

# Q1 QUARTERLY BROWNFIELD ROUNDTABLE

January 30, 2024

Office of Brownfield & Community Revitalization



# INTRODUCTION

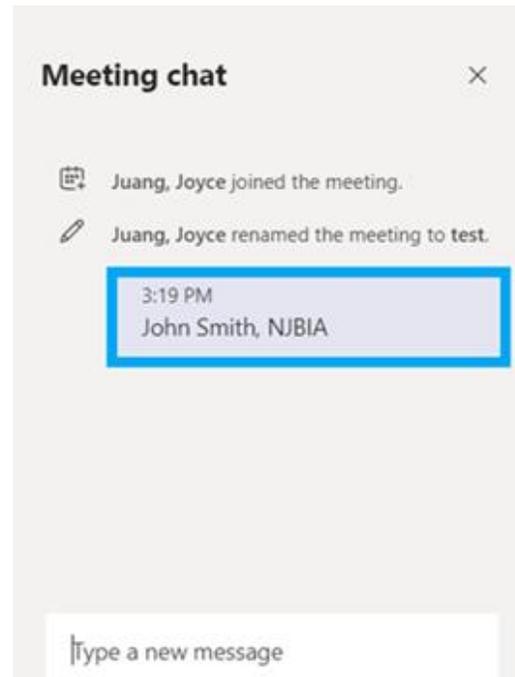
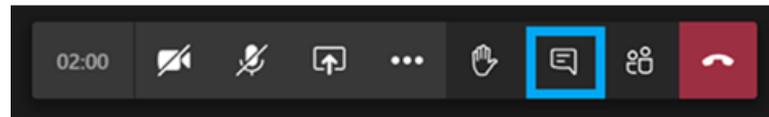
Frank McLaughlin, Manager  
NJDEP, Office of Brownfield & Community Revitalization



# In-House Rules Friendly Reminder

## ▶ Attendance:

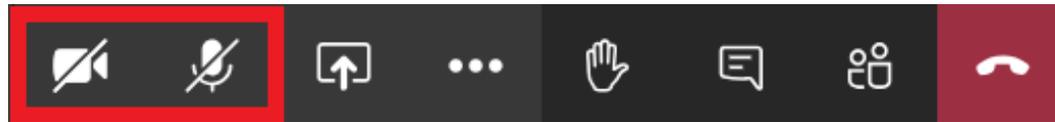
- ▶ Please enter your first and last name and organization you represent in the chat box in lieu of sign-in sheet.
- ▶ *If you have dialed into the meeting, please email Rachel Stopper at [Rachel.Stopper@dep.nj.gov](mailto:Rachel.Stopper@dep.nj.gov). We are unable to identify the names of dialed in attendees.*



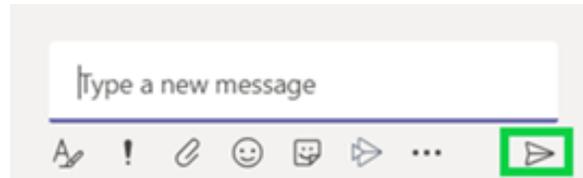
# In-House Rules Friendly Reminder

## ▶ Questions/Speaking Etiquette:

- ▶ Please make sure your microphone is muted and your camera is off.



- ▶ To request the opportunity to ask a question, please enter your name and affiliation in the chat box.



- ▶ When called on to speak, you may un-mute yourself and, if you would like, turn on your camera.



- ▶ When you have finished speaking, please re-mute yourself and turn off your camera.



# AGENDA:

## Brownfields Quarterly Roundtable January 30, 2024

<b>9:30am – 9:35am</b>	<b>Introduction</b> Frank McLaughlin – NJDEP, Office of Brownfield and Community Revitalization, Manager
<b>9:35am – 9:50am</b>	CSRR Update David Haymes – NJDEP, Contaminated Site Remediation & Redevelopment, Assistant Commissioner
<b>9:50am – 9:55am</b>	HDSRF Update Rachel Stopper – NJDEP, Office of Brownfield and Community Revitalization, HDSRF Coordinator
<b>9:55am-10:15am</b>	USEPA Update Terry Wesley – USEPA, Brownfield Section Chief Schenine Mitchell – USEPA, Brownfields Program Coordinator
<b>10:15am-10:30am</b>	BREAK
<b>10:30am – 10:40am</b>	Brownfield Development Area (BDA) Update Frank McLaughlin – NJDEP, Office of Brownfield & Community Revitalization, Manager <ul style="list-style-type: none"> <li>▪ BDA Update</li> </ul>
<b>10:40am – 11:25am</b>	Brownfield Development Area (BDA) Partner Update Tashi Vasquez – City of Perth Amboy, Director of Economic & Community Redevelopment Will Kurzenberger – Topology, Redevelopment Planner Anthony Findley – NJDEP, Office of Brownfield & Community Revitalization, BDA Manager <ul style="list-style-type: none"> <li>▪ Perth Amboy BDA Successes</li> </ul>
<b>11:25am – 11:55am</b>	Brownfield Development Area (BDA) Application Overview Rachel Stopper – NJDEP, Office of Brownfield & Community Revitalization, HDSRF Coordinator Jamilah Harris – NJDEP, Office of Brownfield & Community Revitalization, BDA Manager
<b>11:55am-12:15pm</b>	Open Discussion – Brownfield Applications Q&A
<b>12:15pm-12:30pm</b>	Conclusions

# CSRR UPDATE

David E. Haymes, Assistant Commissioner  
NJDEP, Contaminated Site Remediation &  
Redevelopment



# HDSRF UPDATE

Rachel Stopper, HDSRF Coordinator  
NJDEP, Office of Brownfield & Community Revitalization





# Hazardous Discharge Site Remediation Fund (HDSRF) Update



- Staffing
  - 2 full-time HDSRF Coordinators, 2 part-time
- Status of the HDSRF
  - FY24 Uncommitted Balance = \$64,737,924.59
- HDSRF Recommendations
  - 2023 Recommendations = \$18,686,064
  - BDA Recommendations since inception = \$191,037,371

January 25, 2024 data

# Hazardous Discharge Site Remediation Fund (HDSRF) Update

## Thank you!

Rachel Stopper  
[Rachel.Stopper@dep.nj.gov](mailto:Rachel.Stopper@dep.nj.gov)  
609.633.0736



# USEPA UPDATE

**Terry Wesley, Brownfield Section Chief, USEPA**

**Schenine Mitchell, Brownfield Program Coordinator, USEPA**



# NJDEP Brownfield Quarterly Roundtable Meeting



EPA Region 2 Brownfields Program (*Updates*)

**January 30, 2024**

# Topics

Grant Funding and Announcements

Technical Assistance Services

Guidance and Rulemaking

A person's hands are holding a white rectangular sign with the text "SHOW ME THE MONEY" written in large, bold, red capital letters. The background is a blurred bokeh of colorful lights in shades of red, orange, green, and blue.

**SHOW  
ME THE  
MONEY**

# FY 2024 Brownfields Job Training Grants

On December 8, 2023, EPA selected **14 communities** to receive approximately **\$7 million** in Brownfields Job Training Grants to recruit and train unemployed and underemployed individuals with the skills needed to secure long-term employment in the environmental field. Each recipient will receive **up to \$500,000** to develop and operate environmental job training curriculums that advance environmental justice by providing opportunities for residents living in areas impacted by contaminated lands. Selected recipients in Region 2 are:

- Workforce Development Board of Herkimer, Madison, and Oneida Counties (Utica, NY)
- The Research Foundation of CUNY at the City College of New York (Harlem, NY)



Photo by Brandon Vallejo

# FY 2024 Brownfields Multipurpose, Assessment, and Cleanup (MAC) Grant Programs

- On September 26, 2023, EPA announced the availability of **\$235 million** in grants to assess and clean up polluted brownfield sites across the country. The new grants through EPA's Brownfields Multipurpose, Assessment, and Cleanup (MAC) program will advance environmental justice and help transform what were once polluted, vacant, and abandoned properties into community assets while spurring economic revitalization in underserved communities.
- Thanks to the historic boost from the Bipartisan Infrastructure Law, **EPA anticipates awarding approximately 200 grants nationwide this cycle at amounts ranging from \$500,000 to \$5 million per award.** This is the third wave of funding supported by this law, which provides \$1.5 billion to EPA's Brownfields Program and is helping more communities than ever before begin to address the economic, social, and environmental challenges caused by the legacy pollution at brownfield sites.
- The RFAs closed on **November 13, 2023.** Currently, EPA is in the process of reviewing applications. Anticipated timeline for making selections is **Spring 2024.**

# FY24 CERCLA 128(a) State and Tribal Response Programs

EPA's State and Tribal Brownfields Response Program empowers states, Tribal Nations, territories, and communities to build strong partnerships and local capacity to assess, safely clean up, and sustainably reuse brownfields. States and Tribal Nations are responsible for developing brownfields cleanup standards and policy and conducting or overseeing assessment and cleanup of brownfield sites in their jurisdictions. EPA provides funding to help establish or enhance state and tribal response programs.

- The FY24 CERCLA 128(a) funding requests from States, Tribes, and Territories closed on **December 15, 2023**. EPA will consider funding requests up to a **maximum of \$1.8 Million** total for FY24 Section 128(a) funding per recipient. As was the case in the past two fiscal years, the FY24 128(a) funding cycle includes annual appropriation and BIL funds.
- EPA Regions and the National Brownfields office are currently reviewing the funding requests. The agency anticipates funding selections to occur in **early Spring 2024**.
- General fact sheets about the program are available on EPA's Brownfields website and can be found here: [Section 128\(a\) Fact Sheet](#) and [Section 128\(a\) Technical Assistance Grants](#). Highlights from previous Section 128(a) projects can be found [here](#).

# EPA Brownfields Program: *Open Funding Opportunities*

- [FY 2024 Supplemental Funding Requests for Eligible Revolving Loan Fund \(RLF\) Grants](#) (open until March 15, 2024) EPA is announcing the availability of an estimated \$60 million in Bipartisan Infrastructure Law (BIL) funds to supplement eligible Brownfields Revolving Loan Fund (RLF) Grants. **Individual awards can be made up to \$5 million. There is no cost-share requirement!** Eligible cooperative agreement recipients (CARs) who may request supplemental funds are those that have an open Brownfields RLF Grant.
- [FY 2024 Technical Assistance to Existing and Potential Brownfields Revolving Loan Fund \(RLF\) Grant Recipients](#) (open until March 1, 2024) The EPA's Office of Brownfields and Land Revitalization (OBLR) is soliciting applications from eligible entities to provide RLF Technical Assistance that directly benefits entities nationwide that are eligible for EPA Brownfield RLF Grants to build sustainable RLF Programs.

**Got Help?**



# Targeted Brownfields Assessments

Subtitle A of the 2002 Small Business Liability Relief and Brownfields Revitalization Act authorizes EPA to establish a program to perform [Targeted Brownfields Assessments](#) such as [Phase I and Phase II Environmental Site Assessments](#) at properties within Region 2 at **no cost** to local governments, quasi-governmental agencies and tribes.

Information gathered from Targeted Brownfields Assessments gives local governments and prospective purchasers a better understanding of potential contamination issues at brownfields in their communities. EPA will characterize a brownfield to determine the nature and extent of the contamination. Results are provided to the community to assist them in redevelopment planning.

Region 2 Contact: Yocasta DeJesus ([dejesus.yocasta@epa.gov](mailto:dejesus.yocasta@epa.gov))

# Land Revitalization Technical Assistance

EPA's Land Revitalization Technical Assistance (LR TA) can help a community determine which types of brownfield site reuses are feasible, given local conditions (e.g., economic, infrastructure, social, climate and environmental site conditions), infrastructure availability, community site design preferences, and funding or financing resources.

LR TA typically supplements [brownfields grants](#) and other [technical assistance](#) provided under the Brownfields Program. An EPA contractor delivers the LR TA support **at no cost to communities**.

LR TA can help a community navigate many of the site reuse challenges posed by brownfield sites. While [land revitalization](#) looks different in every community, many [brownfields reuse planning activities](#) can be supported through LR TA, including:

- Information gathering on brownfield site and local conditions
- Conceptual design
- Understanding implementation resources

Region 2 Contact: Sadira Robles ([robles.sadira@epa.gov](mailto:robles.sadira@epa.gov))

# Nationwide Brownfields Technical Assistance Providers

EPA funds a variety of nationwide expert organizations to assist communities with brownfields issues. **Technical assistance is available at no cost to communities.** Providers include:

- **Technical Assistance to Brownfields Communities (TAB)** (*through 2028*) - The TAB Program provides technical assistance to communities, states, Tribal Nations and other public entities to help address their brownfield sites and to increase their understanding and involvement in brownfields cleanup, revitalization and reuse. NJIT is Region 2's TAB provider. Visit NJIT-TAB website [here](#).
- **Brownfields Land Banking Strategies** (*through 2027*) – The Center for Community Progress (CCP) is developing materials to support communities who are interested in using land banking strategies to address brownfield sites. [Reach out](#) to CCP if you need assistance connecting with land banks, understanding the use of land banks in brownfields projects, or if you are a land bank leader interested in supporting brownfield remediation. Visit CCP's website [here](#) and sign up to receive their newsletter [here](#).
- **Brownfields Revitalization Anti-Displacement Strategies Program** (*through 2027*) - UMass Dartmouth, in collaboration with the University of Louisville and Florida State University, provides guidance and training in developing and applying equity-centered and economically inclusive anti-displacement strategies. Brownfield communities looking for assistance to address displacement and gentrification as part of their redevelopment can learn more [here](#).

# Nationwide Brownfields Technical Assistance Providers

- *Groundwork USA* is developing materials and supporting community brownfield efforts through two grants:
  - **Nonprofits Seeking to Reuse Brownfields** (*through September 2028*) – Reach out to *Groundwork USA* if your nonprofit is seeking assistance with brownfield revitalization projects in your community.
  - **Integrating Equitable Development Approaches into Brownfields Reuse** (*through May 2024*) – Reach out to *Groundwork USA* if you or your community are seeking assistance with promoting environmental justice and equitable development in brownfields projects.

Visit *Groundwork USA's* website [here](#) and contact *Groundwork USA* [here](#).

- **Technical Assistance to Tribes** – *Kansas State University* provides technical assistance to Tribes across the country. [Learn more](#).

**Hmmm...**



# Updated Soil Lead Guidance for CERCLA Sites and RCRA Corrective Action Facilities

On **January 17, 2024**, EPA announced updates to guidance for lead in residential soil at CERCLA (also known as Superfund) sites and Resource Conservation and Recovery Act corrective action facilities.

EPA is lowering recommended screening levels and strengthening guidance for investigating and cleaning up lead-contaminated soil in residential areas where children live and play.

**Screening levels** are **not cleanup standards**. While this update will help EPA site teams make site-specific cleanup decisions to protect nearby communities, EPA makes cleanup decisions specific to each site, using site-specific factors, including risk factors and community input that can vary from site to site.

For additional information visit [here](#).

# Proposed Rule Recognizing Revised ASTM Phase I Standard

EPA is developing a proposed rule to recognize the updated [ASTM E2247-23: Phase I Environmental Site Assessment Standard for Forestland or Rural Properties](#) as compliant with the **All-Appropriate Inquiries** regulation. The proposed rule is a tier 3 action, is not significant, and exempt from OMB review.

The agency anticipates publication in the Federal Register within the next month, with a 30-day comment period.



# Upcoming:

- FY25 Brownfields Job Training Grant Program – RFA (**Summer 2024**)
- FY25 Brownfields Assessment, Revolving Loan Fund and Cleanup Grant Programs – RFAs (**Summer/Fall 2024**)
- 2025 National Brownfields Conference (**Date & location TBD**)



**Schenine Mitchell**

Regional Brownfields Coordinator  
Job Training Coordinator  
[mitchell.Schenine@epa.gov](mailto:mitchell.Schenine@epa.gov)

**Terry Wesley**

Brownfields Section Supervisor  
[wesley.terry@epa.gov](mailto:wesley.terry@epa.gov)

# BREAK

15 Minutes



# BDA UPDATE

**Frank McLaughlin, Manager**  
**NJDEP, Office of Brownfield & Community Revitalization**



# Brownfield Development Area (BDA) UPDATE

Frank McLaughlin, Manager

NJDEP, Office of Brownfield & Community Revitalization

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





# Brownfield Development Area Program: Open for new Applications!

## Brownfield Development Area (BDA): New Applications being Accepted

October 30, 2023: DEP Commissioner Shawn LaTourette announced re-opening BDA applications

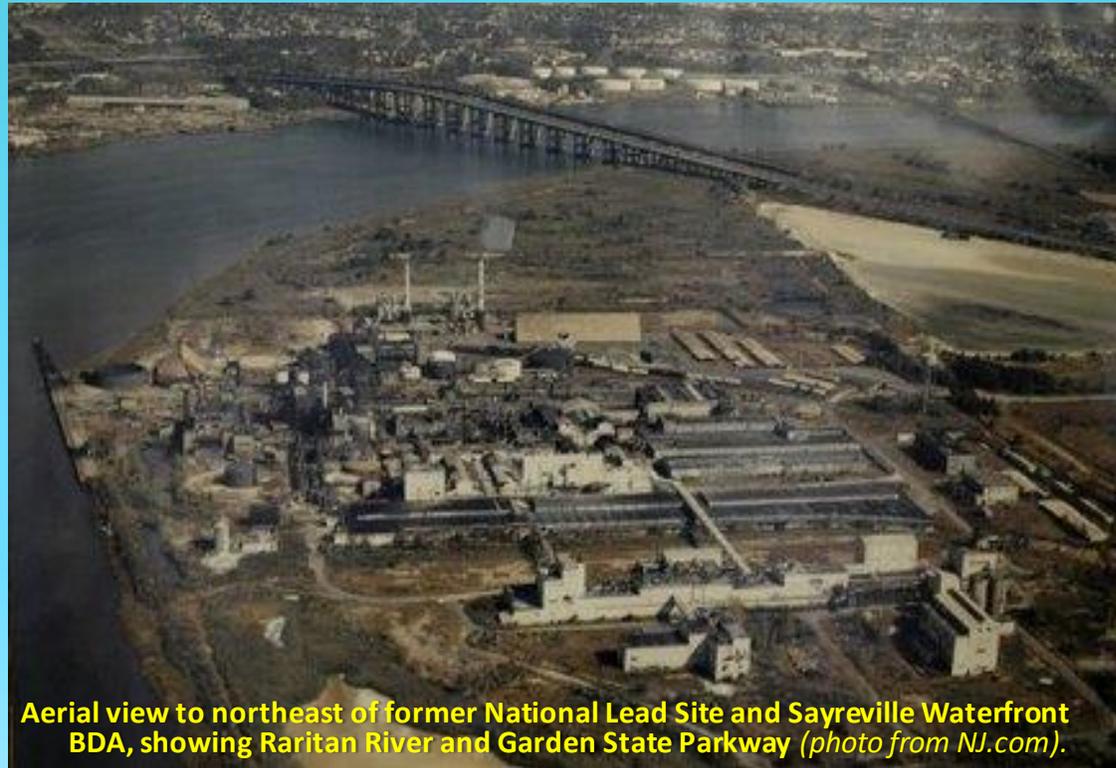
[NJDEP - News Release 23/P060](#) | [DEP Relaunches Brownfield Development Area Program at Former Industrial Site in Sayreville](#)

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

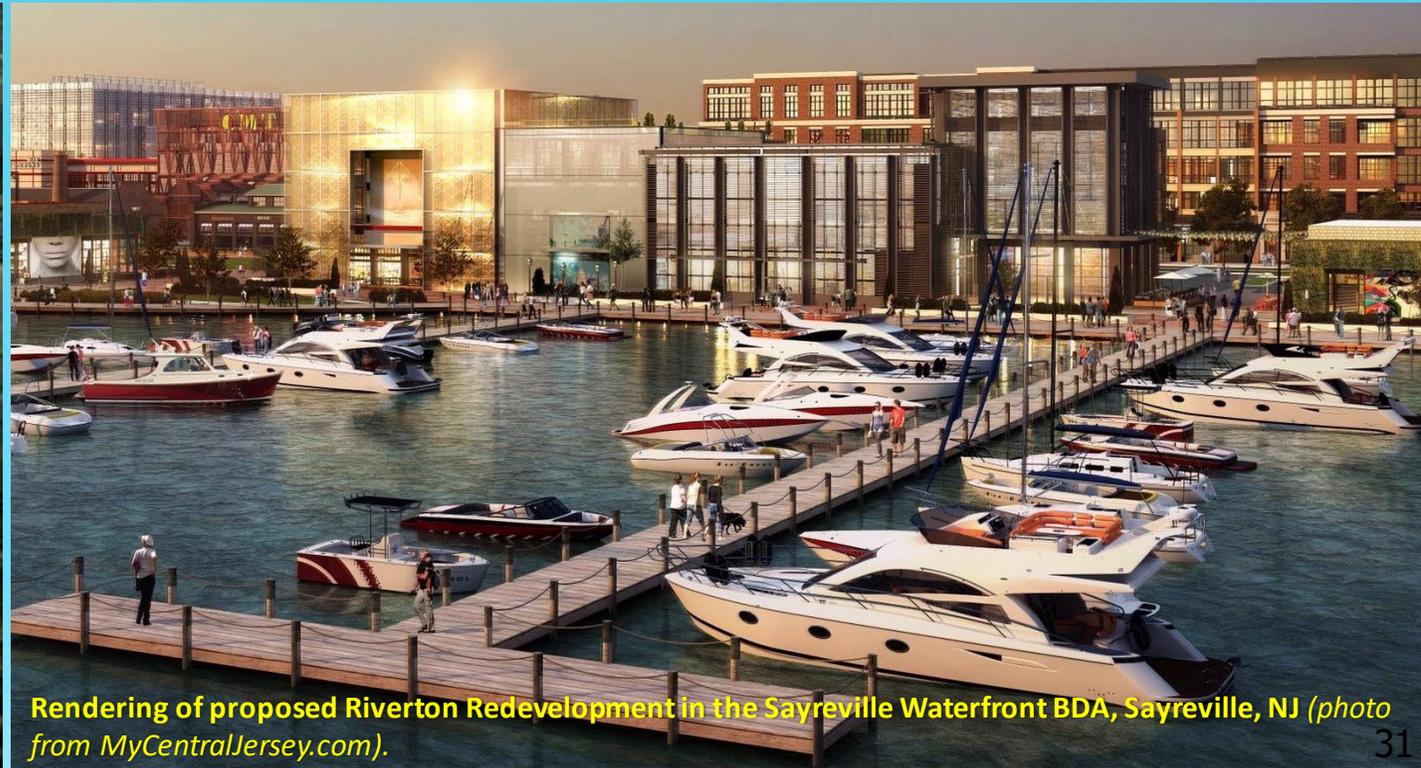
\$2.5 billion mixed-use Riverton Development of 418-acre former National Lead Site

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

\$400 M EDA ASPIRE tax incentive



Aerial view to northeast of former National Lead Site and Sayreville Waterfront BDA, showing Raritan River and Garden State Parkway (photo from NJ.com).



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

# What is a Brownfield Development Area?

## 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*

## What is a Brownfield Development Area?

- (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 BDA; and
- (4) establishment of a BDA 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*



# Benefits of BDAs: Supports Local Revitalization

**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: (designated in 2007)**

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

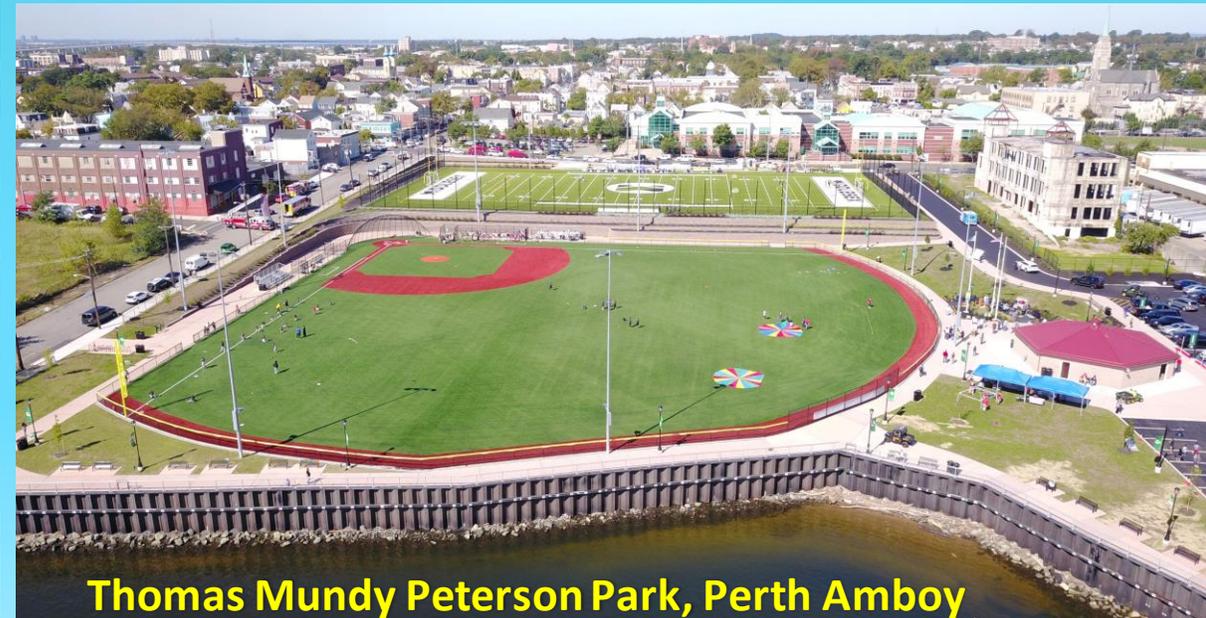
Former General Cable & Duane Marine: 8-acre park

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**

# Benefits of BDAs...OBCR provides widespread support

## Close Relationship

Palmyra Route 73 South BDA (2004)

## Financial Support

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

## Enforcement Support

Fillit Site—104 acres, landfill & illegal dumping

## Permitting Support

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

## Relationships with Developers

### Tac-Pal Logistics Center:

Warehouses (2) covering >1.5 million square-feet

Affordable Housing (102 units)

New Open Space (36 acres) trails

Connection: Delaware & 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, and the completed Phase 1 Tac-Pal Logistics Center on the former 65-acre National Amusements Site on the right (northwest), with the Delaware River and Philadelphia skyline in background (Picture courtesy of Borough of Palmyra & Ryan Miller, Senior Project Manager, Clayco, Inc.)**

# SUMMARY: Benefits of BDA designation...

## Benefits of Brownfield Development Area designation...

- 1) Voluntary partnership with DEP & local stakeholders
- 2) Single point-of-contact from DEP's Brownfield Office.
- 3) Formation of a BDA Steering Committee
- 4) \$5 million per calendar year for HDSRF grants
- 5) HDSRF remediation matching grants of 75% for all end uses
- 6) Coordination within DEP & other agencies

### Somerville Landfill & Station BDA (2009):

15 years of working relationship  
DEP supports local vision  
OBCR helped bring in other funding (Water Bank)  
HDSRF grants: \$23 million



Somerville Landfill & Station BDA,  
Borough of Somerville, NJ.

# BDA Applications: Due April 30, 2024

## Program Info:

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

## Contact us with questions:

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

## Forms:

[https://www.nj.gov/dep/srp/srra/forms/bda\\_form.pdf](https://www.nj.gov/dep/srp/srra/forms/bda_form.pdf)

## Instructions:

[https://www.nj.gov/dep/srp/srra/forms/bda\\_form\\_ins.pdf](https://www.nj.gov/dep/srp/srra/forms/bda_form_ins.pdf)

## Guidance:

[https://www.nj.gov/dep/srp/brownfields/bda/bda\\_app\\_guidance.pdf](https://www.nj.gov/dep/srp/brownfields/bda/bda_app_guidance.pdf)

## Contact Me...

Frank McLaughlin, Manager, Office of Brownfield & Community Revitalization

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

Existing BDAs can be modified...we'll provide update shortly...

# We're excited to get your BDA applications soon!

**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.

14 www.njtm.org/njmunicipalities | May 2023

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



# BROWNFIELD REDEVELOPMENT PARTNER UPDATE

**Tashi Vasquez, City of Perth Amboy,  
Director of Economic & Community Redevelopment**

**Will Kurzenberger, Topology, Redevelopment Planner**

**Anthony Findley, NJDEP, BDA Manager**



City of Perth Amboy

# BROWNFIELD DEVELOPMENT AREA (BDA)





# PRESENTATION CONTENT

## **TASHILEE VAZQUEZ**

The Importance of BDAs and Brownfield  
Redevelopment for Economic Goals

## **JOE HOCHREITER**

PERTH AMBOY BDA - TECHNICAL &  
PERMITTING CHALLENGES AND  
SUCCESSSES

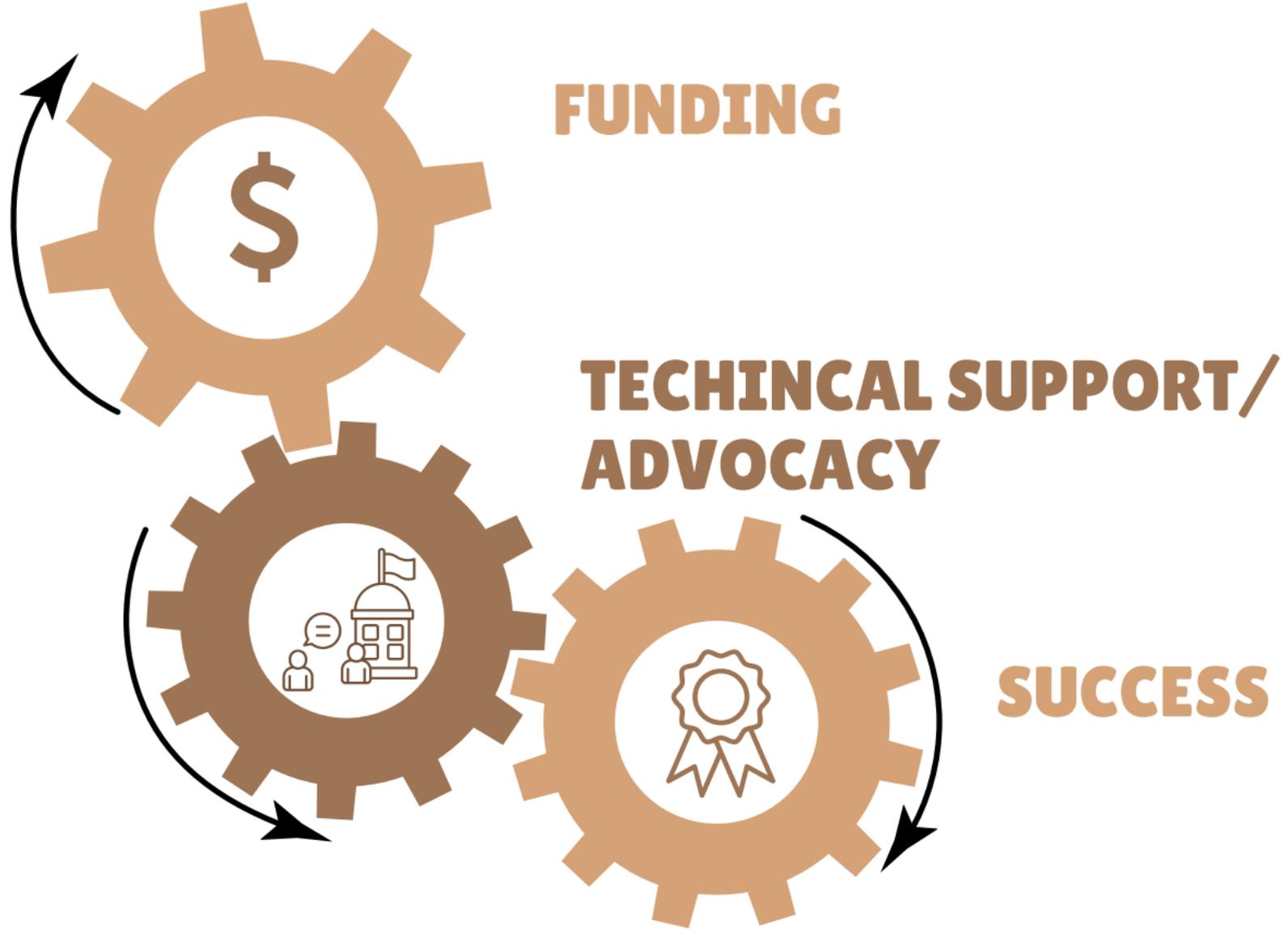
## **ANTHONY FINDLEY**

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**



**REVITALIZE THE CITY**



**CREATE JOBS**



**CREATE RATABLES**



**FUND PUBLIC IMPROVEMENTS**

# 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**
- **BORINQUENEER MEMORIAL**



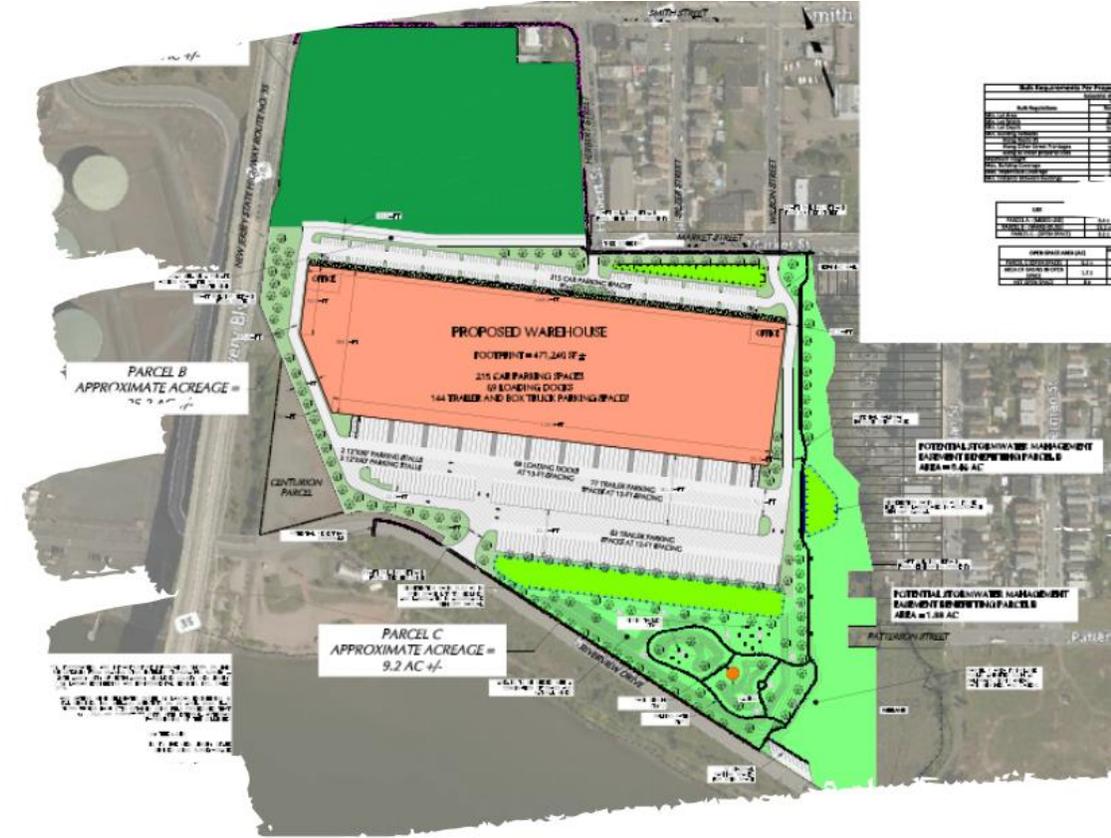
## **EPORT PHASE II**

- **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





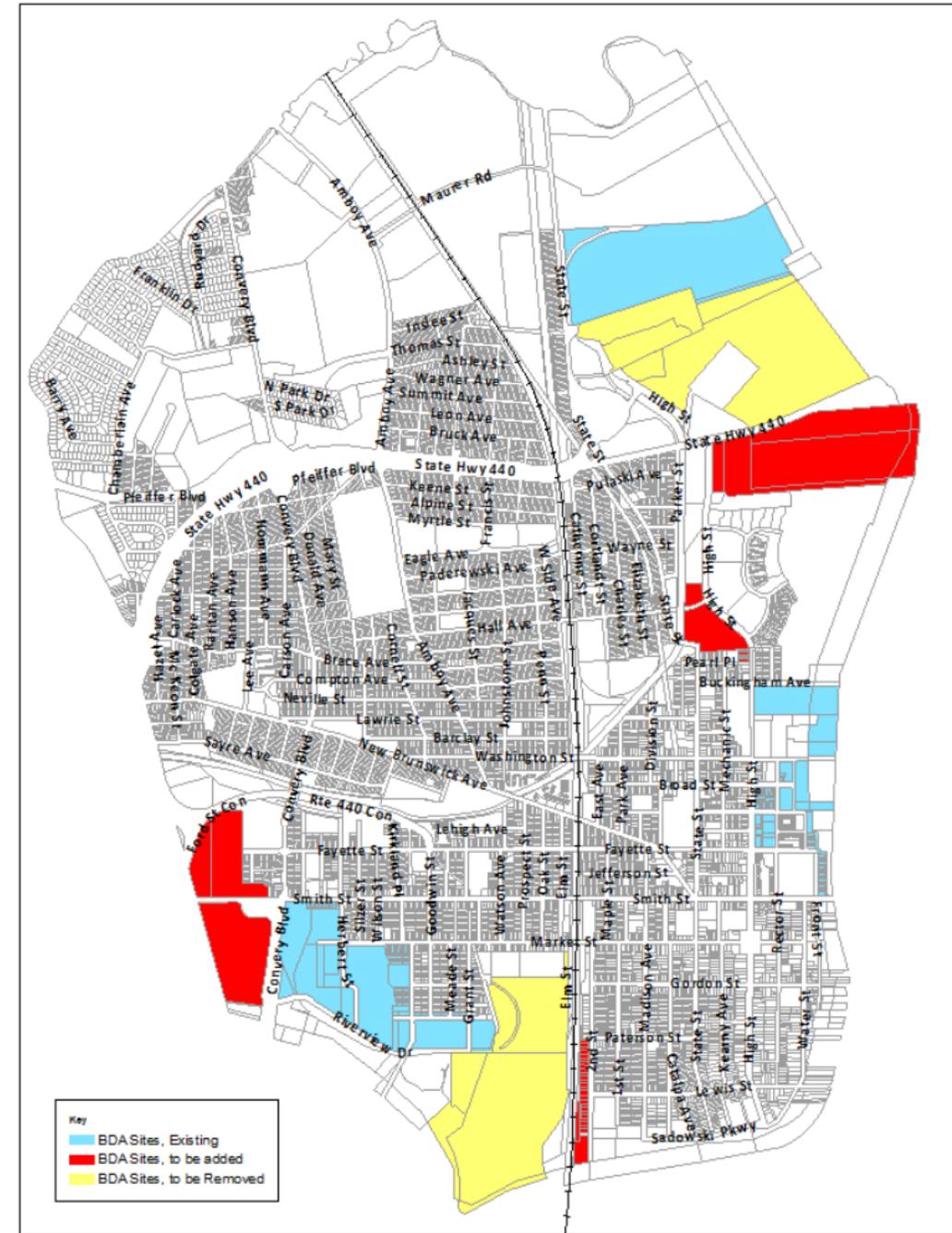
# PERTH AMBOY BDA FOOTPRINT

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**

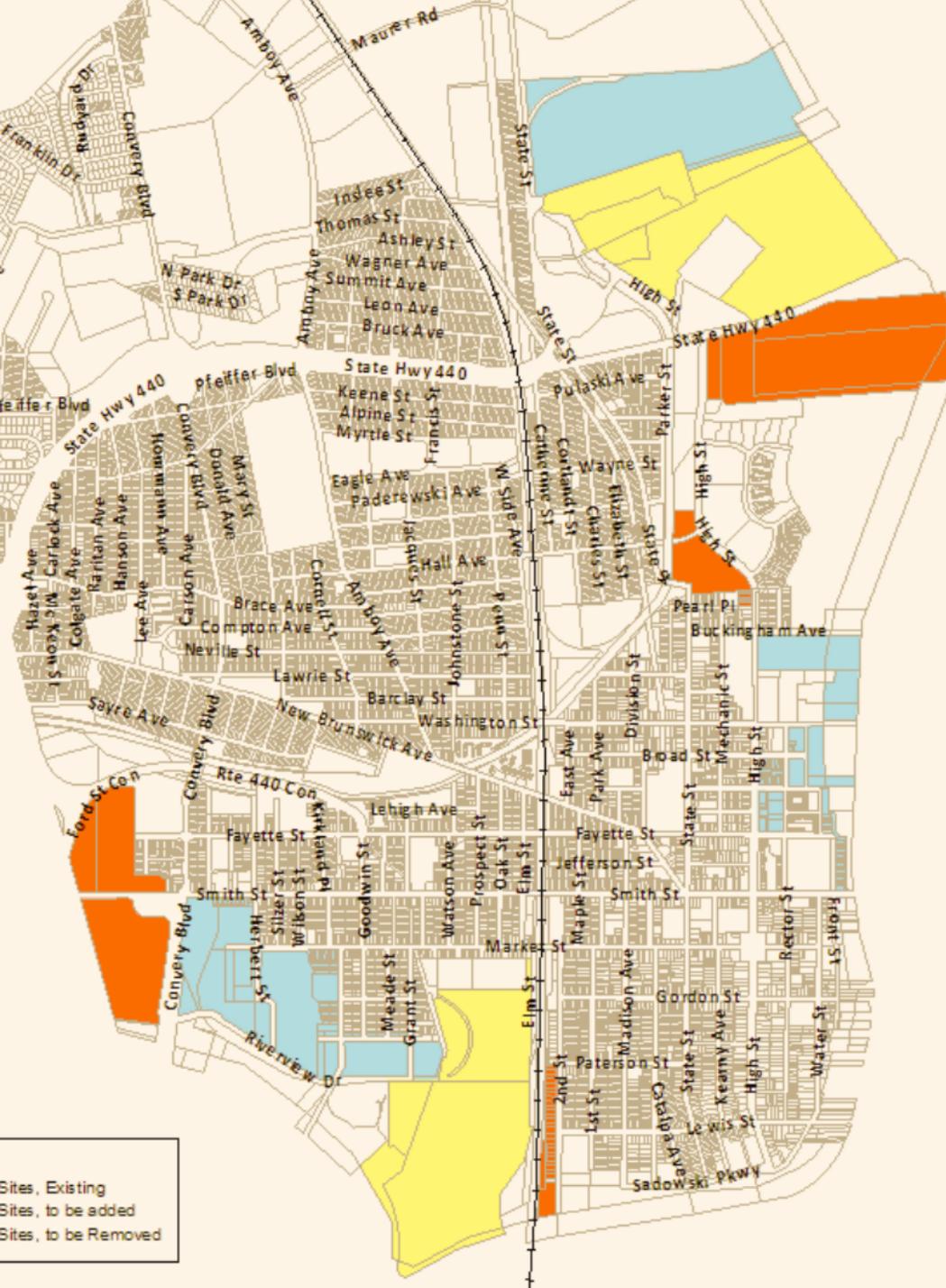
- **ASSIGNED TO PERTH AMBOY BDA, AMONG OTHERS**
- **HAVE OVER 30 YRS. EXPERIENCE WORKING ON BF PROJECTS**
- **WORKED WIDE RANGE OF BF PROJECTS:**
- **PARKS/OPEN SPACE**
- **COMMERCIAL/INDUSTRIAL/RESIDENTIAL**
- **MIXED USED REDEVELOPMENTS**
- **MARINA/FERRY PROJECTS**
- **NATURAL GAS POWER PLAN**
- **LANDFILLS/UXOS (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 REVIEWS/PERMITS/APPROVALS, ETC..**
- **BDA PM = TABLE AND WORK CLOSELY LSRP ON  
REMEDIATION/REDEVELOPMENT APPROACH/DECISIONS**



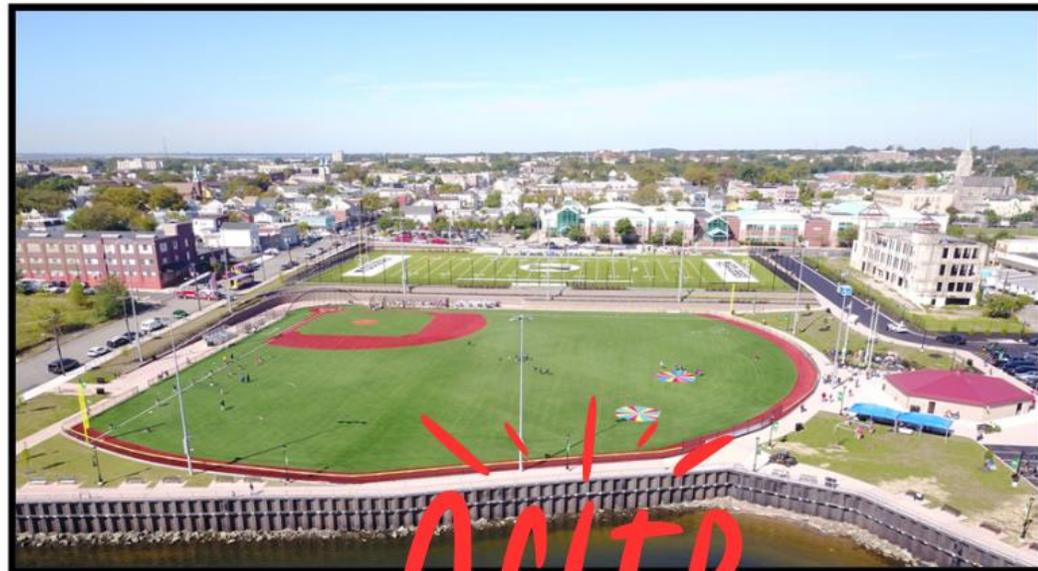
# VALUE/BENEFIT OF BDA

- **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**

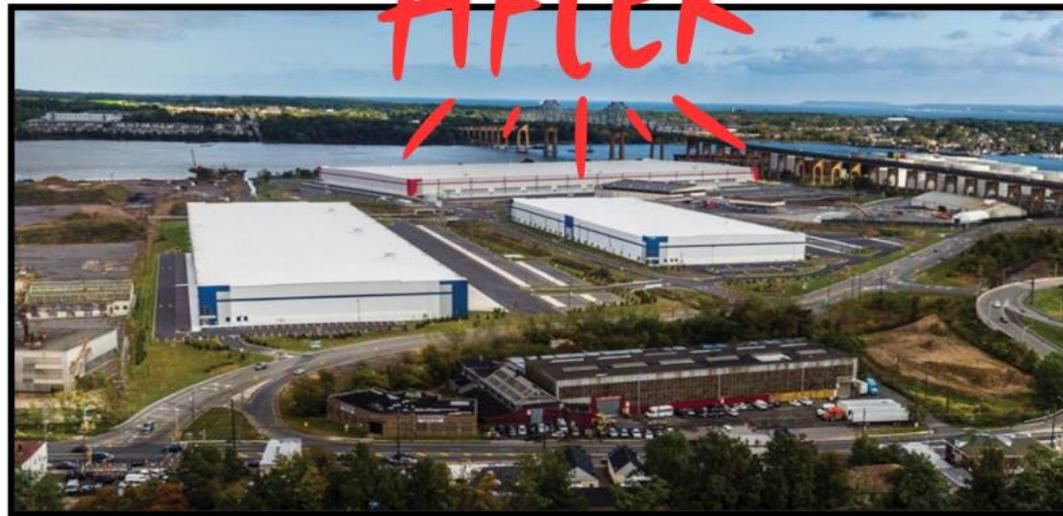
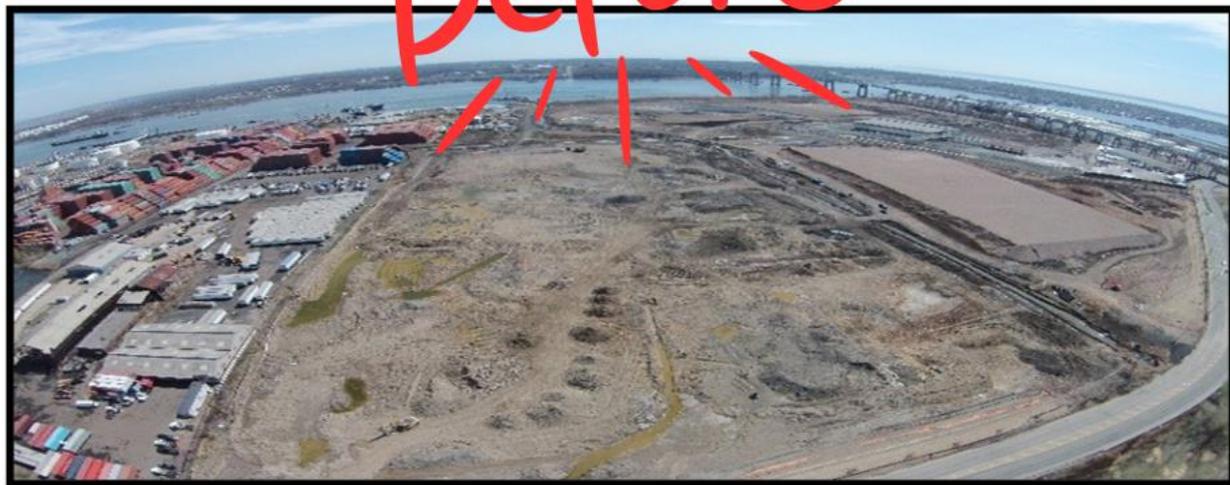
# COMMUNITY BENEFITS

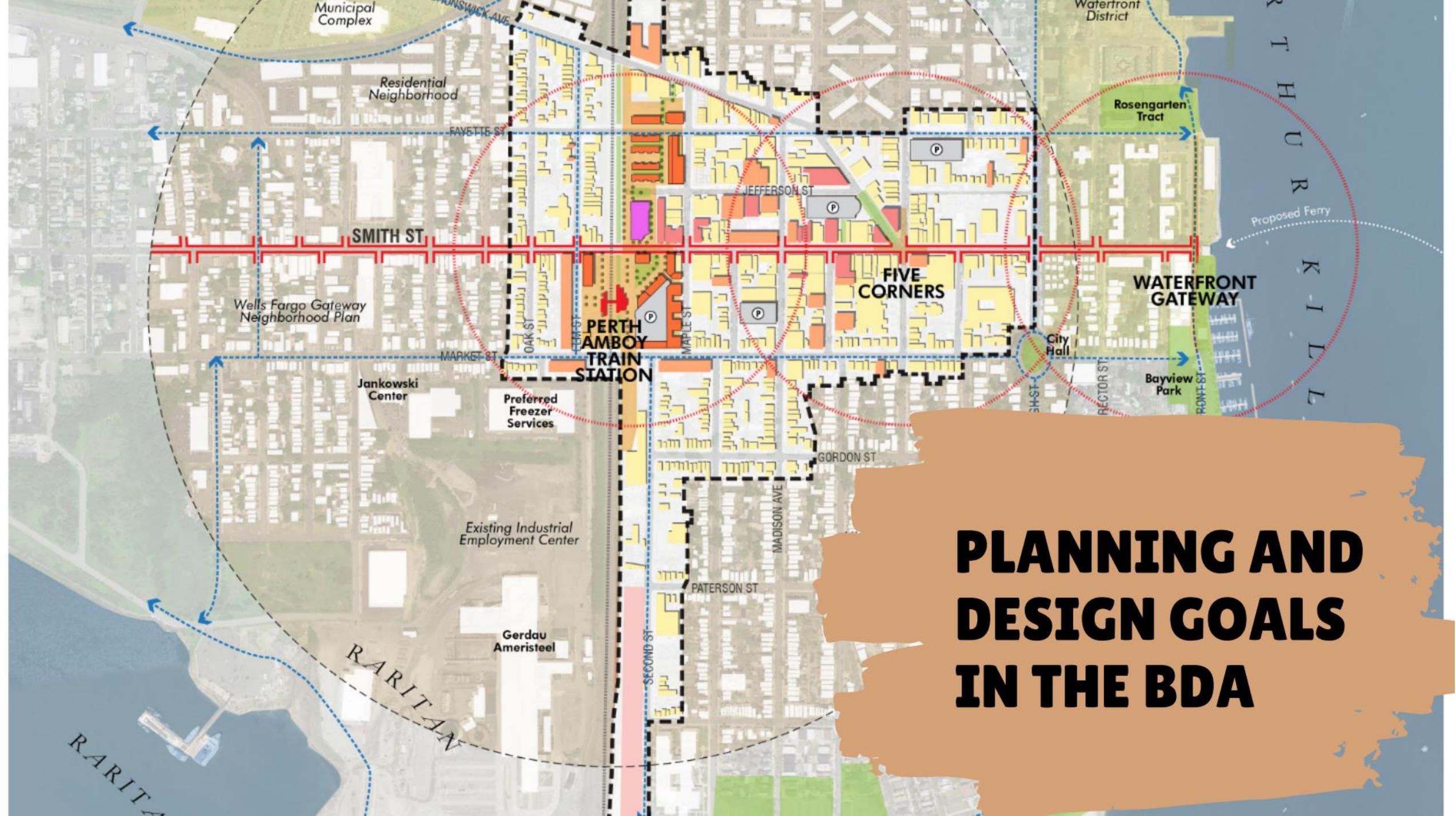


Before



After





Municipal Complex

Residential Neighborhood

Waterfront District

Rosengarten Tract

SMITH ST

Wells Fargo Gateway Neighborhood Plan

FIVE CORNERS

WATERFRONT GATEWAY

PERTH AMBOY TRAIN STATION

City Hall

Bayview Park

Jankowski Center

Preferred Freezer Services

Existing Industrial Employment Center

Gerdau Ameristeel

# PLANNING AND DESIGN GOALS IN THE BDA

RARITAN

RARITAN

Proposed Ferry

R T H U R K I L L

SECOND ST

PATERSON ST

MADISON AVE

GORDON ST

MARKET ST

CENT ST

MAPLE ST

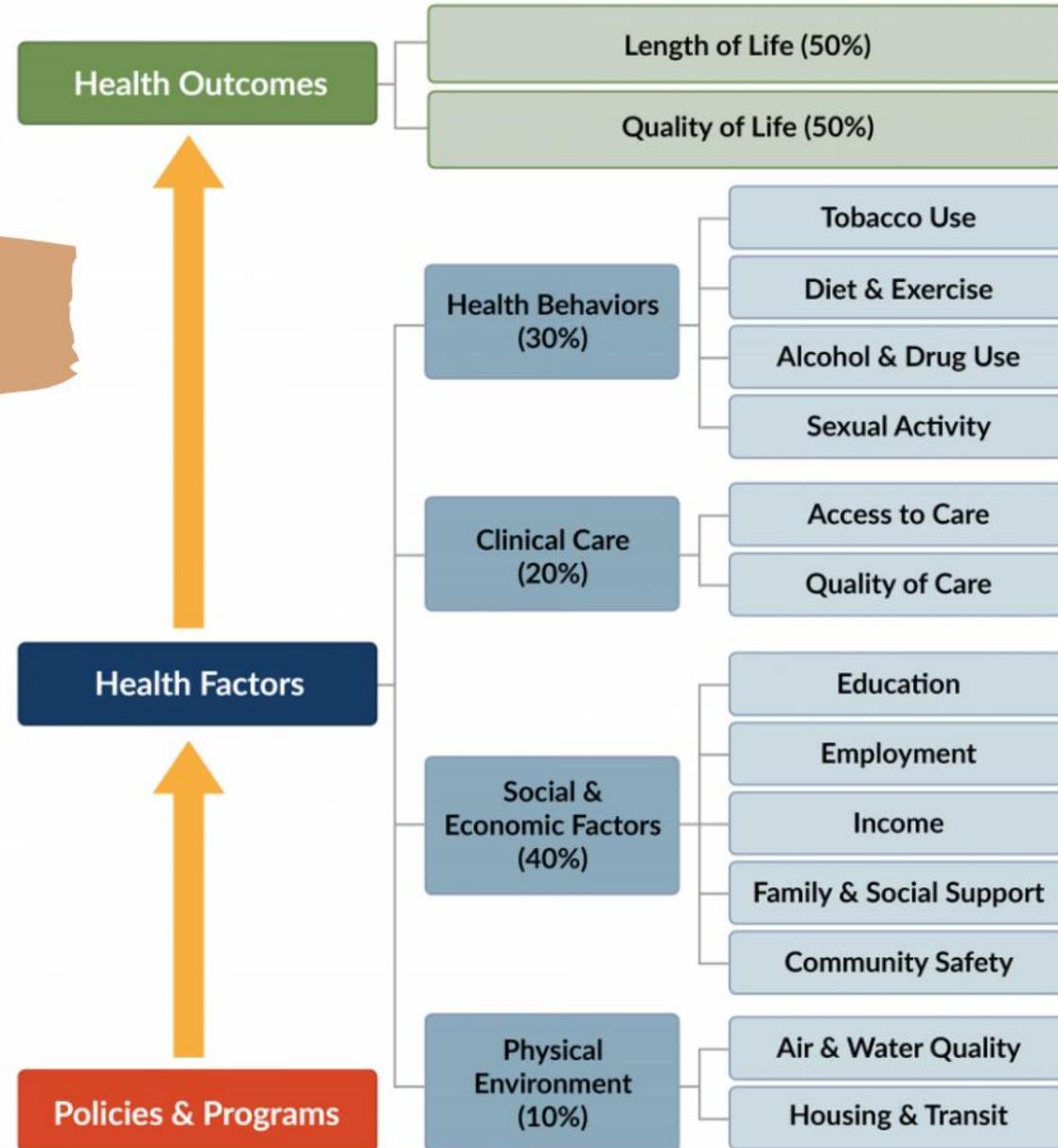
OAK ST

JEFFERSON ST

FAVETTE ST

MONSIEUR AVE

# SOCIAL DETERMINANTS OF HEALTH



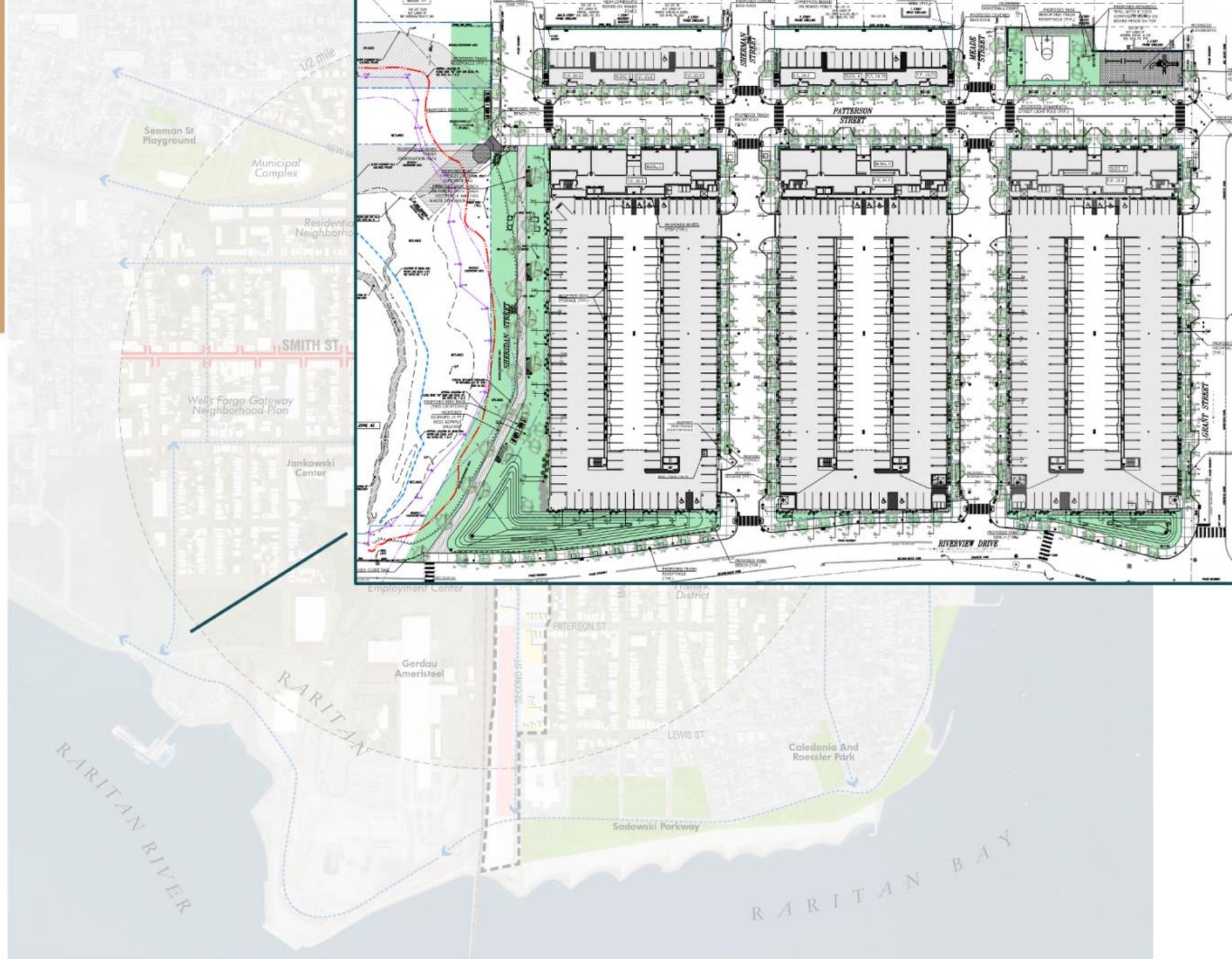
# GATEWAY

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



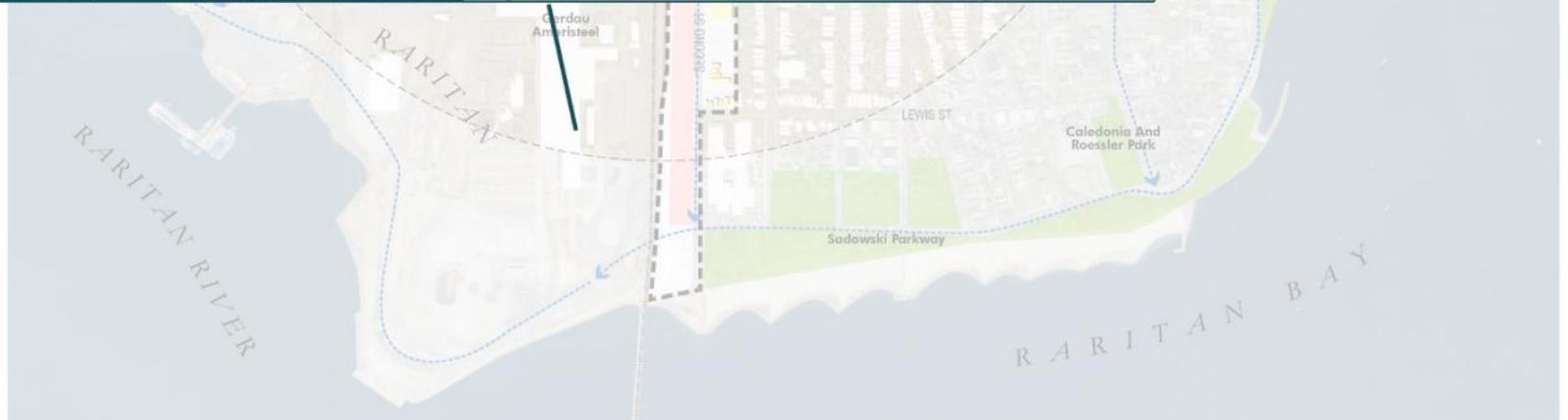
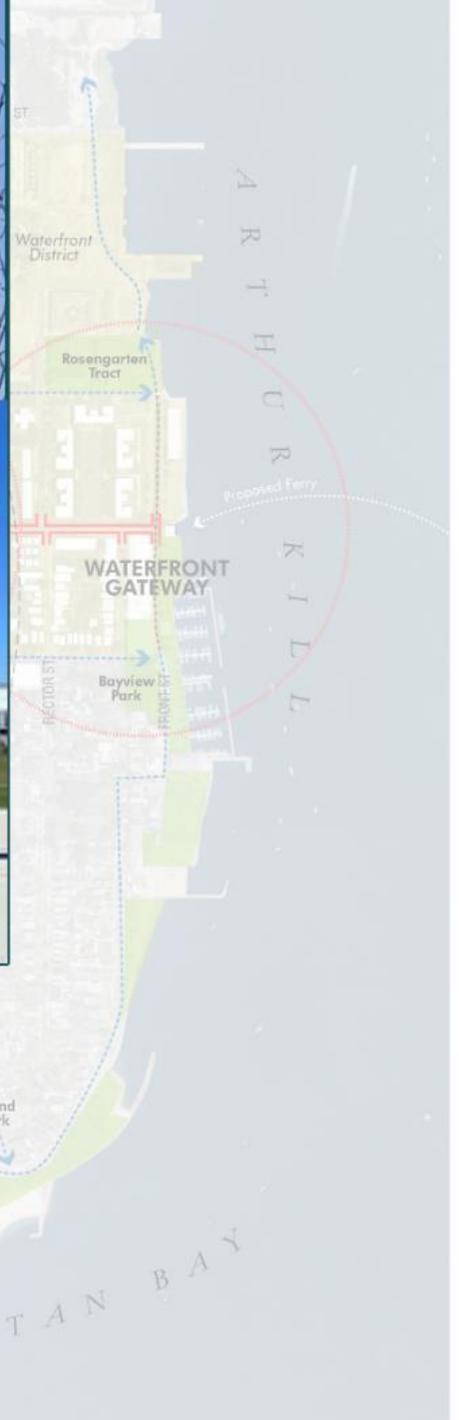
# RIVERWALK CROSSING

- **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

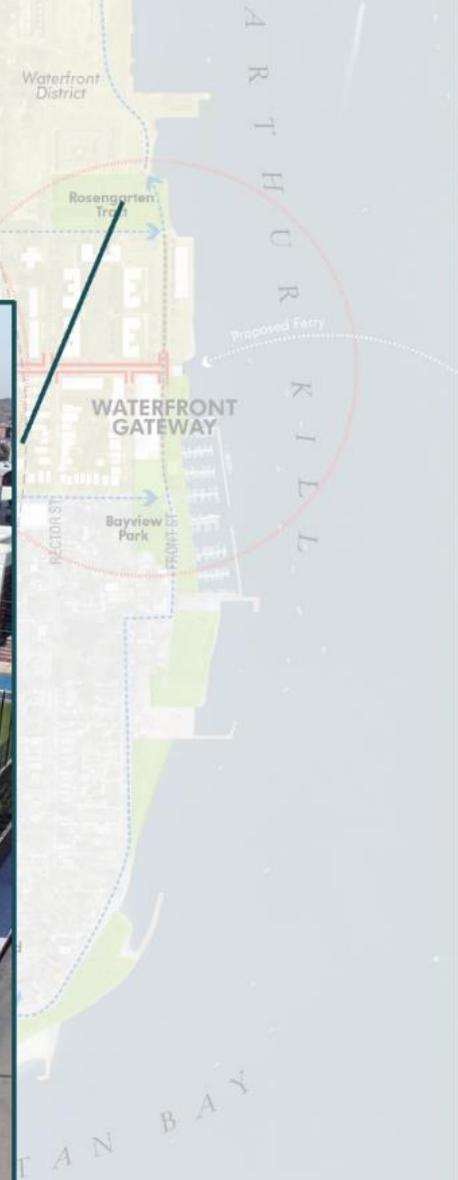
- **OVER 6 ACRES OF PUBLIC OPEN SPACE TO FEATURE:**

- **SPLASH PARK**
- **SKATE PARK**
- **BBQ STATIONS**
- **BASKETBALL COURTS**
- **BORINQUENEER MONUMENT**
- **FLEXIBLE PLAZA AND FIELD SPACE**



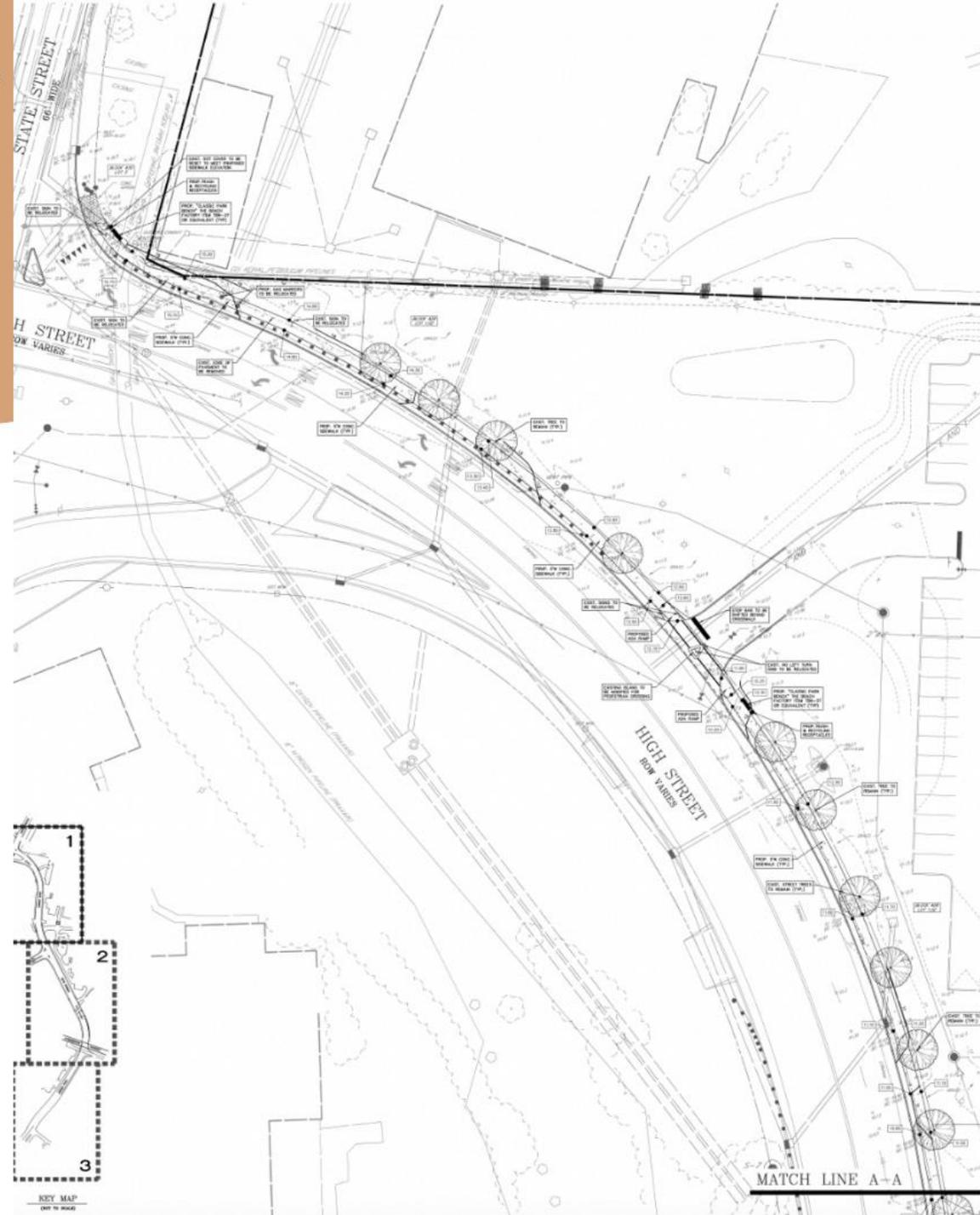
# THOMAS MUNDY PETERSON PARK

- **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 PERTH AMBOY  
ECONOMIC & COMMUNITY DEVELOPMENT  
DIRECTOR/PERTH AMBOY REDEVELOPMENT  
EXECUTIVE DIRECTOR**

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

## ANTHONY FINDLEY

**OFFICE OF BROWNFIELD & COMMUNITY  
REVITATIATION NJ DEPT. OF  
ENVIRONMENTAL PROTECHING**

Anthony.Findley@DEP.NJ.GOV  
(w) 609-292-1388  
(m) 732-238-8709



## WILLIAM KURZENBERGER

**TOPOLOGY  
PLANNER**

w.kurzenberger@topology.is  
(w) 973-370-0300  
(m) 973-318-4173



## JOSEPH HOCHREITER

**SENIOR ENVIRONMENTAL CONSUTLING,  
PRINCIPAL SCIENTIST**

hochreiter.sec@gmail.com  
(w) 215-493-0343  
(m) 215-962-6564



# BDA Virtual Application Roundtable Session

**Tony Findley, NJDEP  
Brownfield Project Manager**



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



# Background

---

- **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**

---

- **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**



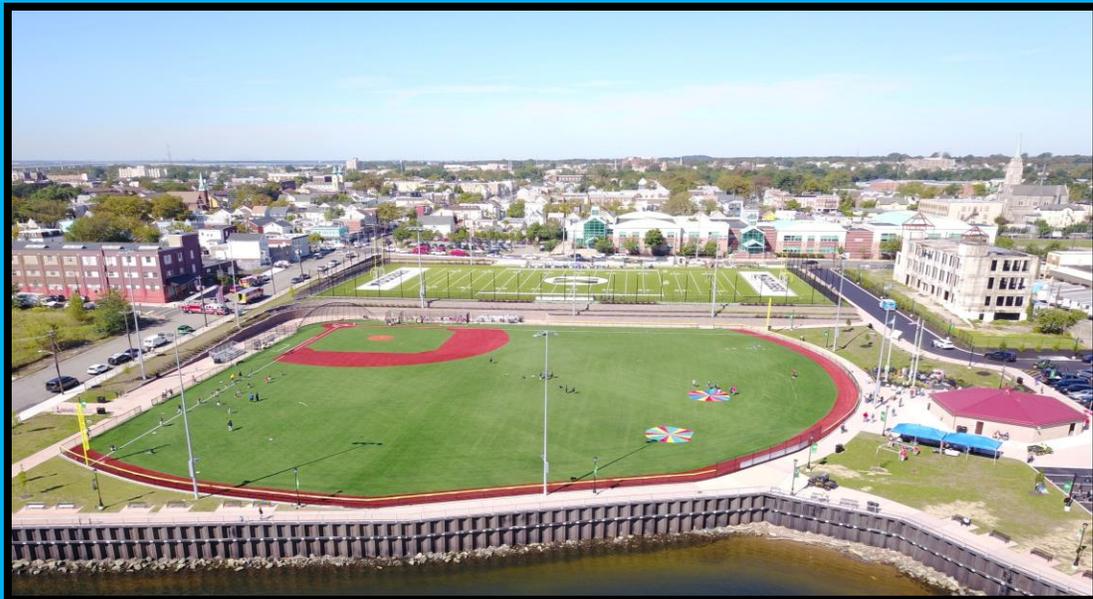
## **Value/Benefit of BDA**

- **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

---

**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)**

# BDA APPLICATION OVERVIEW

Rachel Stopper, HDSRF Coordinator, NJDEP, OBCR

Jamilah Harris, BDA Manager, NJDEP, OBCR



# Brownfield Development Area (BDA)

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



Former Hamilton Laundry Site, Rahway Central Business District BDA, Rahway



Hamilton Stage for Performing Arts, Rahway

# HDSRF Benefits

## For BDA Designations

---

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 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://njems.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) – 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?**

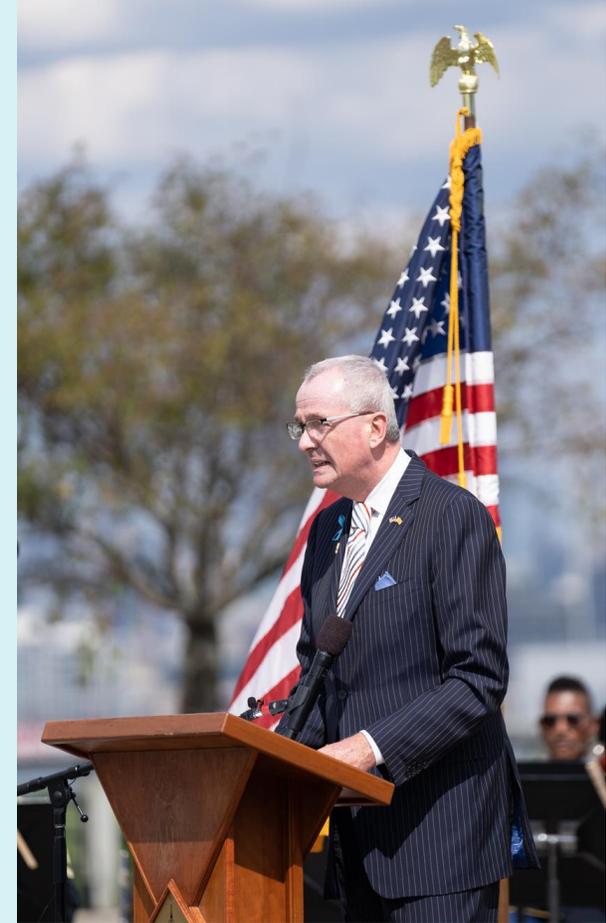
# OPEN DISCUSSION



# CONCLUSION

THANK YOU!





**Thank you!**

