

# COMMUNITY REVITALIZATION THROUGH BROWNFIELDS

October 29, 2019



CENTER FOR CREATIVE  
LAND RECYCLING

RECLAIM. CONNECT. TRANSFORM.



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# AGENDA

## Welcome & Overview

Jean Hamerman, Center for Creative Land Recycling

## Municipal Perspectives

JR Capasso, City of Trenton

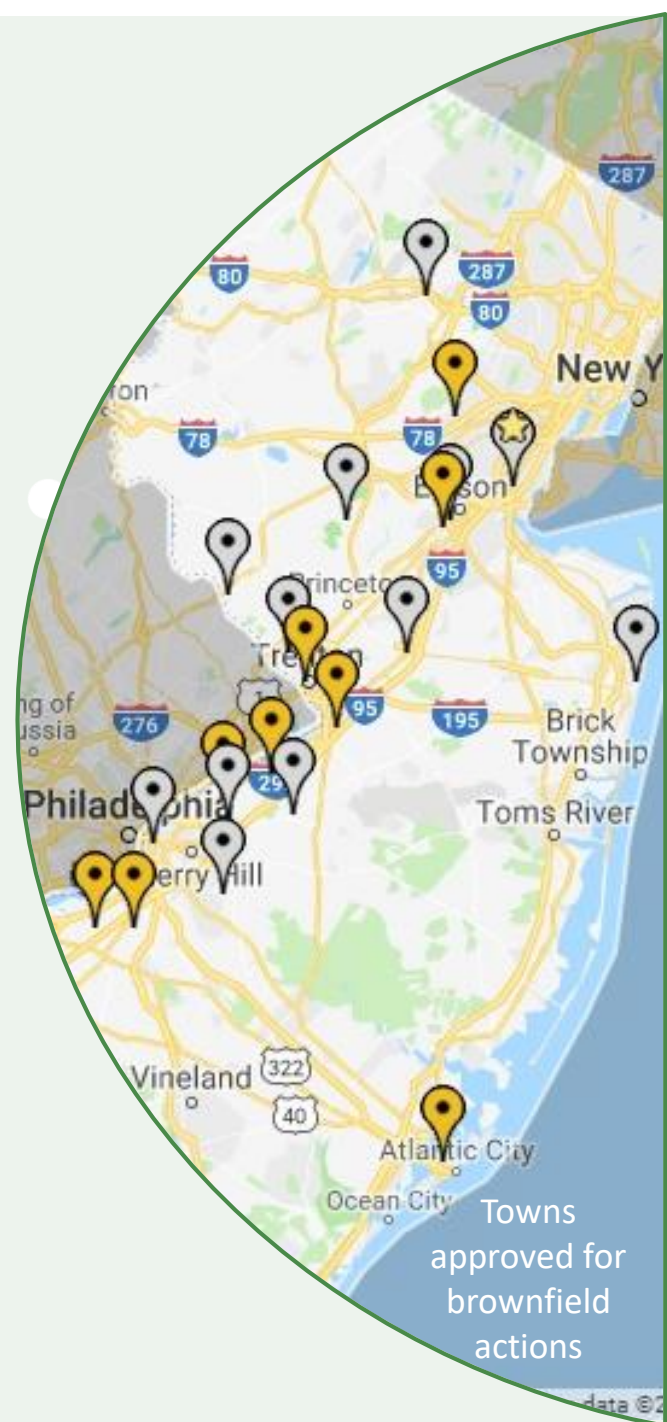
## Using the Sustainable Jersey Brownfields Actions as a Roadmap to Revitalization

Leah Yasenchak, BRS, Inc.

## NJDEP Resources

Bill Lindner, NJDEP

## Questions & Answers



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# Jean Hamerman | Deputy Director, CCLR



As Deputy Director of CCLR, Jean Hamerman manages the delivery of brownfield redevelopment assistance services under an EPA Technical Assistance to Brownfield (TAB) communities provider grant. Ms. Hamerman works to develop public-private partnerships and oversees communications, fundraising, and strategic initiatives for CCLR.

## About CCLR



CENTER FOR CREATIVE  
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# National platform for excellence in brownfields redevelopment

- Technical Assistance to Brownfields (TAB)
- NJ Brownfields Interagency Working Group (IAWG)
- Workshops & Webinars
- EPA Grant Review
- Ask the Expert
- SJ Action Review
- Online at [www.cclr.org](http://www.cclr.org)

Jean Hamerman

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Claire Weston

[claire.weston@cclr.org](mailto:claire.weston@cclr.org)

# Sustainable Jersey Brownfields Task Force

- History
- Key players
- Focus on streamlining and updating Actions

The screenshot displays a web interface for the Sustainable Jersey Brownfields Task Force. It features a header with a white circle icon and the title "Brownfields". Below the header, there are four action items, each with an information icon (i), a title, a point value, and a variable point range:

- Brownfields Assessment & Investigation**  
5 Points  
This action has variable points: 5, 10, 15, 20, 25, 30
- Brownfields Inventory & Prioritization**  
10 Points  
This action has variable points: 10, 15
- Brownfields Reuse Planning**  
5 Points  
This action has variable points: 5, 10, 15
- Brownfields Marketing**  
10 Points

## **JR Capasso**, Brownfields Coordinator, City of Trenton



J.R. manages brownfields remediation and redevelopment projects, technical and regulatory compliance, program capacity-building, real estate dispositions and acquisitions, community and intergovernmental outreach, and state and Federal grant and loan programs for numerous sites in the City. Brownfields sites in Trenton have been redeveloped for a variety of reuses and the City has won seven national Phoenix Awards for brownfields redevelopment since 1999.

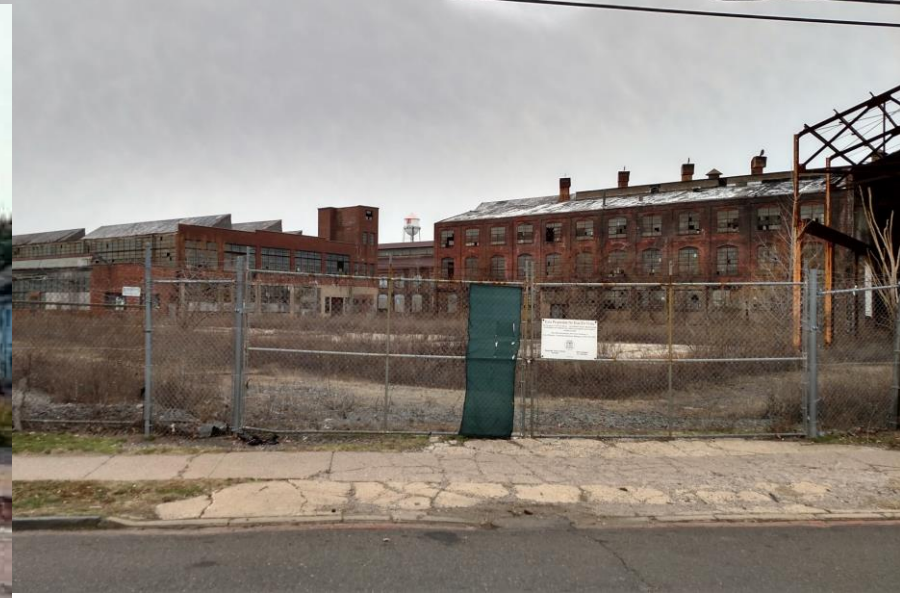


# Brownfields in your community

- **Obvious:** vacant gas stations, factories, dry cleaners
- **Not so obvious:** historic fill, fire and demolition debris, DAP
- **Any site where development may be complicated due to actual or potential contamination**
- **Not just an urban issue (rural and suburban, too)**

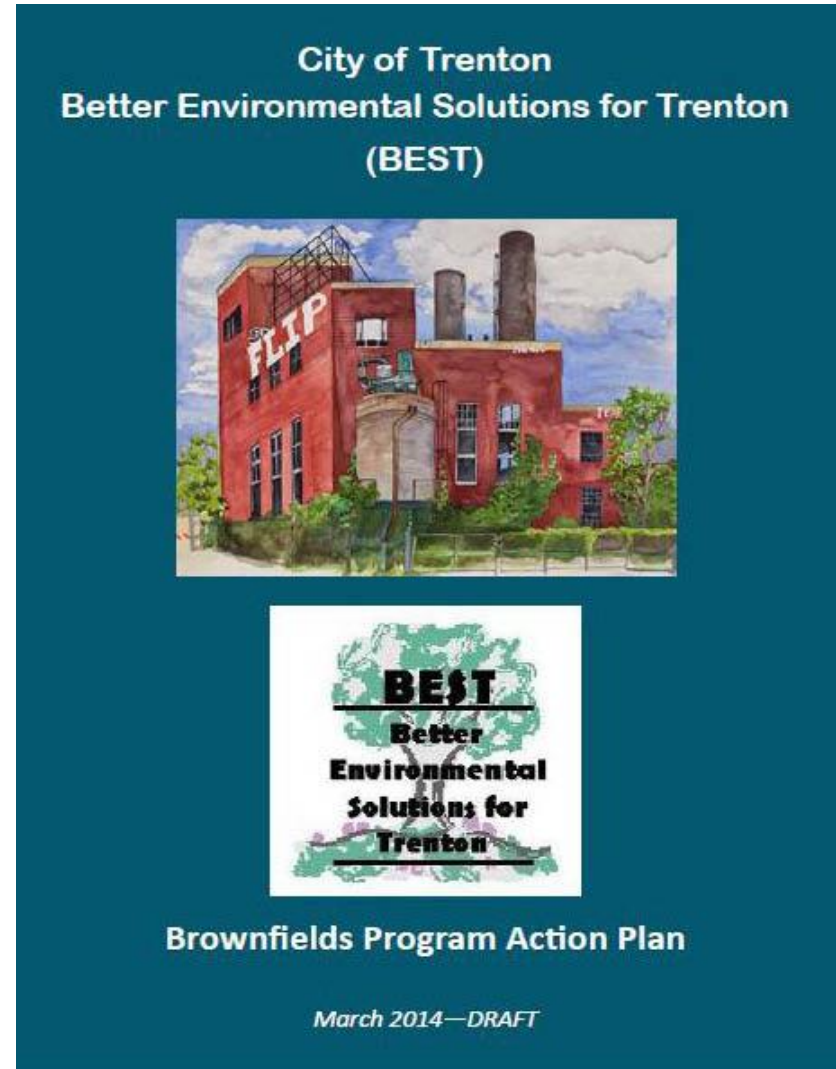
## Why do brownfields inventories, prioritization and marketing?

- **Helps tax base, creates healthier environment, increases local property values**
- **Redevelop underperforming sites for job creation, open space, new housing, etc.**
- **Resources are available from State, Federal and other programs (to local governments and non-profits)**



# Who can help with brownfields inventories, etc. in your community?

- Responsible City employee -may be part-time or other
- Local non-profit
- Local environment committee/Green Team
- Local resident-possibly an environmental professional





# Processing SJ Data

## Inventory

- First step in process

## Prioritization

- What is most important vis-a-vis community needs
- economic development
- public health
- blight reduction

## Site Investigations

- Part of regulatory process
- Is contamination present?
- How severe and extensive?

## Marketing

- Get them off the books!
- Developers to complete remediation
- Find resources for cleanup and then sell



## Brownfields Inventory for Sustainable Jersey

### CITY-OWNED SITES (Trenton Brownfields Program)

Site	Acreage	Being Developed	Site Location			development status (if known)	Environmental Status (if known)
			Block	Lot	Address		
Clinton Commerce Center	9.64		22101	2	780 N. Clinton	planned for open space/recreation	RAW phase???
Cooper Pool Expansion	1.5		11006	11, 12	386-392 Union	No activity	PA/SI completed
Federated Metals	4.65		23102	9	300 Enterprise	acquired by city	RI/RA in progress. LNAPL
Fischer	1.6		21402	1	101 Hart	planned for open space/recreation	RI/RAW phase???
former s/s: 678 N. Clinton	0.06		22301	1	678 N. Clinton	available (open space? Resid?)	remediated (RAO)
former s/s: 193 Brunswick	0.36		8302	21	199 Brunswick	available	RI required
former s/s: 80 Oakland	0.2		5303	1	80 Oakland	sale rescinded (auction); lease??	DN required
former s/s: 502 MLK	0.2		8302	45	502-504 MLK	available	evidence of USTs; Gulf Refining liable?
former s/s: 1011 S. Broad	0.2252		17802	5	1011 S. Broad	interim use - surface parking	PA. NFRAP
former s/s: 421 Bridge St.	0.09		11003	61	421 Bridge	available	NFA
former s/s: 364 Greenwood	0.1		13401	6	364 Greenwood	in right-of-way	UST in ground???
former s/s: 398 N. Olden	0.1		22305	15	398 N. Olden	vacant former s/s	active - publicly funded - RI complete
former cleaner/limo garage: 31 Morris			16701	8	31 Morris	none	demo required for SI
N. Olden 302	0.05		22305	2	302 N. Olden	vacant (planned for Assunpink G'way	active - publicly funded - RI complete
S. Warren 110	0.1		104	4, 5	110 S. Olden	Development planned	RA in progress
Powerhouse	0.75		25401	9	191 N. Olden	planned for open space/recreation	RA phase
Freightyards	35		25401	7	163 N. Olden	planned for open space/recreation	RI/RAW phase???
Hollywood Auto	1.4		25501	6?	186-190 N. Olden	planned for open space/recreation	NFA???
Kramer (City-owned)	4.25		21604	14	637 N. Olden	planned for public use	RA phase completed (DN req)
Missaro	2		25501	?	186-190 N. Olden	planned for open space/recreation	???
Miner	1		25501	?	102 N. Olden	planned for open space/recreation	PA/SI phase
Oxford Street	3.66		8202	1-15; 19-22	53-61 Oxford	vacant	RI required (soil and GW)
Pattern Machine & Foundry	0.46		11603	1	241 Third	demo. In progress	RI/RA required (hist. fill)
Pratico	2.336		7801	11	301 N. Clinton	urban farm planned	F&C required

# Inventory Prioritization Matrix

	Hazard (human and/or Eco)	Development Potential	Blight Reduc. Potential	Owner	Score	Site Location				
Weight Factor=	5	3	3	1	60	Block	Lot	Address	development status (if known)	Environmental Status (if known)
Site										
<b>New Method Cleaners</b>	4	3	3	5	<b>43</b>	4402	6	300-31-Prospect	acquired by city. Available following additional remediation.	RI in progress. Extensive DNAPL remediation required.
<b>Roebing Block 2</b>	2	4	4	5	<b>39</b>	15704	1	670 S. Clinton	available	RI/RA in progress. Hotspots. PCBs.
<b>Federated Metals</b>	3	2	3	5	<b>35</b>	23102	9	300 Enterprise	acquired by city. Available following additional remediation.	RI/RA in progress. LNAPL. EC & IC required
<b>Clinton Commerce Center</b>	3	3	2	5	<b>35</b>	22101	2	780 N. Clinton	planned for open space/recreation	RAW phase???
<b>Amtico</b>	2	3	4	4	<b>35</b>	1702	1	Amtico Square	acquisition pending. planned for open space/recreation	PA, SI and partial RI completed. EC/IC required
<b>Sainte Marie Cleaners</b>	3	2	3	4	<b>34</b>	16404	15	Chestnut Ave.	city foreclosure in progress	groundwater contamination. Vapor intrusion
<b>Fischer</b>	2	3	3	5	<b>33</b>	21402	1	101 Hart	planned for open space/recreation	RI/RAW phase
<b>former Starscreen Printing</b>	2	3	3	5	<b>33</b>	22802	5, 6, 7, 8	101 Mulberry St.	foreclosed ~2015	PA/SI in progress

## Leah Yasenchak, Principal, BRS, Inc.

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Leah oversees redevelopment planning efforts for environmentally compromised property and resiliency projects and leads BRS's environmental planning, outreach, and grant writing and management services. This includes identification of and application for redevelopment funding sources; environmental planning; regulatory liaison; community outreach; and resiliency and sustainability land use and strategy planning.

## Inventory and Prioritization

- How to use the Action
- Key deliverables for Action points
- Heads up!



# Developing your Inventory

www13.state.nj.us/DataMiner

## DEP DataMiner

Home Search ▾ Contact Help

### Introduction to DEP DataMiner

Welcome to the new version of **DEP DataMiner**. Here, you will find a variety of reports that will provide you with up to the minute results. In order to provide flexibility, many of these reports require the user to enter some criteria, which will result in a customized document.

The information contained in this site is the best available according to the procedures and standards of each of the contributing programs. The Department's programs are regularly maintaining the information in their databases, in order to maintain the quality and timeliness of the data. However, unintentional inaccuracies may occur. The Department has made every effort to present the information in a clear and understandable way for a variety of users. However, we cannot be responsible for the misuse or misinterpretation of the information presented by this system. Therefore, under no circumstances shall the State of New Jersey be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the State be liable for any other consequences from any such reliance.

### Search Options

Search by Site ?

Search by Category ?

Search Published Documents ?

# Dataminer report

The screenshot shows the NJDEP DataMiner website. The browser address bar displays [www13.state.nj.us/DataMiner](http://www13.state.nj.us/DataMiner). The page header includes the NJDEP logo and the text "DEPARTMENT OF ENVIRONMENTAL PROTECTION". Navigation links for "Home", "Search", "Contact", and "Help" are visible. A search bar is located in the top right corner. The main content area features a "Search by Category" section with a "Report Category" dropdown menu. The dropdown menu is open, showing the following options: "Select a category...", "Hurricane Sandy", "Incidents and Complaints", "Mandatory Diesel Retrofit Program", "NJDES Permitting Program", "Pending Permit Progress Reports", "Pesticide Control Program", "Radon", "Site Remediation", and "Toxic Catastrophe Prevention Act Program". A green "submit" button is positioned to the right of the dropdown menu. Below the dropdown menu, there is a text input field and a "submit" button.

assignment.

▶ Pending Sites with Confirmed Contamination

This selection enables the requestor to view a real-time list of all the pending sites in SRP and their associated Program Interest Number. Pending Sites are those sites having one or more pending cases, no active cases, and any number of closed cases. The listed is sorted by county and municipality. This data is also available as a static list in MS Excel Spreadsheet format and Tab Delimited ASCII format at [Known Contamination Sites in NJ](#). The static list is updated at routine intervals.

### SPECIAL REPORTS CATEGORY (3)

This category includes three sub-categories. The sub-categories are Local Construction Codes Officials; Child Care Educational Facilities and Brownfields

#### BROWNFIELDS (1)

This sub-category includes a report on UST sites that may have Brownfield redevelopment possibilities. Brownfields are former or current industrial or commercial sites that have known or suspected contamination and are abandoned or under utilized. The requestor is prompted to select a county.

▶ UST Sites for Possible Brownfield Redevelopment

UST Sites for Possible Brownfield Redevelopment.

▶ Electronic Data Submittals by PI Number

This report allows the user to view a list of Electronic Data Submissions received by the Department for a Specific PI number

#### LOCAL CONSTRUCTION CODES OFFICIALS (2)

This sub-category includes two "live" Known and Suspected Contaminated Sites in New Jersey reports. The report prompts the requestor to select a municipality or county sort.

▶ The Known and Suspected Sites Report by County

This report enables the requestor to view a list of both known and suspected sites within a specified county.

▶ The Known and Suspected Sites Report by County and Municipality

This report enables the requestor to view a list of both known and suspected sites within a specified county and municipality.

### UNDERGROUND STORAGE TANKS (23)

This category includes remedial and non-remedial information on sites subject to the Underground Storage of Hazardous Substances Act. Remedial information would include soil and/or ground water remediation information. The non-remedial information would focus on regulated facilities, active facilities with compliant tanks and other administrative data.

▶ Active Facilities with Compliant Tanks Report

This report enables the requestor to receive a list of all active underground storage tank systems which are in compliance with the deadline requirements for leak detection, spill, overfill and cathodic protection required by N.J.A.C. 7:14B. Only those UST systems that have been registered with the NJDEP and identified in this report are considered in compliance. The report enables the requestor to [select by county and municipality](#).

# Priority Ranking

	Ownership (5=public, 1=private)	Public Health Risk (5= high risk, 1= low risk)	Redevelopment potential (5= high potential; 1=low potential)	Blight Reduction (5=high potential;1=lo w potential)	Overall Ranking Score
Weighting Factor	X2	X5	X3	X2	
Site 1	5*2=10	1*5=5	5*3=15	2*2=4	34
Site 2	5*2=10	3*5=15	4*3=12	5*2=10	48
Site 3	3*2=6	1*5=5	3*3=9	3*2=6	26
Site 4	1*2=2	5*5=25	1*3=3	4*2=8	38
Site 5	5*2=10	5*5=25	1*3=3	2*2=4	42

## What to submit



- **TIP 1: Use the Inventory Checklist document!!**
- **TIP 2: Document!**
- **TIP 3: Share the information!**
- **TIP 4: Keep it up!**



## Planning Reuse

- How to use the Action
- Key deliverables for Action points
- Heads up!

# What to do



## Collect information on targeted site(s)

- Site stakeholders
- Current site description
- Current zoning
- Access to transportation
- Land use of adjacent properties
- Redevelopment or rehabilitation area designations

## Engage in a Reuse Planning Process

- Meeting
- Redevelopment area plan
- Brownfields Element from Master Plan
- Market Study
- Area-wide Brownfield Action Plan
- Other reuse plans

## What to submit



- **TIP 1: Make sure you submit the minimum required info for each of your priority sites**
- **TIP 2: Document your outreach**
- **TIP 3: Make sure your reuse reports are dated within two years of the June certification deadline.**

# Marketing

- How to use the Action
- Key deliverables for Action points
- Heads up!

# What to do



- Compile Information
- Communicate Brownfields Redevelopment Opportunities
  - Post information on your website
  - Issue Requests for Proposals or Requests for Letters of Intent
  - Issue Requests for Expressions of Interest
  - Enter sites on NJ Site Mart
  - Develop written materials
  - Develop outreach posters
  - Place ads in real estate trade magazines
  - List your properties on an online Brownfield Marketplace
  - List your sites with a local real estate broker
  - Contact EPA and DEP
  - Schedule tours



## What to submit



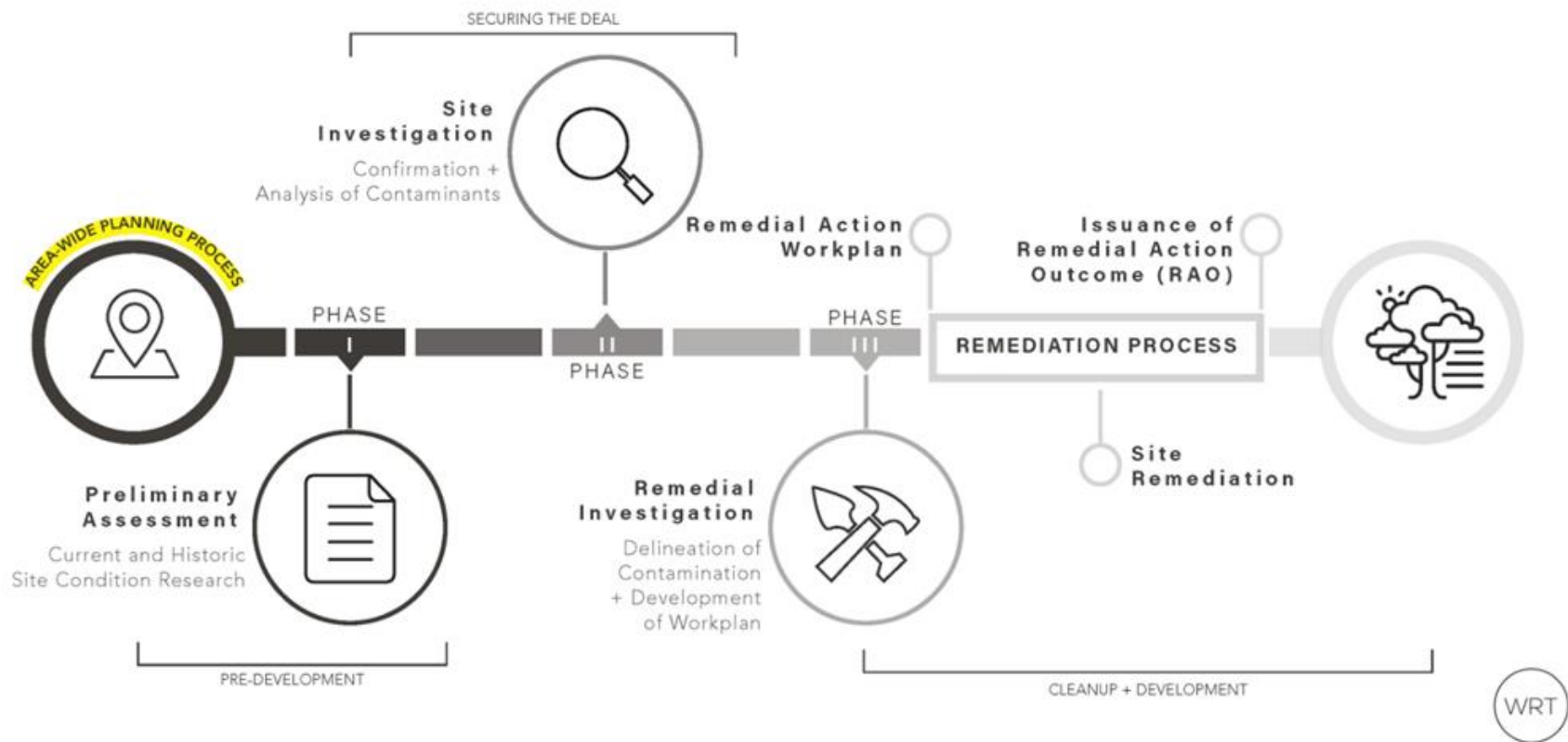
- **TIP 1: Use the Brownfields Marketing Action Checklist document!!**
- **TIP 2: Document the site information and how you marketed it**
- **TIP 3: Make sure your marketing documentation is dated within two years of the June certification deadline.**



## Assessment/ Investigation

- How to use the Action
- Key deliverables for Action points
- Heads up!

# Environmental Process



## What to submit



- **TIP 1: Read the submission options – we don't need the full reports!**
- **TIP 2: Make sure the reports are dated within two years of the June certification deadline.**
- **TIP 3: Make sure the reports note that it was prepared for the municipality**

**Bill Lindner** | Manager, Office of Brownfields  
Reuse, NJDEP

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Bill Lindner is the manager of the Office of Brownfield Reuse at NJDEP. He has an extensive background in redevelopment and site remediation having also worked as a contaminant hydrogeologist for many years.

# NJDEP Resources for Brownfield Communities



- Hazardous Discharge Site Remediation Fund (HDSRF)
- Community Collaborative Initiative (CCI)

# Hazardous Discharge Site Remediation Fund



- The HDSRF program is the State brownfield funding program for New Jersey
- Provides due diligence grants and cleanup grants to public entity applicants
  - Municipalities, counties, and redevelopment agencies
- A significant amount of financing can be provided for brownfield development projects
  - Up to \$2 million to Public Entity Applicants per year
  - An additional \$1 million to Public Entity Applicants with Brownfield Development Areas per year



# HDSRF Public Brownfield Grants



- Environmental Assessment and Investigation Grants
  - Pays 100% of the assessment and investigation costs
- Cleanup Grants for Brownfield Development Area Sites
  - Pays 75% of the remedial action costs
- Cleanup Grants for Recreation and Conservation Projects
  - Pays 75% of the remedial action costs
- Cleanup Grants for Renewable Energy Projects
  - Pays 75% of the remedial action costs
- Cleanup Grants for Affordable Housing Projects
  - Pays 50% of the remedial action costs
- Cleanup Grants for Unrestricted Use Remedial Action
  - Pays 25% of the remedial action costs

## HDSRF Contacts & Links

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- Michael Deely: [michael.deely@dep.nj.gov](mailto:michael.deely@dep.nj.gov)
- Rachel Orobono-Stopper: [rachel.stopper@dep.nj.gov](mailto:rachel.stopper@dep.nj.gov)
- John Doyon: [john.doyon@dep.nj.gov](mailto:john.doyon@dep.nj.gov)
- HDSRP Application  
[https://www.nj.gov/dep/srp/srra/forms/hdsrf\\_application.pdf?version\\_1\\_5](https://www.nj.gov/dep/srp/srra/forms/hdsrf_application.pdf?version_1_5)
- Link to NJDEP Brownfield Webpage  
<https://www.state.nj.us/dep/srp/brownfields/>

# Community Collaborative Initiative



traditional programs do great work,

*but are confined to the areas of their responsibility*

Program	Relationship with outside	Primary Work Goal	Work Nexus	Environmental Conditions	Environmental Opportunities	Decision-Making Lens	Working Partners
Traditional Programs	Regulatory	Protection of media/resources	Media-based on Agency priorities	Single-media	Improvements to site, pipe & stack; protection of resources	Resource & human health protection	Primarily regulated entities
Community Collaborative	Partnership	Revitalization & Quality of Life in built environment	Place-based on Aligned Priorities	Multi-media, Legacy problems & Cumulative impacts	Redevelopment, Revitalization, Restoration & Resiliency	Environmental Social, Economic & Health	Cross-program, Cross-agency & Stakeholders

current challenges require diverse expertise and a place-based lens;

*complex problems necessitate integrated and multi-faceted solutions*

# CCI Aligns with State and Federal Priorities

- NJ Executive Order #23: partnering in Environmental Justice communities
- NJ Executive Order #40: State Agency coordination for the Capital City
- Economic Development: Opportunity Zones
- Governor Murphy's Economic Master Plan
  - Strategic Priority 2: Investing in Communities / Brownfields
  - Strategic Priority 4: Making Government work better
- EPA Lean Government Initiative
- EPA Community-Driven Approach



Former Camden Labs Site, now undergoing transformation into Whitman Park Athletic Fields in Camden, NJ.

# CCI Expansion

In partnership with the NJ Economic Development Authority and to maximize NJ's Federal Opportunity Zones, CCI expanded to 8 additional cities (12 total).

2012



2015



Trenton



Perth  
Amboy



2017



Bayonne



2019



Bridgeton



Jersey City



Millville



Newark



Paterson



Paulsboro



Salem



Vineland





# CCI Focus: Needs, Opportunities, & Outcomes

- Brownfield redevelopment
- Localized flooding
- Park development
- Quality of life
- Waterfront access
- Creating local jobs
- Infrastructure upgrades
- Living shorelines
- Illegal dumping
- Combined sewer overflows
- Energy resiliency
- Stream daylighting
- Environmental education
- Urban agriculture
- Greening private redevelopment projects
- Green infrastructure
- Water conservation
- Urban forestry



# Questions?



Jean Hamerman | [jean.hamerman@cclr.org](mailto:jean.hamerman@cclr.org)

JR Capasso | [jcapasso@trentonnj.org](mailto:jcapasso@trentonnj.org)

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**THANK YOU TO SUSTAINABLE JERSEY !**



# Complete Streets Technical Assistance Services

## Informational Webinar

Wednesday, October 30, 2019,  
1:30pm – 2:30pm

[REGISTER](#)

[Application Deadline](#): December 20



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# Gardinier Grant Application Deadline

Grants available for energy projects

[Application Deadline](#): October 31



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Energy efficiency improvement/historic  
window restoration

# Getting Started on Energy Webinar Series

## **Funding and Incentives from New Jersey's Clean Energy Program**

Wednesday, November 6, 2019, 1:00pm – 2:00pm

[REGISTER](#)

## **How Energy Savings Improvement Plans Fund Energy Upgrades (ESIP)**

Wednesday, November 13, 2019, 1:00pm – 2:00pm

[REGISTER](#)



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# Online Listening Session Submission Deadline

**Submission Deadline**: November 10



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# Sustainable Jersey Annual Luncheon

**Tuesday, November 19, 2019,  
12:00pm – 1:45pm**

Two Convention Boulevard  
Atlantic City, NJ 08401

[REGISTER](#)

*\*Early bird pricing until Nov. 13*



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# Implementing Complete Streets at the Local Level

## Free Training

Thursday, January 9, 2019,  
9:30am – 4:00pm

Rowan College of South Jersey,  
Cumberland Campus

3322 College Drive,  
Vineland, NJ 08360

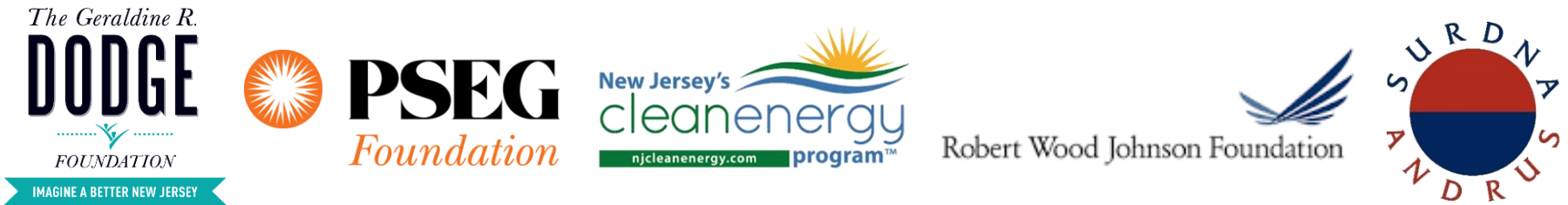
[REGISTER](#)



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# Sustainable Jersey Supporters & Sponsors

## Program Underwriters



## Grants Program



## Corporate Sponsors





# Questions?



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Leah Yasenchak | [leah@brsinc.com](mailto:leah@brsinc.com)

Bill Lindner | [william.lindner@dep.nj.gov](mailto:william.lindner@dep.nj.gov)

**THANK YOU TO SUSTAINABLE JERSEY !**