

Salem Industrial District BDA

Salem, Salem County

NJ DEP Case Manager: Michael Deely, OBR

BDA Local Contact

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BDA Summary

Applicant: The Salem Industrial District Brownfield Development Area (Salem BDA) Steering Committee consists of the City of Salem, Salem County, Stand Up for Salem volunteer committee members, Anchor Glass, Wire Pro, Inc., National Docks, LLC, Bermuda International Terminals, St. John's Pentecostal Outreach Church, and Broadway United Methodist Church. The New Jersey DEP Office of Brownfield Reuse provides the Salem BDA Steering Committee with guidance concerning technical, financial, and redevelopment issues.

Location: The physical boundaries of the Salem BDA include the Salem River Cut-Off, Salem River, and Fenwick Creek to the North, the Salem Sanitary Landfill to the west, South Front Street, West Broadway Street, and Fifth Street to the South, and Market Street to the East. Two non-contiguous redevelopment areas in the vicinity of Hubbell Avenue and Keasbey Street are also included within the boundaries of the Salem BDA.

Size: 229.89 Acres

Description: The Salem BDA consists of various industrial properties, former gasoline service stations, a heating oil storage facility, and the Salem Sanitary Landfill.

Potential Contaminants: Petroleum Hydrocarbons, Polynuclear Aromatic Hydrocarbons, Metals, and Historic Pesticides.

Proposed Reuse: Highly visible, dilapidated properties are located on either side of the Route 49 Gateway into Salem City. These properties significantly detract from the aesthetics of the waterfront area and potentially pose an environmental threat. The City of Salem anticipates preparing a Smart Growth Plan for the Waterfront Industrial area that will provide a detailed market study, land use plan, and conceptual site plan once the environmental assessment of the Brownfield properties and vision planning are completed.

Benefits of the Salem BDA: A mix of commercial, modern light industrial, and maritime port uses for the redevelopment will provide economic revitalization to the area. A wetlands interpretive center is also planned for a portion of the expansive waterfront tract where wetlands education and the study of the restoration of an original tidal flow tributary can be conducted.

Additional benefits of the Salem BDA are the expanded availability of funding assistance through grants awarded from the Hazardous Discharge Site Remediation Fund and a consolidated assignment of all sites in the Salem BDA boundaries to one NJDEP Case Manager. The coordination of the redevelopment aspects and remediation activities for these sites will provide an efficient and effective approach to facilitating the restoration and environmental cleanup of the properties located in the Salem BDA.

Site	Owner	Block / Lot	Acreage	Comments
Aluchem Incorporated 62 Front Street Salem, NJ	Same	Block 7, Lots 1, 2, 3, 13.01	6.06	Industrial property with manufacturing buildings, process areas, and unpaved parking areas. Lot 2 is vegetated. Site is listed on the NJDEP KCSL.
	Salem County Bd of Freeholders	Block 7, Lot 16	0.59	Rail line.
Anchor Glass Container Corp. 83 Griffith St. Salem, NJ	Same	Block 3, Lots 23, 26; Block 4, Lots 1, 1.01; Block 11, Lots 28, 47; Block 12, Lot 4.	28.63	Industrial property containing associated buildings and glass manufacturing operations. Site is listed on the NJDEP KCSL.
	Salem Mo Mtg of Religious Soc of Friends	Block 3, Lots 22, 24; Block 12, Lot 19	8.46	
	The County of Salem	Block 3, Lot 25 Block 4, Lot 2	0.76	Rail lines.
	Unknown	Block 4, Lots 3, 4		
Atlantic City Electric Co. Property 17-25 5 th Street Salem, NJ	Same	Block 3 Lot 1	1.02	Asphalt-paved industrial property containing transformers and multiple buildings.
	Salem Mo Mtg of Religious Soc of Friends	Block 3, Lots 2, 3	0.32	
	Unknown	Block 3, Lot 1.01		
Bader's Citgo Service Station 40 W. Broadway Salem, NJ	Louis Bader	Block 10, Lot 34	0.38	Vacant, unpaved lot.
	Louis Bader	Block 10, Lot 40	0.23	Former Citgo Service Station; currently vacant, unpaved lot. Listed on the NJDEP KCSL.
Cooke Property 13 Market Street Salem, NJ	Michael and Suzanne M. Cooke	Block 1, Lot 5	0.77	Former Town and Country Plant Food Inc.; currently the Royal Port Antique Shop. Listed on the NJDEP KCSL.
Excavation Company 43 Ward Street Salem, NJ	Providence Property Management	Block 5, Lot 15	0.06	Industrial property with a warehouse associated with the excavation company.
Falcon Power Griffith Street Salem, NJ	Murad Partnership	Block 10, Lot 1	12.13	Industrial property.
Former Sunoco Service Station 116 W. Broadway Salem, NJ	Sunoco Inc-Ten Penn Plaza	Block 12, Lot 16	0.37	Former Sunoco service station with associated structure, and asphalt paved parking lot.
GE Fabricators, Inc. 35 W. Broadway and Front St. Salem, NJ	Joseph Berardo	Block 46, Lots 6.01, 7	4.25	Industrial property with warehouses and construction materials. Lot 6.01 is vacant.
	Glendon H. Elmer Jr.	Block 46, Lot 6	1.32	
Hubbell-Salem Inc. Hubbell Ave Salem, NJ	Same	Block 16, Lots 27, 28, 29	2.02	Industrial property covered with a large warehouse.

Mc Carthy's Bar Inc. 190 Griffith Street Salem, NJ	Same	Block 5, Lot 17	0.22	Commercial property consisting of an abandoned warehouse/converted bar structure.
	NJ Affordable Home Corp.	Block 5, Lot 16	0.23	Unpaved grass and dirt parking area.
National Freight Salem Terminal Hancock Street Salem, NJ	City of Salem	Block 1, Lots 1, 1.01, 2, 3, 3.01, 17, 17.01	8.18	Former National Freight Terminal; currently monitoring wells are present, potential soil or groundwater contamination is possible. Site is listed on the NJDEP KCSL.
	Philip Gibison	Block 1, Lots 4, 4.01	0.47	
Powell Property Tilbury Road Salem, NJ	Clement S. Powell	Block 97, Lot 10	4.22	Vacant, vegetated lot.
Salem City Sanitary Landfill Tilbury Road Salem, NJ	City of Salem	Block 47, Lots 2, 4	40.17	Salem City Sanitary Landfill still currently operational. Site is listed on the NJDEP KCSL.
	The County of Salem	Block 47, Lot 5	1.41	
Salem Coal Gas 5 th & Howell Streets Salem, NJ	Atlantic City Electric Company	Block 2, Lot 2	0.74	Former Coal Gas site; currently construction yard containing drums, monitoring wells, and abandoned buildings. Site is listed on the NJDEP KCSL.
	South Jersey Gas Company	Block 5, Lot 20	0.18	
	City of Salem	Block 2, Lot 1	0.06	Small, vacant lot attached to Block 2, Lot 2 Salem Coal Gas site.
	The County of Salem	Block 5, Lot 19	0.05	Rail line.
South Jersey Port Corp Lakeview Drive Salem, NJ	Same	Block 7, Lot 1.01 Block 46, Lots 2, 4	4.35	Block 7 Lot 1.01 is an industrial property covered with large warehouses. Block 46, Lot 2 consists of a former asphalt paved roadway; Lot 4 is a vacant industrial property.

South Jersey Port Corp Grieves Parkway and Tilbury Road Salem, NJ	Same	Block 46, Lot 11 Block 47, Lot 6	9.37	Northern portion of Block 46, Lot 11 is industrial property consisting of a warehouse, sea box storage, and asphalt paved parking lots; southern portion of lot is vacant, vegetated land. Block 47, Lot 6 consists of an unpaved parking area and sea box storage.
Tilbury Rd Assoc Inc. 72 Tilbury Rd and N. Tilbury Rd Salem, NJ	Same	Block 97, Lots 2, 3 Block 47, Lot 1	4.25	Block 97, Lot 2 is a vacant, wooded lot. Lot 3 consists of a residential dwelling and commercial buildings. Block 47, Lot 1 consists of an industrial property with warehouse building and unpaved parking lot.
Tri-County Oil Company 1 Front Street Salem, NJ	Same (Lien held by the City of Salem)	Block 7, Lot 11	0.44	Former heating oil bulk storage facility and former gasoline service station property currently under investigation under the Hazardous Discharge Site Remediation Fund. Site is listed on the NJDEP KCSL.
Vacant Land and Rail Line Hancock, Howell, and Ward Streets, and Lakeview Drive Salem, NJ	City of Salem	Block 2, Lots 4, 6, 7 Block 5, Lot 1	0.69	Vacant land adjacent on either side of Block 2, Lot 14 rail line.
	The County of Salem	Block 2, Lot 14	0.2	Rail line.
Vacant Land and Rail Line Lakeview Drive and Hubbell Ave Salem, NJ	The County of Salem	Block 14, Lot 3	2.0	Rail line.
	Unknown	Block 14, Lot 3.04 Block 16, Lot 26.01		Rail line.
	City of Salem	Block 14, Lot 6	2.5	Vacant, vegetated lot adjacent to the Block 14, Lot 3.04 rail line.
	Salem County Board of Freeholders	Block 16, Lot 26	2.93	Rail line.
Vacant Land and Rail Line Hancock Street and Lakeview Drive Salem, NJ	No Mkt St Back Lot Associates	Block 1, Lot 9	0.67	Vacant, vegetated lot adjacent to Block 1, Lot 16 rail line.
	The County of Salem	Block 1, Lot 16	0.52	Rail line.
Wright Property Keasbey Street Salem, NJ	Terry Wright	Block 43, Lots 1, 2, 7, 8	9.42	Lots consist of commercial warehouse operations and associated structures. Lots 7, 8 are vacant and wooded.