COMMUNITY REVITALIZATION THROUGH BROWNFIELDS

October 29, 2019
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

@SJ_Program • #DecadeofImpact
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

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

Jean Hamerman
jean.hamerman@cclr.org

Claire Weston
claire.weston@cclr.org
Sustainable Jersey Brownfields Task Force

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

<table>
<thead>
<tr>
<th>Brownfields</th>
<th>Points</th>
<th>Action Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brownfields Assessment &amp; Investigation</td>
<td>5 Points</td>
<td>This action has variable points: 5, 10, 15, 20, 25, 30</td>
</tr>
<tr>
<td>Brownfields Inventory &amp; Prioritization</td>
<td>10 Points</td>
<td>This action has variable points: 10, 15</td>
</tr>
<tr>
<td>Brownfields Reuse Planning</td>
<td>5 Points</td>
<td>This action has variable points: 5, 10, 15</td>
</tr>
<tr>
<td>Brownfields Marketing</td>
<td>10 Points</td>
<td></td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>CITY-OWNED SITES (Trenton Brownfields Program)</th>
<th>Site Location</th>
<th>Environmental Status (if known)</th>
</tr>
</thead>
</table>
| Site | Acreage | Being Developed | Block | Lot | Address | development status (if known) | RAW phase???
|------------------------|--------|-----------------|------|----|---------|-------------------------------|------------------|
| 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 | PASI completed |
| Federated Metals | 4.65 | 23102 | 9 | 300 Enterprise | acquired by city | RI/RA in progress: LNAPL |
| Fisher | 1.6 | 21402 | 1 | 101 Hart | planned for open space/recreation | RI/RAW phase???
| former/s: 678 N. Clinton | 0.06 | 22301 | 1 | 678 N. Clinton | available (open space? Resid?) | remediated (RAO) |
| former/s: 193 Brunswick | 0.36 | 8302 | 21 | 199 Brunswick | available | RI required |
| former/s: 80 Oakland | 0.2 | 5303 | 1 | 80 Oakland | sale rescinded (auction); lease?? | DN required |
| former/s: 502 MLK | 0.2 | 8502 | 45 | 502-504 MLK | available | evidence of USTs; Gulf Refining liable? |
| former/s: 1011 S. Broad | 0.2252 | 17802 | 5 | 1011 S. Broad | interim use - surface parking | PA, NFRAP |
| former/s: 421 Bridge St. | 0.09 | 11003 | 61 | 421 Bridge | available | NFA |
| former/s: 364 Greenwood | 0.1 | 13401 | 6 | 364 Greenwood | in right-of-way | UST in ground?? |
| former/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 | 0.05 | 22305 | 2 | 302 N. Olden | vacant (planned for Assunpink Gway) | demo required for SI |
| N. Olden 302 | 0.1 | 104 | 4, 5 | 110 S. Olden | Development planned | |
| S. Warren 110 | 0.75 | 25401 | 9 | 191 N. Olden | planned for open space/recreation | RA in progress |
| Freightways | 35 | 25401 | 7 | 163 N. Olden | planned for open space/recreation | RA phase |
| Hollywood Auto | 1.4 | 25501 | 67 | 186-190 N. Olden | planned for open space/recreation | RI/RAW phase?? |
| Kramer (City-owned) | 4.25 | 21601 | 14 | 637 N. Olden | planned for public use | NFA?? |
| Mastario | 2 | 25501 | 186-190 N. Olden | planned for open space/recreation | RA phase completed (DN req) |
| Miner | 1 | 25501 | 102 N. Olden | planned for open space/recreation | ??? |
| Oxford Street | 3.66 | 8202-1-15; 19-22 | 53-61 Oxford | vacant | PA/SI phase |
| Pattern Machine & Foundry | 0.46 | 11503 | 1 | 241 Third | demo. In progress | RI required (soil and GW) |
| Prattco | 2.336 | 7001 | 11 | 301 N. Clinton | urban farm planned | RI/RA required (hist. fill) |
# Inventory Prioritization Matrix

<table>
<thead>
<tr>
<th>Site</th>
<th>Hazard (human and/or Eco)</th>
<th>Development Potential</th>
<th>Blight Reduc. Potential</th>
<th>Owner</th>
<th>Score</th>
<th>Block</th>
<th>Lot</th>
<th>Address</th>
<th>development status (if known)</th>
<th>Environmental Status (if known)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Method Cleaners</td>
<td></td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>5</td>
<td>43</td>
<td></td>
<td>4402</td>
<td>Prospect</td>
<td>300-31-</td>
</tr>
<tr>
<td>Roebling Block 2</td>
<td></td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>39</td>
<td></td>
<td>15704</td>
<td>available</td>
<td>RI in progress. Extensive DNAPL remediation required.</td>
</tr>
<tr>
<td>Federated Metals</td>
<td></td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>5</td>
<td>35</td>
<td></td>
<td>23102</td>
<td>available</td>
<td>acquired by city. Available following additional remediation.</td>
</tr>
<tr>
<td>Clinton Commerce Center</td>
<td></td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>35</td>
<td></td>
<td>22101</td>
<td>300 Enterprise</td>
<td>RI/RA in progress. Hotspots. PCBs.</td>
</tr>
<tr>
<td>Amtico</td>
<td></td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>35</td>
<td></td>
<td>1702</td>
<td>acquisition pending. planned for open space/recreation</td>
<td>PA, SI and partial RI completed.  EC/IC required.</td>
</tr>
<tr>
<td>Sainte Marie Cleaners</td>
<td></td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>34</td>
<td></td>
<td>16404</td>
<td>city foreclosure in progress</td>
<td>groundwater contamination. Vapor intrusion.</td>
</tr>
<tr>
<td>Fischer</td>
<td></td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>5</td>
<td>33</td>
<td></td>
<td>21402</td>
<td>planned for open space/recreation</td>
<td>RI/RAW phase.</td>
</tr>
<tr>
<td>former Starscreen Printing</td>
<td></td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>5</td>
<td>33</td>
<td></td>
<td>22802</td>
<td>101 Mulberry St. foreclosed ~2015</td>
<td>PA/SI in progress.</td>
</tr>
</tbody>
</table>
Leah Yasenchak, Principal, BRS, Inc.

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.
● How to use the Action
● Key deliverables for Action points
● Heads up!
Developing your Inventory

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.
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 groundwater 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

<table>
<thead>
<tr>
<th>Weighting Factor</th>
<th>Ownership (5=public, 1=private)</th>
<th>Public Health Risk (5= high risk, 1= low risk)</th>
<th>Redevelopment potential (5= high potential; 1=low potential)</th>
<th>Blight Reduction (5=high potential;1=low potential)</th>
<th>Overall Ranking Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site 1</td>
<td>5*2=10</td>
<td>1*5=5</td>
<td>5*3=15</td>
<td>2*2=4</td>
<td>34</td>
</tr>
<tr>
<td>Site 2</td>
<td>5*2=10</td>
<td>3*5=15</td>
<td>4*3=12</td>
<td>5*2=10</td>
<td>48</td>
</tr>
<tr>
<td>Site 3</td>
<td>3*2=6</td>
<td>1*5=5</td>
<td>3*3=9</td>
<td>3*2=6</td>
<td>26</td>
</tr>
<tr>
<td>Site 4</td>
<td>1*2=2</td>
<td>5*5=25</td>
<td>1*3=3</td>
<td>4*2=8</td>
<td>38</td>
</tr>
<tr>
<td>Site 5</td>
<td>5*2=10</td>
<td>5*5=25</td>
<td>1*3=3</td>
<td>2*2=4</td>
<td>42</td>
</tr>
</tbody>
</table>
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.
● 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 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

- Michael Deely: michael.deely@dep.nj.gov
- Rachel Orobono-Stopper: rachel.stopper@dep.nj.gov
- John Doyon: john.doyon@dep.nj.gov
- HDSRP Application 
  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.

- Current challenges require diverse expertise and a place-based lens; complex problems necessitate integrated and multi-faceted solutions.

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


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  2017  2019

Camden + Trenton + Bayonne + Bridgeton

Perth Amboy + 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
JR Capasso | jcapasso@trentonnj.org
Leah Yasenchak | leah@brsinc.com
Bill Lindner | william.lindner@dep.nj.gov

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
Gardinier Grant
Application Deadline

Grants available for energy projects

Application Deadline: October 31
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
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

@SJ_Program • #DecadeofImpact
Questions?

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THANK YOU TO SUSTAINABLE JERSEY!