



GREEN ACRES

LOCAL GOVERNMENT UNIT AND NONPROFIT GUIDE

Preliminary Assessments

It is the mission of the Green Acres Program to assist in the acquisition or development of land which can be safely used by the public for recreation and conservation purposes. Green Acres rules (N.J.A.C.7:36) require a review of all proposed project sites for evidence of the past use of properties as landfills; hazardous waste production, storage or disposal sites; or for the adverse effects resulting from such sites in proximity to proposed parklands. A local government unit or nonprofit must obtain and submit to Green Acres a Preliminary Assessment Report (PAR) on any site to be acquired or developed. This requirement is intended to minimize public liability for site cleanup costs and to help ensure that lands acquired or developed with public funds can be safely utilized for recreation without risk to public health. A preliminary assessment that incorporates a thorough review of environmental records and historical aerial photography, and careful inspection of the property, provides reasonable assurance that areas of concern that may pose a threat to public health and the environment will be identified and properly addressed.

The PAR must be prepared in accordance with the Technical Requirements for Site Remediation (TRSR), N.J.A.C. 7:26E-3.1. Its purpose is to identify areas of concern (AOC) at a property and, if necessary, propose further investigation of those AOCs. Further investigations may consist of soil sampling, geophysical surveys, and/or investigative methods. Upon completion of the additional investigation, the applicant is required to submit a Site Investigation Report (SIR) to the Green Acres Program. The SIR should be prepared in accordance with the TRSR, as well as the NJDEP's February 21, 2012 Soil Investigation Technical Guidance available at http://www.state.nj.us/dep/srp/guidance/srra/soil_inv_si_ri_ra.pdf

If the analytical results indicate the presence of contaminants above the NJDEP's Soil Remediation Standards, the Site Remediation Reform Act (N.J.S.A. 58:10C-1) requires the remediation to be done via a Licensed Site Remediation Professional (LSRP). Upon completion of the remediation, the LSRP will issue a Response Action Outcome (RAO). The applicant shall submit a copy of the RAO, a Remedial Action Report and, if applicable, any Deed Notices established for the property, to the Green Acres Program for review. The RAO shall allow for the intended use of the property.

All wells installed as part of the remediation shall be decommissioned pursuant to "Well Construction and Maintenance; Sealing of Abandoned Wells", N.J.A.C. 7:9D. This action must be completed by a licensed well driller and shall include the filing of a well decommissioning report with NJDEP's Bureau of Water Allocation and Well Permitting.

If the RAO is deemed acceptable to the Green Acres Program, then the Green Acres Program can release funding for the project. Please note that since the Green Acres Program is not an approving authority for the investigation and/or remediation of properties, the applicant is still required to submit all necessary documentation to the DEP's Site Remediation Program, as required by the Site Remediation Reform Act, referenced above.

The cost of a PAR completed in compliance with the Technical Requirements for Site Remediation is eligible for Green Acres funding. Also eligible is further testing, as determined by the Department based on findings and recommendations of the PAR. Remediation work done to address any AOCs that are identified in the PAR or by other means, is not eligible for Green Acres funding but may be eligible for assistance by other programs within the Department of Environmental Protection.