

Q2 QUARTERLY BROWNFIELD ROUNDTABLE

June 4, 2025

Office of Brownfield & Community Revitalization



INTRODUCTION

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

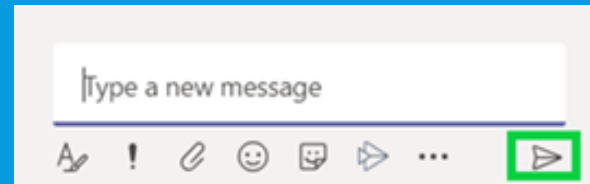


IN-HOUSE RULES FRIENDLY REMINDER

Please mute your microphone when you are not speaking, and turn off your camera when you are not presenting.



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



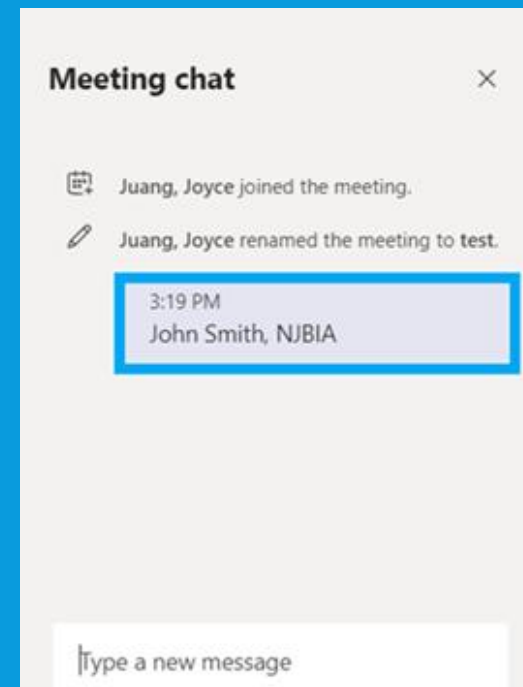
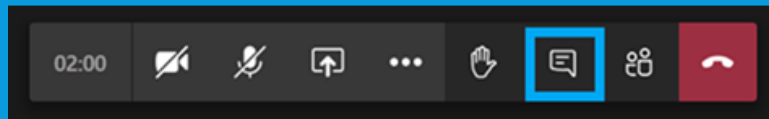
- When called on to speak, you may un-mute yourself and, if you would like, turn on your camera.



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

IN-HOUSE RULES FRIENDLY REMINDER

- 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. We are unable to identify the names of dialed in attendees.*



HDSRF UPDATE

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





HAZARDOUS DISCHARGE SITE REMEDIATION FUND (HDSRF) UPDATE



- Staffing
 - five staff reviewing HDSRF applications
- Status of the HDSRF
 - Available Funding= \$70,723,949*
- HDSRF Recommendations
 - CY Recommendations through May 30, 2025 = \$5,886,698

November 2024 (DEP)*



HAZARDOUS DISCHARGE SITE REMEDIATION FUND (HDSRF) UPDATE – NPG STATUS



- The allocation remaining in the HDSRF for Non-Profit Grant (NPG) applications is \$0
- The NPG allocation can only be reupped through a legislative change to the HDSRF statute NJSA 58:10B-25.3
- The NPG can only be made permanent through a legislative change to the HDSRF statute NJSA 58:10B-25.3

HAZARDOUS DISCHARGE SITE REMEDIATION FUND (HDSRF) UPDATE

Thank you!

Rachel Stopper
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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

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BDA What is a Brownfield Site?

A Brownfield Site is...

“...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)

Over 10,000 Brownfield Sites in NJ...
...many strategically located



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

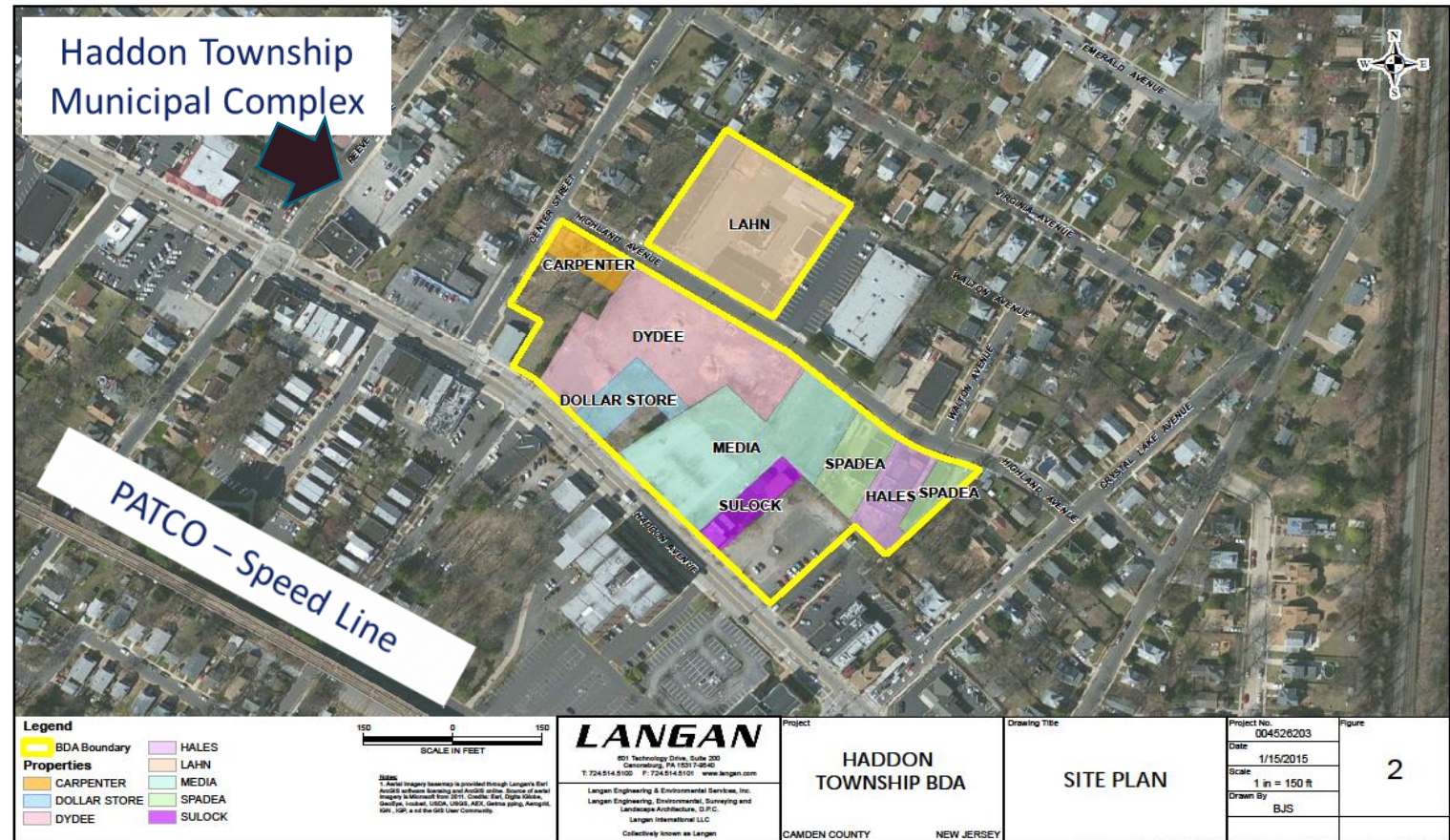
*(photo Frank McLaughlin, NJDEP Office of
Brownfield & Community Revitalization)*

Establishing a Brownfield Development Area (BDA)

Statutory criteria for the establishment of 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 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



Towne Center at Haddon BDA (Haddon Twp) – established 2007.

New BDAs have been recently designated!

BDA Update:

- Applications for new BDAs: Deadline was July 31, 2024
- Thirteen (13) applications from ten (10) municipalities accepted:
 - Atlantic City (3)
 - Bayonne
 - Burlington City**
 - Camden (has 2 existing BDAs)
 - Carney's Point
 - Egg Harbor City (2)
 - Hainesport
 - Passaic
 - Paulsboro
 - West Orange** (has existing BDA w/South Orange)
- Initial Kickoff meetings with municipalities & Steering Committees
 - additional quarterly meetings throughout the year
- Brownfield Quarterly Roundtable Meetings
- Letters requests from existing BDAs to modify the existing sites (via new Memorandum of Understanding)

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

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

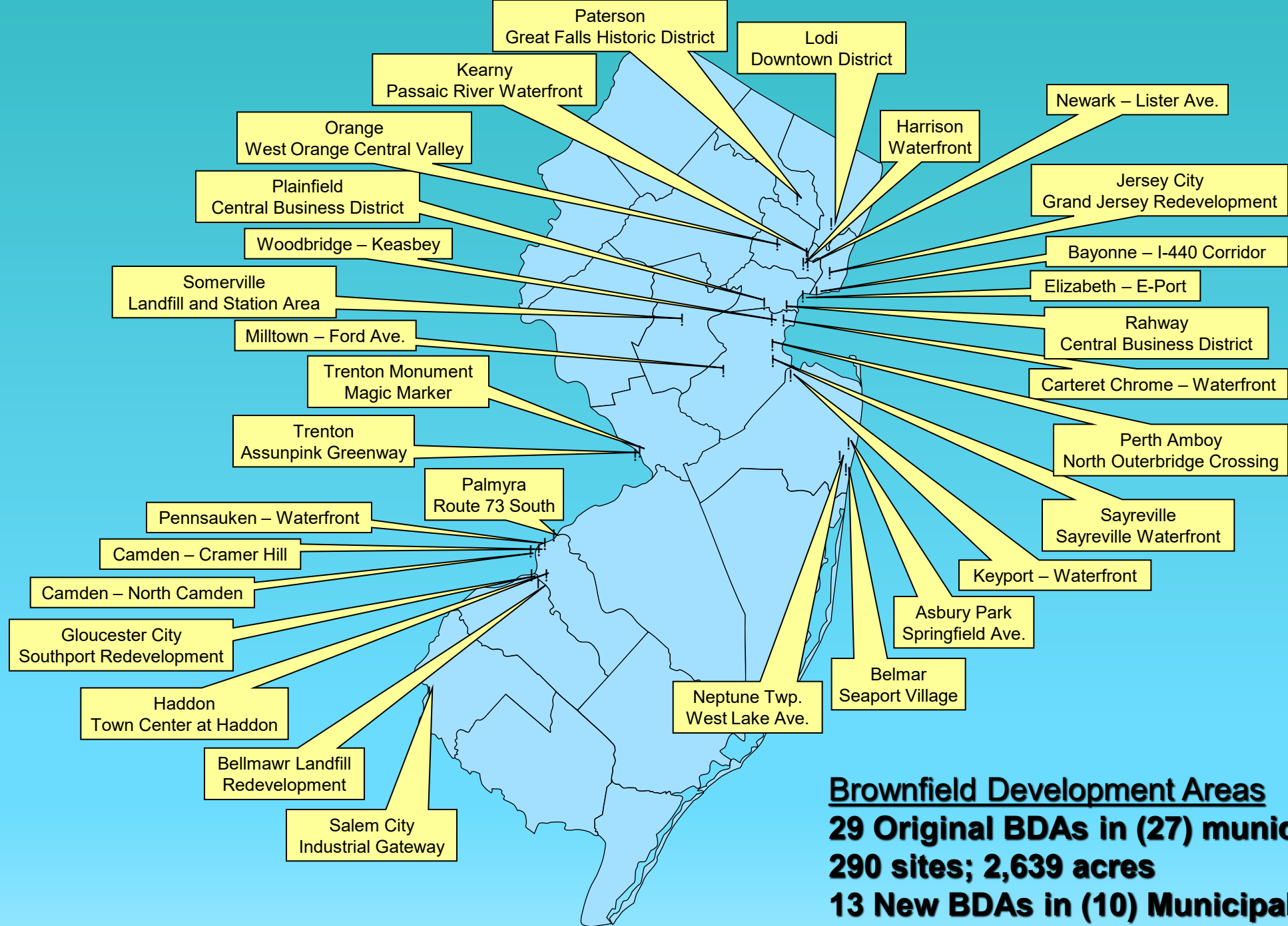
Redeveloping brownfields is a sustainable enterprise that benefits the state's land, water, air and natural resources. It's also smart growth, keeping greenfields, or undeveloped land, untouched. EPA estimates that 1 acre of brownfields reuse saves up to 4.6 acres of new greenfield development, with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



Brownfield Development Areas

29 Original BDAs in (27) municipalities

290 sites; 2,639 acres

13 New BDAs in (10) Municipalities

Economic Analysis of the HDSRF Grant Program

Between 2006-2021, analysis by Univ of Wisconsin of 135 sites resulted in...

[NOTE: >\$50,000 in HDSRF grants with some site remediation]

>\$8.34 leveraged in economic output for every 1\$ of HDSRF grant monies

9,765 jobs

2,233 housing units

553 acres of new open space



Brownfields Redevelopment is the only Sustainable Development

Brownfield Redevelopment supports the Environment & the Economy:

1. Saves Land: 1 acre brownfields redeveloped saves 4.6 acres 'greenfields' from development (EPA, 2011)
2. Reduces Flooding: Runoff volume lowers 47-62% with brownfield vs 'greenfield' development (EPA, 2011)
3. Improves Air Quality: Redevelopment lowers VMT 25-33% vs Traditional Development (EPA, 2017)
4. Lowers Carbon Footprint: Redevelopment lowers carbon footprint 32-57% vs Development (EPA, 2011)
5. Economic Development: 11-13% of jobs & housing growth 2013-2030 supported on brownfields (EPA, 2011)

<https://www.epa.gov/brownfields/epas-brownfields-and-land-revitalization-program-impacts>



Stormwater runoff from former American Minerals Site into Delaware River, Waterfront South Neighborhood, Camden NJ (photo: Frank McLaughlin, NJDEP) .
Each acre of impervious surface & brownfields contributes roughly 1 million gallons of stormwater runoff annually in NJ.

BDA Success Stories: 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 Success Stories: Perth Amboy

New Warehouses/logistics spaces on brownfield/BDA Sites where they are wanted...

Saves 'Greenfields,' lowers carbon footprint, improves stormwater runoff/flood mitigation



BDA Success Stories: 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 ft² 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*).



How can we help you with your brownfield sites?

THANK YOU!
Questions?

CONTACT:

Frank McLaughlin, Manager

NJDEP Office of Brownfield & Community Revitalization

frank.mclaughlin@dep.nj.gov



BROWNFIELD REDEVELOPMENT PARTNER UPDATE

Burlington City
West Orange

Historic City of Burlington

NJ Department of Environmental Protection
Brownfield Development Area
U.S. Pipe Foundry



Mayor Barry W. Conaway



REVITALIZATION OF THE **U.S. PIPE** SITE



**REVITALIZATION OF
THE U.S. PIPE SITE**



PEARL POINTE

RIVERFRONT PROMENADE

U.S. PIPE SITE

"The Riverfront was, during most of its history, the City's most important physical and economic asset. Burlington's very reason for origination and existence so long ago was its Riverfront. The access to the business opportunities generated by the port facilities and ancillary activities was the cornerstone of Burlington's prosperity."

— 1998 Burlington Redevelopment Plan

HISTORY OF THE SITE

Cast iron pipe became one of the key specialty products in the Delaware Valley, and the pipe making industry flourished. Technological changes made standardized large-scale iron production possible.



1800s

1870s

Burlington businessman Andrew H. McNeal (1839–1908) helped establish a company here to produce iron pipe for this growing market. That company eventually became Burlington's largest industry and part of one the largest pipe manufacturers in the United States.

1880s

Andrew McNeal became the primary owner of the firm in the 1880s, and continued to expand the plant. The foundry produced up to 200 tons per day of melted iron for pipes ranging from 1.5 inches to 4 feet in diameter.

1890s

Andrew H. McNeal had constructed a three-story brick and stucco mansion at the edge of the foundry property and surrounded it by landscaped lawns and specimen trees.

U.S. Pipe expanded the Burlington factory and the company was the largest employer in the City of Burlington.

1920s

1899

In 1899, McNeal sold his interest to a new corporation which consolidated pipe-making facilities in eight states. Chartered in New Jersey, the giant U.S. Cast Iron Pipe & Foundry Company produced 75% of all American pipes by 1900. U.S. Pipe acquired the mansion in its 1899 takeover.



Three wings were added to the mansion during the 1920s and 1930s. The McNeal mansion is now listed in the New Jersey Register of Historic Places.

1920s-1930s

1975

In 1975, U.S. Pipe sold the McNeal mansion to the City of Burlington.



This graceful building served as U.S. Pipe's corporate headquarters until 1953.





A ONE-OF-A-KIND PLACE...







THANK YOU!

NJEDA UPDATE

Barbara Vadnais, P.E.

Elizabeth Limbrick, LSRP, P.G.

NJEDA, Brownfields & Sustainable Systems



USEPA UPDATE

Schenine Mitchell, Brownfield Program Coordinator, USEPA

Adolph Everett, Brownfield Program, USEPA



BREAK

15 Minutes



OPEN DISCUSSION



CONCLUSION

THANK YOU!

