(s)?





FUNDING





Funding Stack

Questions & Answers



HELP!

Engaging
the community

Adhering to EPA
grant requirements

Understanding laws
and regulations

Navigating
the regulatory
process

Identifying/
securing funding

Marketing the
brownfield site

Understanding the
technical issues

Engaging the right
contractors



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!**



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...

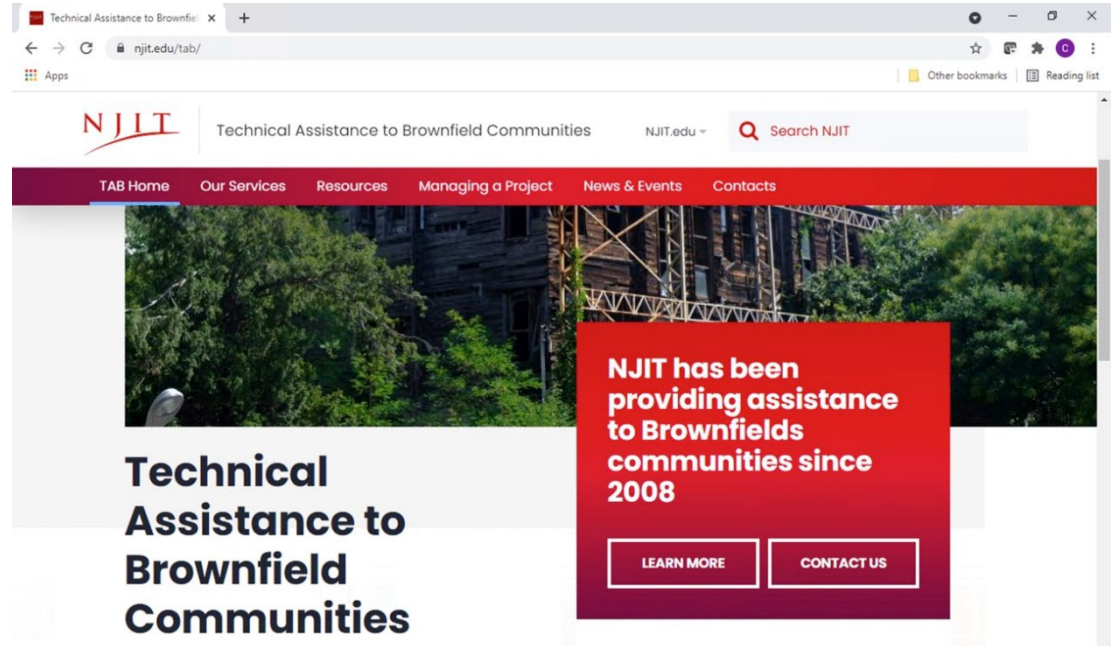
- ❖ Brownfields Academy/
Resource Center
- ❖ Brownfield Educational
Forums
- ❖ One-on-one Technical
Assistance



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*



TAB

Technical Assistance to
Brownfield Communities

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

