The background of the cover features several rolled-up documents of varying colors (white, tan, brown) and patterns (grid, plain). A ruler is visible at the bottom, and two pencils (one orange, one black) are positioned in the lower right corner. The text is overlaid on this background.

Remediating and Redeveloping Brownfields in New Jersey

A Guide for Municipalities and Community Organizations

anwec

Association of New Jersey Environmental Commissions

Remediating and Redeveloping Brownfields in New Jersey A Guide for Municipalities and Community Organizations

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Remediating and Redeveloping Brownfields in New Jersey

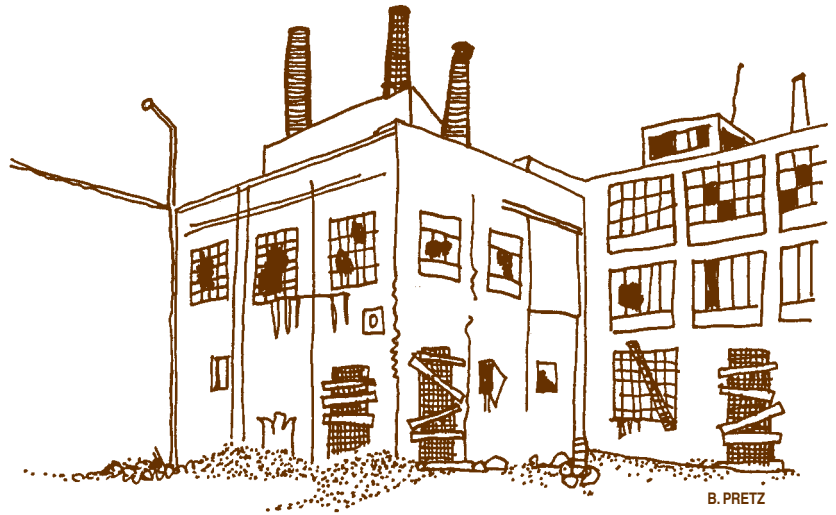
A Guide for Municipalities and Community Organizations

Brownfields are found across the Garden State in urban, suburban, and rural communities. Many of us drive or walk past them every day. Like many unoccupied properties, brownfields may contain deteriorating buildings with broken glass and litter, becoming unsafe places for children to congregate or an eyesore for the neighborhood.

New Jersey's brownfields are former industrial or commercial properties that are currently vacant or underutilized and on which there is, or there is suspected to be, a discharge of a contaminant. Brownfields conditions have multiple effects.

- Pollutants on a particular site can also affect air, water and soil in the surrounding area;
- Contaminated sites can result in major exposures to toxic substances through contact, inhalation and ingestion;
- Uncovered holes and unsafe structures have physical health hazards, especially for children who use the site as a place to play and explore.

This threat of contamination complicates the owner's ability to expand, redevelop, or reuse the site. The property is a drain on the local economy since it generates limited or no tax revenue. Municipalities benefit when brownfields are cleaned up and added to the pool of developable land. Reduced pressure to build on undeveloped areas makes new land available for recreational areas communities can enjoy. Brownfields redevelopment offers an opportunity to foster economic growth, protect natural resources, preserve open space and provide a healthy environment for local residents.



Many brownfields have potential for redevelopment, because the sites are usually near existing infrastructure (such as sewer and water lines), transportation systems and a workforce. These properties can be a catalyst to improve the quality of life for the surrounding neighborhoods.

Community organizations and municipalities can play a leadership role in the redevelopment of brownfields sites. New Jersey's state and local governments offer many resources to encourage appropriate redevelopment, allowing municipalities and citizens to be influential in the development process. This guide will explain the steps necessary to transform brownfields into productive neighborhood assets.

While brownfields redevelopment can be complicated, the critical ingredient is involvement by those who are most affected – community members and their organizations.

Brownfields should not be confused with Superfund, CERCLA, or National Priority List sites. These sites are abandoned or uncontrolled hazardous waste sites overseen by the federal Environmental Protection Agency (USEPA).

Getting Started on Brownfields Redevelopment

Brownfields represent an important opportunity for citizens, government and non-profit organizations to collaborate on redevelopment. Community-building organizations, regardless of their current activities, can use brownfields as an issue to bring disparate groups to a common table. Brownfields can be the reason that government, community groups and private interests such as developers and banks work

together for a common good. Brownfields projects can have both short and long term positive effects including the cleanup and reuse of a derelict site and a motivation for the community to develop a long-range redevelopment plan.

Brownfields and Open Space

While most brownfields remediation projects have resulted in major residential and commercial building, state and local officials have a growing interest to turn brownfields into green spaces. Amendments to New Jersey's Brownfield and Contaminated Site Remediation Act in 2005 specifically dedicate remediation funds for open space acquisition and development as well as redevelopment. The amendments established matching grants up to 75 percent for municipalities, counties and redevelopment entities for the remedial costs for open space and conservation projects.

According to a NY/NJ Baykeepers' 40-page *Brownfields to Greenfields* paper,¹ "Brownfields to greenfields conversion puts once dormant industrially contaminated real estate back into uses that benefit the public and the environment." In addition, the paper cites a number of studies and points out the economic benefits of open space to the quality of life, property values and the community's economic viability.

Urban parks and playgrounds serve as economic assets since they make neighborhoods more attractive, increase local property values two to four times and attract additional property investments from residents and businesses. New businesses bring increased jobs and tax revenue. Taxpayers benefit from the improved water quality and community health, increased tourism and recreation, and an enhanced quality of life.

Community Participation

The challenge is to have municipal brownfields redevelopment address what local residents want for their neighborhood. Although the state law does not require public participation,

¹ *Brownfields to Greenfields*, a 40-page paper published in May 2006, represents the NY/NJ Baykeepers' organizational mission of preserving, protecting, and restoring the Hudson-Raritan Estuary. Additional information available from NY/NJ Baykeeper®, 52W Front Street, Keyport, NJ 07735, (732) 888-9870, mail@nynjbaykeeper.org, www.nynjbaykeeper.org.

community and neighborhood involvement in brownfields remediations throughout the process is crucial for achieving positive results.

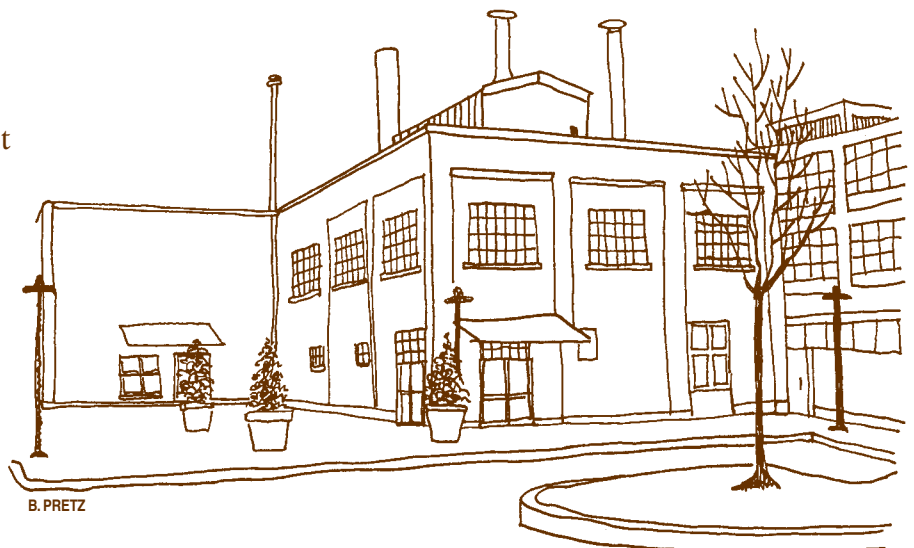
Municipalities working on brownfields redevelopment must balance the current interests with the goals for the future. A collaborative approach from the start will bring all interested parties – community, seller, developer, investor and government – together to organize, identify and address their immediate needs. Residents need to work with municipal staff and boards to share ideas, develop a clear vision and plan strategies that address land use, social, educational and employment issues.

Collaborative approaches should often include community visioning, strategic planning and charettes that involve all stakeholders including municipal officials, developers and local residents in discussing development scenarios. Community involvement in a strong vision plan can result in a project with long-term benefits to the neighborhood.

Unless community members get involved and have a vision for the future, brownfields will stay vacant until a developer can make a profit developing them. This is because the cost of the cleanup is often higher than the value of the land after the cleanup.

Informing and Involving Tools

- Surveys
- Newsletters
- Outline of region's and site's characteristics
- Profiles of involved agencies and organizations
- Educational events



Brownfields properties can be redeveloped into uses that contribute to the community's vitality like residential units, recreation areas, open space, commercial stores, office space, warehouses, sports complexes and entertainment centers. From the beginning, the parties involved should discuss the desired future use of the property since the surrounding neighborhood will have to live with the new facility long after the construction crew has left. Community organizations should work for the best possible cleanups and margins of safety to prevent future exposures to hazardous substances and share their ideas with developers, local planning and zoning boards, elected officials, local housing authorities, environmental organizations, cultural groups and historical associations.

The Players

The effort to clean up and redevelop a site for a future use should include several participants working together to redevelop the property successfully to fit the needs of the community.

- Neighbors, local citizens and community groups
- Owners/sellers
- Buyers
- Lenders and investors
- Government (municipal, county and state officials)
- Developers
- Technical support (attorneys, environmental consultants, real estate agents).

In New Jersey the public and especially the municipalities have great influence in local development. To strengthen a community's interest in restoring and protecting important environmental resources, it is very important for community members to be active participants in land use planning, assessing environmental hazards and choosing precautionary cleanup measures for selected sites.



Socafé, Newark

A Collaborative Approach

The owner purchased the Malvern Street site in Newark's Ironbound district with the hope of converting an empty warehouse into a storefront business. Unfortunately, the owner discovered a 2,000-gallon fuel tank lying beneath the property while doing a repair on a sidewalk. The owner's contacts with the New Jersey Commerce, Economic Growth and Tourism Commission, the NJDEP and other government agencies helped her navigate the regulatory process and obtain financial assistance through the Petroleum Underground Storage Tank Remediation Upgrade and Closure Fund. With financial assistance and regulatory guidance, the owner was able to convert an empty warehouse into a successful restaurant, serving over 400 customers.

For further information, contact NJDEP, 609-292-1251, www.nj.gov/dep/srp/brownfields/success

The Role of New Jersey Government Agencies

State officials have recognized that communities affected by brownfields need to be involved in the redevelopment process and have a role in making the projects a success. Aiming to improve public access and involvement in remediation, the NJDEP's Site Remediation program is looking into expanded mandatory notifications for brownfields redevelopment sites and policy changes for public information access and communication with local officials.

To assist communities with brownfields redevelopment, the New Jersey Department of Community Affairs' Office of Smart Growth (OSG) has created the Brownfields Redevelopment Interagency Team (BRIT) to provide the tools for interested parties to develop brownfields in an efficient and timely manner. With representatives from 25 departments and agencies,

BRIT assists interested parties with planning, regulatory issues, financial and technical support and infrastructure for redevelopment. If an interested party has a brownfields redevelopment project in mind, meeting with BRIT can offer information on the resources available from the team's agencies, help clarify the necessary steps and enlist the help of relevant state agencies. The OSG New Jersey Brownfields Redevelopment Resource Kit (available at www.state.nj.us/dca/osg/commissions/brownfields/index.shtml and paper copies from 609-292-3096) contains a list of state agencies that can assist the public with brownfields issues.

In addition, NJDEP has created a Brownfields Development Area (BDA) Initiative, to work with selected communities impacted by multiple brownfields to develop reuse and remediation plans for these properties simultaneously. All stakeholders, including owners, potentially responsible parties, developers, community groups and technical experts are invited to participate in the decision-making process.

For web sites and phone numbers, see Appendix C, page 20.

Legislation and Regulations

Various laws at the federal, state and local level apply specifically to brownfields redevelopment. Technical and legislative requirements must be considered as well as state and local development plans.

The federal law is the

- Small Business Liability Relief and Brownfields Revitalization Act

New Jersey state laws and regulations include the

- Brownfield and Contaminated Site Remediation Act
- Industrial Site Remediation Act
- Underground Storage of Hazardous Substances Act
- NJDEP Technical Requirements for Site Remediation
- Brownfields Redevelopment and Natural Resource Damages Act

In addition, several state laws and programs address regional and local planning that pertain to brownfields redevelopment.

- The New Jersey State Development and Redevelopment Act encourages the marketing and development of brownfields to capitalize on the existing infrastructure and fulfill a neighborhood's full economic potential. It's important for state and

local agencies to work with the State Planning Commission to insure that their brownfields redevelopment plans and projects are consistent with the State Plan.

- If a property is in the Highlands region, the Highlands Water Protection and Planning Act may apply. The act lists promoting brownfields remediation and redevelopment in the Preservation and Planning Areas as one of the Regional Master Plan's nine major goals. The Highlands Council's identification of appropriate areas for growth and redevelopment should be available in its Regional Master Plan, due to be released at the end of 2006.
- The New Jersey Meadowlands Master Plan notes that the brownfields legislation and regulations offer development opportunities that were not previously available. The plan cites brownfields redevelopment as a significant economic develop-

Project Freedom, Lawrence Township (Mercer) Collaborative Approach

Lawrence Township purchased this 13-acre vacant lot owned by the Department of Transportation for 50 years with plans to develop it into an affordable housing, 54-unit residential complex designed and constructed for adults with disabilities. The property was perfect for this use due to its proximity to a bus line and shopping centers. Unfortunately, when the developers found contaminated historic fill, they would not commit the resources to address a \$1 million remediation. It took a group effort by Project Freedom, the New Jersey Housing and Mortgage Finance Agency, NJDEP and others to move the project forward. They decided to remove 2,000 yards of contaminated soil from the site and allow the building's concrete slab to act as a cap for the low level of contamination that still existed. Project Freedom has been a great success.



NJDEP

For additional information

contact Project Freedom at 609-448-2998, www.projectfreedom.org.

ment strategy for revitalizing the district by improving the tax base, creating businesses and jobs, preserving open space and preventing sprawl.

It is important to consider a holistic approach that includes all local, state and federal laws and regulations for land use planning. Involving all the players and coordinating their actions help to ensure appropriate redevelopment and/or open space and recreation areas.

For additional information on Laws, Regulations and Plans, see Appendix A, page 17.

Site Investigation

Community members are usually well aware of a vacant lot or decaying industrial building located in their neighborhood. What additional information do you need to understand the site better?

For starters, past ownership and a description of the commercial activity may provide an overview of the type of chemicals handled at the site. For instance, a metal plating facility probably handled metals and acids/bases. Reviewing past ownership

history may not reveal all types of contamination (such as an underground storage tank that is not obvious from a site walkthrough).

Many brownfields sites have had multiple owners and users. Talking to neighbors or former employees who still live in the area might help discover past site uses. The box below shows some more common contaminants associated with a particular industry, but the list is not exhaustive, as each site is unique. It is also important to understand that some sites may not be polluted, but that the state has tagged them as brownfields because of their potential to be contaminated based on past use.

For brownfields sites that pose an immediate threat to public health or the environment, contact the NJDEP Hotline immediately at 877-927-6337 so that the department can take the lead role in assessing the problem.

Past use of the site will provide an overview of the sources and types of contamination that may be found on the site, but to further understand a site, other resources can be explored.

TYPICAL INDUSTRY	POTENTIAL CONTAMINANT
Automotive garages/body shops	Waste oils, paints, cleaners, solvents, scrap metals
Dry cleaners	Petroleum products, chlorinated solvents
Dye works	Acids, metals
Electrical substations	Polychlorinated Biphenyls (PCBs)
Electroplating operations	Metals
Farmlands	Pesticides and heavy metals such as arsenic and copper
Gasoline stations	Petroleum products, lead, chlorinated solvents
Glass factories	Metals
Hospitals	Formaldehyde, radionuclides, solvents, chemotherapy, chemicals, infectious materials
Laboratories	Explosive, corrosive, flammable, radioactive materials
Landfills	Metals, organics, PCBs, various wastes
Leather factories	Volatile organics such as benzene and toluene
Manufacturing plants	Petroleum products, solvents, metals, PCBs
Marine maintenance yards	Solvents, paints, cyanide, acids, heavy metals
Petroleum refining sites	Petroleum hydrocarbons
Pharmaceutical factories	Lead, solvents, organics
Plastics factories	Polymers, solvents, phthalates, cadmium
Print shops	Solvents, inks, cleaners
Railroads/rail yards	PCBs, petroleum products, lead
Salvage yards	Petroleum products, lead, degreasers, asbestos, dioxin
Smelter operations	Metals (such as lead, copper and arsenic)

Unidentified Sites

What if the site being investigated is not listed on the NJDEP Known Contaminated Sites List, but preliminary research indicates that hazardous materials were improperly used and discharged on the site? Getting this kind of information can be time-consuming and costly but needs to be done if a municipality or community organization is interested in redeveloping the property on its own.

The first step is to retain the services of a qualified environmental consultant to perform the environmental assessment work and an environmental lawyer for legal advice. It is important to interview several environmental consultants to find out their past experience on similar projects, professional credentials and certifications, hourly fees, communication skills, references and insurance coverage. Consulting firms can do a number of tasks, including preparing a case file, reviewing an environmental permit, researching environmental concerns and compiling a preliminary assessment to determine if contamination is an issue. A good environmental consultant should also be able to guide you through the regulatory maze.

Request that the consulting firm prepare a written proposal (including a detailed cost estimate and schedule) so you know exactly what will be accomplished during the project. If a consulting firm is not willing to prepare a written proposal, shop around for another firm. A number of small and large consulting firms located around the state can perform environmental site investigations.

A directory of New Jersey environmental consulting firms is available on ANJEC's web site at www.environmentalconsultantsdirectory.org.



How Clean Is Clean?

If the New Jersey-required Preliminary Assessment (PA) of the brownfields site establishes contamination, the source of contamination must either be removed from the site or be controlled by other mechanisms prior to any development on a site. However, the extent to which the site is cleaned is dependent upon the intended future use. The Soil Cleanup Criteria are the “starting point” in the development of case by case remediation standards. The NJDEP has developed three levels of soil cleanup criteria, each based on the impact to human health.

- Residential direct contact soil cleanup,
- Non-residential direct contact soil cleanup and
- Impact to groundwater soil cleanup.

NJDEP evaluates each site on a risk-modeling approach.

- Potential exposure pathways (ingestion, dermal, inhalation, groundwater);
- Current and future use (residential and non-residential);
- Size of property;
- Type of contamination (standards for 163 chemicals).

The government reviews each site individually and considers many different environmental factors when establishing cleanup criteria. These factors include the impact to the environment, the effect on human health and the exposure to wetlands or other sensitive ecosystems. Until NJDEP's 2004 proposed soil cleanup criteria standards are adopted, NJDEP will apply the Soil Cleanup Criteria public health and safety remediation standards.

In addition, if contamination is found, the NJDEP requires parties involved in the cleanup to place institutional or engineering controls on the property (such as a deed, zoning or ground water use restrictions) to ensure that future generations maintain safe use of the land.

A Note on Surface Contamination

If existing buildings will be reused rather than demolished, the issue of potential contamination on the surfaces of walls, floors and ceilings must be considered. Although NJDEP has no surface contamination standards, surface contamination should not be ignored. After a series of health complaints, all the people in a converted former industrial building in Hoboken were

evacuated. It seemed that interior walls were contaminated with mercury from past industrial discharges. In the absence of NJDEP guidelines, residents can determine if surface contamination might have occurred by reviewing historical records and by requesting wipe and core samples from building surfaces to determine if any contaminants are present.

Environmental consultants should also address air quality, asbestos, lead, underground storage tanks and other health hazards found inside the building.

For web sites and phone numbers, see Appendix C, page 20.

The Language and Process of Brownfields Remediation

Brownfields remediation in New Jersey has a language all its own, one that is not always easy to follow.

To be an active participant in a brownfields project, the community organization must understand the process in order to review or oversee the work of consultants or the NJDEP.

The Brownfields Remediation Process

Site remediation requires no public hearings or public notifications. And municipal redevelopment requires only one public hearing in the entire process. As a result, it is important for environmental commissions and interested residents to build strong communication with local officials. This will help make it possible to work with the municipal officials and the developer to insure that a brownfields redevelopment project will have positive local land use results – both for development and for open space preservation.

Redevelopment in Voorhees (Camden)

An Active Environmental Commission

Some residents of Sturbridge Lakes, a 700-home development in Voorhees, had hoped to preserve an adjacent brownfield property, the former site of a cement factory, as open space. But because of its highway frontage and commercial zoning, the township's governing body considered the long-vacant property a good candidate for redevelopment.

Concerned about the environmental impact of the construction process on surrounding lakes and woodlands, the Voorhees Environmental Commission pointed out that disturbing the site's soil and large ponds might degrade the water quality of nearby lakes and streams. To advocate for required environmental water quality monitoring during and after construction, the Commission advised the planning board to set up a water quality monitoring program. The developer agreed to contribute \$50,000 to a special fund for the Sturbridge Lakes Homeowners Association for the testing program. The site's almost-completed development includes two stores and plans for other commercial uses.

Next on the township's redevelopment agenda is a former municipal landfill, a 37-acre eyesore that potentially harbors methane gas, heavy metals and other contaminants. An appointed special taskforce explored re-use opportunities, leading to a conceptual proposed redevelopment plan that includes a series of Asian gardens, pedestrian and bicycle paths, wildlife and bird sanctuaries and wildflower plantings. A series of one-story buildings and an amphitheater will accommodate workshops, exhibitions and cultural events while a commercial component will include several energy-friendly, green buildings.

Citizens established the non-profit Voorhees Environmental and Cultural Education Foundation to secure funding for the project.

For additional information, contact Voorhees at 856-429-7757, www.voorheesnj.com.

Getting started for brownfields remediation

- To learn about **resources available from state agencies** and required steps, contact the New Jersey Department of Community Affairs' Brownfields Redevelopment Interagency Team (BRIT);
- For information on **financing**, contact New Jersey Economic Development Authority (NJEDA), Commerce, Economic Growth and Tourism Commission (NJCommerce), Housing and Finance Mortgage Agency (HFMA), or Redevelopment Authority (NJRA);
- For information on **environmental regulations**, contact NJDEP's Site Remediation Program;
- For help with **reaching out and communicating** with federal, state and local officials, concerned residents and media, contact NJDEP's Office of Community Relations and Site Remediation Programs.

For web sites and phone numbers, see Appendix C, page 20.

Determining the state of the site involves

- Step 1 Signing a **Memorandum of Agreement (MOA)** with NJDEP for the site;
- Step 2 Conducting a **Preliminary Assessment (PA)** and/or **Site Investigation (SI)** if necessary;
- Step 3 Reviewing the above information to determine if the site can realistically meet the needs of all stakeholders involved;

Dealing with a contaminated site

- Step 4 Conducting a **Remedial Investigation (RI)** to determine the extent of the contamination and cleanup costs;
- Step 5 Contacting NJDEP, Brownfields Redevelopment Interagency Team (BRIT), Commerce, Economic Growth and Tourism Commission (NJCommerce), New Jersey Environmental Infrastructure Trust (NJEIT) and New Jersey Economic Development Authority (NJEDA) to determine available grants and loans available for the project and whether entry into the Voluntary Cleanup Program (VCP) is feasible. (See further information on VCP on page 12.)
- Step 6 Reviewing all of the above information to determine total costs, including liability issues, oversight costs and potential unforeseen costs;

*For Acronyms and Remediation Process Definitions, see Appendix B, page 19.
For web sites and phone numbers see Appendix C, page 20.*

Next steps

- Step 7 Preparing a **Remedial Action Workplan (RAWP)**, part of the project design for residential, commercial and/or industrial reuse, and going forward with remedial action;
- Step 8 Preparing the required **Deed Notice (DN)** (formerly called Declaration of Environmental Restriction) if the RAWP proposes to leave some contamination on the site, and the required **Classification Exception Area (CEA)** if groundwater contamination exceeds NJDEP standards;
- Step 9 Completing all remedial activities and obtaining a **No Further Action letter (NFA)** from NJDEP, which may seek oversight costs for providing guidance and approval of privately conducted and funded remedial activities.

Note: Whatever remedial action is put into place, three groups of people may have the responsibility of inspecting and maintaining the institutional controls: person responsible for the remedial action, party responsible in any way for the hazardous substances causing the contamination and subsequent owners/operators of the site. When dealing with institutional controls like caps or deed restrictions, the responsible parties should be fully informed and equipped to handle their responsibilities.

Voluntary Cleanup Program

Through NJDEP's Voluntary Cleanup Program (VCP), developers, local officials or individuals can work with government officials to clean up sites that pose no immediate threat to the community or the environment. Not all sites are eligible for the program. The NJDEP will review applications submitted by interested parties to determine their eligibility. One benefit is that the VCP allows interested parties to clean up the site at their own pace. In addition, parties can undertake partial investigations and cleanups without fear of penalties from NJDEP and may voluntarily leave the program at any time. This program is a useful tool that allows for an easier and speedier cleanup process of residential properties, including where underground storage tanks are a concern.

The primary document used by environmental professionals is *NJDEP's Technical Requirements for Site Remediation* (N.J.A.C. 7:26E or the "Tech Rules"), which describes the minimum requirements needed to investigate and remediate contamination at any site.

To access "Tech Rules," see Appendix C, page 20.

Overcoming Roadblocks

Roadblocks are often encountered during the cleanup and redevelopment of a brownfields project. Citizens, government agencies and developers may have different ideas of how a site will be used in the future or the extent to which it should be remediated. Perhaps the municipal government or developer is not adequately informing the community on the progress of the project. Citizens can use grassroots strategies to move the process forward and to vocalize their concerns so their needs are met.



Before

NJDEP



After

South Camden Historic Waterfront Overcoming Contamination Challenges

The southern section of the Camden waterfront was once the original manufacturing facility for the Victor Talking Machine Company. The site attracted a developer who conducted the voluntary remediation and redevelopment. Other players in the development included the Cooper's Ferry Development Association, the Delaware River Port Authority, multiple state agencies including the New Jersey Department of Community Affairs, the Office of the Governor and City of Camden's Office of the Mayor. NJDEP established a technical team which developed creative solutions for the contamination. Remedies included using surfactants and/or scarification to remove PCBs from contaminated floors and walls, filling basements with concrete to "entomb" residual PCBs and the establishment of deed restrictions. The remediation also required pre and post indoor air monitoring within the basement, removed all sources of groundwater contamination, treated residual contamination and established a Classification Exception Area with ongoing groundwater monitoring.

For further information, contact NJDEP, 609-292-1251, www.nj.gov/dep/srp/brownfields/success

Effective grassroots strategies include a number of initiatives.

1. Identify the issues.

- Develop an understanding of the issues and who is affected.

2. Build broad coalitions and identify leaders.

- Develop a coalition of neighborhood groups (community development groups, religious institutions, school organizations, small businesses and labor groups) to work on the issues. A coalition will have a stronger voice than one group working alone.

- Identify leaders who will head the coalition and coordinate activities. Make sure that the group members share the workload.
- 3. Know the facts and when to use them.**
 - The group or a designated representative should be familiar with the issues, facts and regulations. Opinions based on facts are harder to ignore.
 - Seek assistance from other communities or organizations that have worked on similar issues.
 - 4. Have a clear message and get it out.**
 - Identify messages that reflect basic values and clearly present these goals (via site walks, meetings, letters, press releases) to the public, elected officials, developers, regulatory agencies, media and interested parties.
 - 5. Provide alternatives.**
 - Present the group's concerns about the brownfields project but also;
 - Suggest alternative ideas to move redevelopment forward.
 - Set short-term goals and milestones to keep interest strong.
 - 6. Provide follow-up information.**
 - Distribute educational material to other interested community members who may not regularly attend meetings to keep them informed of the issues.
 - 7. Remove roadblocks to participation.**
 - Hold meetings in a central location.
 - Provide transportation, childcare services and relevant language translation for community.

The Long Road Ahead: Challenges to Redevelopment

Community organizations must be realistic when getting involved with a brownfields project. Many of the issues will be complex and challenging, requiring determination and dedication over a number of years to get through the process. Each project is unique, so an approach that works on one site might not work on the next. The long-term goal is to clean up the contamination and redevelop the site to meet the community's needs, but there are many hurdles to overcome before a project is successful.

Financial

In the last few years, homeowners, business owners and municipalities have been able to use an increased number of programs, grants and loans specifically created for the financing of brownfields redevelopment. Here are a few examples of the sources available.

- The New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) can provide grants and loans of up to \$2 million per year to municipalities for investigation and cleanup activities. Private parties conducting remedial activities may qualify for up to \$1 million per year from HDSRF if they are unable to obtain private funding.
- The federal 2002 Small Business Liability Relief and Brownfields Revitalization Act provides additional funds for brownfields redevelopment and also expands the definition of what is consid-

Brownfields to Greenfields at the Magnesite Property in Cape May

In September, 1999, Green Acres acquired the 125-acre Magnesite Property in southern Cape May County as a significant addition to the Higbee Beach Wildlife Management Area and the Cape May Point State Park. The site included a former industrial area as well as undeveloped beachfront, dune and coastal wetlands. Located in North America's premier migratory bird junction, the Magnesite Property had undergone tremendous human induced alterations since the early 20th century. From 1941 to 1983, Dresser Industries operated a plant on this site where they reacted, softened and clarified seawater from Delaware Bay with limestone to produce magnesite refractory brick. Dresser closed and cleaned up environmental contamination in 1983. The only remains of the plant are a chain link fence surrounding the plant site, a water tower and scars on the landscape including a "landfill" of process waste primarily consisting of waste magnesite and limestone. The alkalinity of the process raw materials and waste is high enough to prevent the establishment of native vegetation. A plan to restore native vegetation to the scarred industrial portion of the property is in progress.

For additional information, contact New Jersey Fish and Wildlife at 609-628-2103, www.njfishandwildlife.com/ensp/higbee.htm



NJDEP

ered a brownfield, so communities may now also focus on sites contaminated with petroleum. The Environmental Protection Agency (USEPA) administers this program.

- The New Jersey Brownfields and Contaminated Site Remediation Reimbursement Program encourages developers to enter into a redevelopment agreement that allows for the recovery of up to 75 percent of the approved remediation costs from new state tax revenues generated by the project. NJDEP, the Commerce, Economic Growth and Tourism Commission (NJCommerce) and the Department of Treasury administer this program.
- Amendments to New Jersey's Brownfield and Contaminated Site Remediation Act in 2005 set up 75 percent grants for conservation or recreation and 50 percent grants for affordable housing on brownfields sites to municipalities, counties and redevelopment agencies.

In addition, non-profit organizations and foundations around the state may be willing to help where the community has identified a need. It is also feasible for the community to secure some resources through creative fundraising activities.

For federal and state Financial Programs and Agencies, see Appendix D, page 22.

Title Issues

Back taxes, property liens, bankruptcy issues or delinquent mortgage payments on derelict properties are some of the issues that may have to be resolved at the beginning of a project. Although many community organizations do not own property, they may still be involved in resolving title issues.

Liability Issues

The liability issue is changing rapidly. In the recent past, liability concerns often presented the greatest barrier to reuse since banks were reluctant to invest in brownfields for fear of finding unknown contamination. The New Jersey Brownfield and Contaminated Site Remediation Act contains language to protect innocent parties who buy a brownfield and clean it up. Financial institutions also cannot be held liable for contamination when providing financial support to redevelopment projects. Under the New Jersey Spill Compensation and Control Act, local governments that acquire property through foreclosure are not liable for past contamination. Also,

developers in qualified municipalities are now offered protection from liability of third party costs if they did not cause the past contamination and they cleaned up the site in accordance with NJDEP regulations. And a 2005 brownfields redevelopment act provides qualified developers liability protection against Natural Resource Damages (NRD) claims at brownfields sites. The legislation also grants brownfields developers liability protection for off-site contamination and makes changes to the statute of limitations under which NJDEP can assess NRD claims.

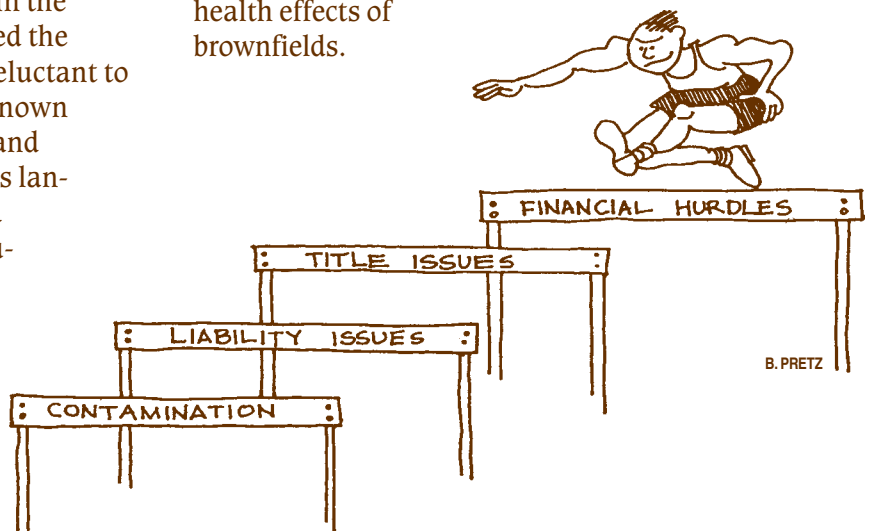
The Black Box of Contamination

An important lesson learned from past efforts is that additional contamination might be found at any stage, even when the parties involved believe all the contamination has been identified. Additional areas of environmental concern will add to the final cleanup costs. Undertaking a comprehensive environmental investigation at the start of the project can minimize, if not completely avoid, unexpected costs and project delays.

Sources of Technical Assistance

Research Institutes

The National Center for Neighborhood and Brownfields Research (the Center), at the Bloustein School of Planning, Rutgers University, studies the effects of brownfields on communities and develops solutions to improve the quality of life in the affected neighborhoods. The Center can provide short-term research, policy and other advisory services on brownfields to communities, businesses and governments. The Center is also interested in the public health effects of brownfields.





Massachusetts Institute of Technology

Dunham Street before.

Magic Marker, Trenton

Long-time Local Advocacy

Magic Marker owned a 7.5 acre site in a residential neighborhood where a prior owner had manufactured lead acid batteries for 50 years. Closed in 1989, the property fell into decay and neglect. In 1995, Isles, Inc., a Trenton-based community organization, began collaborating with the NJDEP and the city of Trenton to focus attention on the site's potential and to involve neighbors in redevelopment planning. Isles held community meetings and offered a six-month environmental training program.

Residents mobilized to develop a vision and plan for the neighborhood surrounding the site. They also participated in the decision to experiment with an innovative technology – phytoremediation – to remove lead from the top 18 inches of site's soil site by planting Indian mustard and sunflowers. Although this was one of the most successful phytoremediation approaches, Trenton ultimately used other methods to complete the cleanup.

Trenton has selected a developer for the first phase of housing construction for the site. Meanwhile grassroots efforts have continued to play a key role. For example, 30 volunteers removed over 8 tons of debris from a storm channel adjacent to the site during a community cleanup.

Isles' brownfields work has since expanded into a more broad-based environmental health initiative within the community, including programs promoting healthy homes and schools, environmental education and open space development.



Massachusetts Institute of Technology

Dunham Street after.

For additional information, contact Isles, Inc. at 609-341-4700, www.isles.org

Technical Outreach Services to Communities (TOSC)/ Technical Assistance to Brownfields Communities (TAB), an Environmental Protection Agency (USEPA) program, provides technical assistance and education to disadvantaged communities, enabling residents to participate in the improvement of their environment and neighborhood. The Hazardous Substance Research Centers draw upon the technical expertise of faculty at 30 universities throughout the United States. Under TOSC is the Technical Assistance to Brownfields Communities (TAB) program, which has been established as part of USEPA's Brownfields Initiative to help communities clean up and redevelop properties that have been damaged or undervalued by environmental contamination. The main audiences for TAB assistance are community groups, municipal officials and developers. TAB can review technical documents, recommend alternative cleanup technologies and prepare guidance documents, as well as organize training series, conferences and workshops. The New Jersey Institute of Technology (NJIT) acts as the lead for the Northeast TOSC/TAB program.

For web sites and phone numbers, see Appendix C, section on Research Institutes, page 21.

New Jersey Government Resources

One of the most comprehensive resources available, the **New Jersey Brownfields Redevelopment Resource Kit** provides information and contacts covering legal issues, planning, environmental regulations and financing of brownfields development (available at www.state.nj.us/dca/osg/docs/brownfieldsresourcekit.pdf).

The New Jersey Brownfields Redevelopment and Inventory Assistance: Bringing New Jersey Brownfields Back to Life brochure describes the roles and lists members and contacts for the Brownfields Site Mart, Task Force, Interagency Team and County-Municipal Academic Partnerships (available at www.state.nj.us/dca/osg/docs/brownfieldsassist.pdf).

The **Data Collection and Information Resource** offers a guide on gathering brownfields property information and tips on how to obtain a private property "consent and release" forms (available at www.state.nj.us/dca/osg/docs/brownfieldsdata.pdf).

The *New Jersey Brownfields Site Mart* aims to make it easier for developers and interested parties to locate and redevelop brownfields, while preserving the state's dwindling inventory of open space. This Office of Smart Growth database is maintained in conjunction with the Brownfields Task Force (BTF) and support from the New Jersey Redevelopment Authority (NJRDA). The Site Mart contains the history, location, ownership information, price, assessed value, tax information and infrastructure details for each site. It also includes information on environmental topics and grants and loans (available at www.njsitemart.com, 609-292-3739).

NJDEP's Data Miner provides up-to-the-minute reports concerning site inspection results, the status of permit applications/registrations and other environmental data for NJDEP-regulated sites (available at www.nj.gov/dep/opra/online.htm).

The *NJDEP's Known Contaminated Sites* computer database covers more than 12,000 sites in all 21 counties around the state and identifies whether NJDEP has found a site to be contaminated, whether the site has been cleaned up and whether environmental assessment data is available. It also provides the facility name, street address, municipality, state regulatory program with oversight responsibility, unique NJDEP case number for the site and status of the site (active or inactive). Be aware that this site list may not be current and should be used as one of many resources (available at www.state.nj.us/dep/srp/kcs-nj and 609-292-1250).

If Internet access is not available, NJDEP distributes a printed version to state depository libraries and county clerks. Also, municipal clerks are required to make available for public review any report that lists contaminated sites within their respective communities.

NJDEP's web-based mapping known as **i-MapNJ** enables users to key in to a particular municipality or county and within a short time find the location of brownfields. These maps also show which brownfields exist in incentive areas (including Urban Enterprise Zones and Urban Coordinating Council designated neighborhoods), the proximity of transportation infrastructure and what sites are marketed for redevelopment. (available at www.nj.gov/dep/gis/newmapping.htm).

Other Resources

If the references listed above do not have information about a given property, non-profit and research organizations can provide information and contacts for successful approaches, state and federal requirements and finance resources.

For web sites and phone numbers see Appendix C, sections on Non-Profit Organizations and Research Institutes, page 21.

Municipal governments can help determine current ownership of the property and other valuable information such as date of purchase, deed registry number, lot and block number, acreage of the lot, current zoning (which will provide insight on how the municipal government plans to develop the property in the future), assessed value of the property, annual property tax and tax liens, if any. To obtain this information, the property's correct address is essential.

NY/NJ Baykeepers' report, *Brownfields to Greenfields*, summarizes the benefits and examples of converting brownfields to open space (call 732-888-9870 to obtain a copy).

Historical information may shed light on whether the site has a problem due to past activities. Site history information can be obtained from the following sources.

- Sanborn Fire Insurance Maps (developed by the fire insurance industry, containing such information as materials used in the past and the storage of petroleum products) available at public libraries;
- MacRae's Industrial Directory (lists former owners of the property including years occupied) also at public libraries;
- Aerial tidewater photographs from the NJDEP Tidelands Management Program;
- Photographs and maps from the local historical society; and
- Site plans and facility as-built drawings from the property owner (may be difficult to obtain).

The county environmental health agency and local health department can provide a listing of recent violations and enforcement actions on the site. They will ask for the address of the property in order to conduct a file search. ■

Appendix A

Laws, Regulations and Plans

Federal

1. Small Business Liability Relief and Brownfields Revitalization Act

This 2002 law authorizes up to \$250 million in funds and additional resources for the public and private sectors to promote brownfields assessment and cleanup for reuse. In addition, it expands the definition of what is considered a brownfield, so communities may now focus on mine-scarred lands or sites contaminated by petroleum or the manufacture and distribution of illegal drugs.

New Jersey Brownfields and Contamination Cleanup

1. Brownfield and Contaminated Site Remediation Act (the “Brownfield Act”)

Aiming to encourage the cleanup and redevelopment of abandoned or under-used contaminated sites, the 1998 Brownfield Act and its amendments contain many incentives for the buyers and sellers of brownfields properties, including monetary incentives through tax abatements, innocent purchaser protection, grants to encourage developers and businesses to reclaim contaminated land and matching grants for conservation, recreation and affordable housing. Additionally, the act created a state Brownfields Redevelopment Task Force made up of public and private members who are charged with preparing an inventory of brownfield sites around the state and prioritizing the redevelopment of the sites based on a number of factors, including economic potential. Legislative amendments signed in 2005 dedicate remediation funds for open space acquisition and development in brownfields. In particular, the amendments establish matching grants up to 75 percent for municipalities, counties and redevelopment entities for the remedial costs for open space and conservation projects and up to 50 percent for the remedial costs for affordable housing projects.

2. Brownfields Redevelopment and Natural Resource Damages

This 2005 law provides qualified developers with liability protection against Natural Resource Damages (NRD) claims at brownfields sites. Liability

protections apply to properties acquired after January 6, 1998 (effective date of Brownfield and Contaminated Site Remediation Act), and after any hazardous substance discharge. The legislation also provides brownfield developers liability protection for off-site contamination and makes changes to the statute of limitations under which NJDEP can assess NRD claims

3. Industrial Site Recovery Act (ISRA)

ISRA is triggered when a property owner attempts to sell property where materials regulated under RCRA (i.e. hazardous substances) were handled. The seller of the property must perform an investigation to determine if there are any areas of environmental concern that may require cleanup. The NJDEP will grant a “no further action” letter once the property owner has demonstrated that no hazardous materials were ever spilled at the site or that cleanup of the hazardous materials has been performed. ISRA is the amended version of the Environmental Cleanup Responsibility Act (ECRA).

4. NJDEP Technical Requirements for Site Remediation N.J.A.C. 7:26E (Tech Rules)

The Tech Rules spell out the minimum criteria required by the NJDEP to investigate and remediate contaminated sites, including brownfields. Environmental professionals use the Tech Rules on a regular basis because they provide guidance on subjects such as site cleanup criteria, sampling requirements and post-remediation requirements.

5. Spill Compensation and Control Act

The state levy tax on the transfer of petroleum products and other hazardous substances funds the New Jersey Spill Compensation Fund, which the legislature established to ensure compensation for cleanup costs and damages from spills. The New Jersey Division of Taxation administers this tax.

6. Underground Storage of Hazardous Substances Act

Under this law, NJDEP regulates underground storage tanks (USTs), and includes a tank registration program and a corrective action program to

Appendix A

Laws, Regulations and Plans

Continued

remediate discharges from USTs, which are found on many brownfield sites.

New Jersey Planning

1. State Planning Act

The 1985 law declared that New Jersey needs a sound and integrated State Development and Redevelopment Plan. The purposes include to “conserve its natural resources, revitalize its urban centers, protect the quality of the environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal.” With extensive cross-acceptance involving municipalities, counties and state agencies, the State Planning Commission adopted the first State Development and Redevelopment Plan in 1992 and an updated Plan in 2001. In April 2004 the Planning Commission launched the third round of cross-acceptance for the third State Development and Redevelopment Plan and State Plan Policy Map.

2. Highlands Water Protection and Planning Act

In effect since August 2004, this law aims to protect drinking water for over 5.4 million New Jersey residents, preserve open space and provide effective regional planning for the Highlands region which

covers 88 municipalities in seven counties. The 15-member Highlands Water Protection and Planning Council includes eight members from Highlands counties and municipalities and seven from the state. Under the law, the Council must develop a Regional Master Plan to protect critical environmental resources through a range of objectives including promoting brownfields remediation and redevelopment.

3. New Jersey Meadowlands Master Plan

A major revision in 2004 of the original 1970 plan provides a policy framework to promote the careful balancing of environmental and economic development needs in the Meadowlands district. The original Plan called for over 2,000 acres of wetlands fill; the emphasis is now on a regreened Meadowlands and a revitalized urban landscape, with recognition of the region's fragile waterways, meadows, marshes and wildlife habitat. The Plan addresses economic, environmental and society needs, recognizing how centuries of human use have affected the Meadowlands' cultural and economic landscape. Redevelopment of underutilized or poorly utilized areas, some of which may include brownfields, is critical to the District's future. And the Plan recognizes that brownfield legislation and regulations provide development opportunities not available previously, alleviating pressure to develop on wetland sites. ■



Appendix B

Acronyms and Remediation Process Definitions for NJDEP Actions

CEA of Classification Exception Area

Designates a site where groundwater pollutants exceed standards and restricts public drinking water from an impacted aquifer until standards are achieved – when the CEA may be rescinded.

DN or Deed Notice (formerly Declaration of Environmental Restriction)

Provides a required notice through a modified property deed to future property owners and tenants when contamination exceeding the NJDEP Restricted Soil Cleanup Criteria will remain on site; included in modified property deed are the location and concentration of all remaining contaminants, a description of maintained controls for off-site contamination spread and the required future contamination monitoring.

MOA or Memorandum of Agreement

The first remediation process step, this written agreement between NJDEP and the responsible group describes specific requirements for investigating and cleaning up the pollution sources. It does not cover enforcement, financial assurance or stipulated penalties.

NFA or No Further Action

Based on environmental investigation, notifies responsible parties that past discharges have been properly cleaned up or that no contaminants are present on the site, including an indication that NJDEP may require site re-evaluation by the responsible parties at any time if cleanup criteria change significantly. Along with the NFA letter, a Covenant Not to Sue releases the remediation parties from all civil liabilities in performing additional remediation. NJDEP may specify the document as NFA-E, when the entire site has been cleaned up, or NFA-A when a specific area of a site has been investigated and cleaned up, defining the area where the NFA applies.

PA or Preliminary Assessment

Typically performed by an environmental consultant, the PA is an initial step to identify potential contaminated areas on a site (such as an underground storage tank, surface lagoon or floor drain) that will require more comprehensive investigation. PA includes a site inspection for visual contamination

and a review of historical records but no environmental samples (such as soil or water).

Oversight Costs

NJDEP may charge for guidance and appraisal of privately conducted and funded remedial activities.

RA or Remedial Action

The physical remedy to correct a hazardous substance threat or release into the environment, RA follows RI (see below) in site clean up. Cleanup action can include, but is not limited to confinement, dredging, neutralization, recycling, removal, reuse and storage or treatment of hazardous waste.

RAWP or Remedial Action Work Plan

Developed to implement the selected RA (see above), the RAWP may include a detailed description of the RA, a cleanup objective, proposed monitoring program, cost estimate and project schedule. (If the RAWP proposes a cleanup objective that differs from the NJDEP soil cleanup criteria, NJDEP requires a risk assessment to evaluate any potential community hazards.)

RI or Remedial Investigation

The RI takes the SI (see below) a step further by collecting additional site data to determine needed remediation. It also further identifies the contamination source, impacted area size and alternatives for contamination clean up. NJDEP may require multiple remedial investigation phases.

SI or Site Investigation

By collecting environmental samples (i.e. soil and groundwater) the SI determines whether contamination is present in the PA's (see above) identified "areas of environmental concern" (AEC) and determines whether any present contaminants exceed NJDEP criteria. Generally, a chemical laboratory consultant specializing in environmental analyses uses special monitoring equipment to properly collect the samples to meet NJDEP guidelines. ■

Appendix C

Information Sources

Organization Name	Acronym	Website	Phone
GOVERNMENT AGENCIES			
Federal			
Environmental Protection Agency	USEPA	www.epa.gov/region2/brownfields	212-637-3000
State			
Department of Community Affairs			
– Office of Smart Growth	NJDCA	www.state.nj.us/dca	609-292-6420
– Brownfields	OSG	www.state.nj.us/dca/osg www.state.nj.us/dca/osg/commissions/brownfields/index.shtml	609-292-7156 609-292-3156
– Brownfields Redevelopment Interagency Team	BRIT	www.state.nj.us/dca/osg/commissions/brownfields/interagencyteam.shtml	609-292-3096
– Brownfields Redevelopment Task Force	BRTF	www.state.nj.us/dca/osg/commissions/brownfields/taskforce.shtml	609-292-3156
– Brownfields Site Mart		www.njsitemart.com	609-292-3739
– State Development and Redevelopment Plan	SDRP	www.state.nj.us/dca/osg/plan www.hmdc.state.nj.us/	609-292-7156 201-460-1700
– New Jersey Meadowlands Commission			
Department of Environmental Protection			
– Brownfields	NJDEP	www.state.nj.us/dep www.nj.gov/dep/srp/brownfields	609-292-2885 609-292-1251
– Community Relations		www.nj.gov/dep/srp/community	609-984-3081
– Site Remediation	SRP	www.state.nj.us/dep/srp/ www.nj.gov/dep/gis/newmapping.htm	609-292-1251 609-777-0672
– i-Map GIS data			
– NJDEP's Technical Requirements for Site Remediation (N.J.A.C. 7:26E or the "Tech Rules")		www.nj.gov/dep/srp/regs/techrule/	609-292-1250
– Voluntary Cleanup Program		www.nj.gov/dep/srp/volclean	609-292-1250
– Green Acres		www.state.nj.us/dep/greenacres	609-984-0500
– Highlands Council		www.highlands.state.nj.us	908-879-6737
– Coastal information		www.state.nj.us/dep/cmp/czm_data.html	609-633-2201
– Tidelands Management Program		Aerial Photo Library, 9 Ewing Street, Trenton, 08625	609-292-2573
– Public Records Resources/Open Public Records Act	OPRA	www.nj.gov/dep/opra	
Commerce, Economic Growth and Tourism Commission			
– Brownfields and Contaminated Site Remediation Reimbursement Program	NJCommerce	www.state.nj.us/commerce www.newjerseycommerce.org and www.state.nj.us/treasury/taxation	609-777-0885 609-292-5392

Appendix C Information Sources

Continued

Organization Name	Acronym	Website	Phone
GOVERNMENT AGENCIES <i>(continued)</i>			
State <i>(continued)</i>			
<i>Economic Development Authority</i>	NJEDA	www.njeda.com/brownfields.asp	609-777-4898
<i>Environmental Infrastructure Trust</i>	NJEIT	www.njeit.org	609-219-8600
<i>GIS Brownfields maps</i>		http://njgeodata4.state.nj.us/i-map/brownfields/default.htm	
<i>Housing and Finance Mortgage Agency</i>	HFMA	www.state.nj.us/dca/hmfa	609-278-7400
<i>Redevelopment Authority</i>	NJRA	www.njra.us	609-292-3739
NON-PROFIT ORGANIZATIONS			
Association of New Jersey Environmental Commissions	ANJEC	www.anjec.org	973-539-7547
Clean Ocean Action	COA	www.cleanoceanaction.org	732-872-0111
Coalition for Affordable Housing and the Environment	CAHENJ	www.cahenj.org	609-278-5656
Highlands Coalition		www.highlandscoalition.org	908-234-1225
Housing and Community Development Network of New Jersey	HCDNNJ	www.hcdnnj.org	609-393-3752
Ironbound Community Corporation	ICC	www.ironboundcc.org	973-589-3353
Isles, Inc.		www.isles.org	609-341-4700
La Casa de Don Pedro		www.lacasanwk.org	973-482-8312
New Community Corporation	NCC	www.newcommunity.org	973-623-2800
New Jersey Conservation Foundation	NJCF	www.njconservation.org	908-234-1225
New Jersey Environmental Federation	NJEF	www.cleanwater.org	732-280-8988
New Jersey Future	NJF	www.njfuture.org	609-393-0008
New Jersey Sierra Club		www.newjersey.sierraclub.org	609-656-7612
New York/New Jersey Baykeeper		www.nynjbaykeeper.org	732-888-9870
Project Freedom		www.projectfreedom.org	609-448-2998
Regional Plan Association	RPA	www.rpa.org	732-828-9945
Work Environment Council	WEC	www.njwec.org	609-695-7108
RESEARCH INSTITUTES			
National Center for Neighborhood and Brownfields Research		www.policy.rutgers.edu/brownfields	732-932-0387x653
Technical Outreach Services for Communities	TOSC	www.tosoprogram.org or www.njit.edu	973-596-5846 or 973-596-3000

Appendix D

Financial Programs and Agencies

1. The New Jersey Hazardous Discharge Site Remediation Fund (HDSRF)

Finances the investigation and cleanup of contaminated sites through grants (for investigation) and low interest loans (for cleanup) to municipalities, businesses and responsible parties who discharge hazardous substances.

The NJ Economic Development Authority (NJEDA) administers this program: 609-777-4898, www.njeda.com/brownfields.asp

2. The Petroleum Underground Storage Tank Remediation Upgrade and Closure Program

A hardship fund specifically created to provide loans and grants to business owners, homeowners and municipalities for upgrades, closures and remediation of underground storage tanks.

The NJ Economic Development Authority (NJEDA) administers this program: 609-777-4898, www.njeda.com/brownfields.asp

3. Redevelopment Funding

Revenue Allocation District (RAD) funding is available to municipalities to encourage revenue-generating development projects in RADs as part of locally approved redevelopment plans. Bond Financing is available to municipalities in formally designated redevelopment areas and other areas. This financing offers long-term, low-interest bonds for infrastructure improvements and other costs including demolition and remediation. Brownfields Redevelopment Loans and guarantees are provided for brownfields remediation costs. These low-cost loans are available to all types of communities. Predevelopment funding is also available for site preparation costs (e.g. demolition, removal of materials and debris, and engineering).

The NJ Economic Development Authority (NJEDA) administers the Revenue Allocation District funding: 609-777-4898, www.njeda.com/brownfields.asp

NJ Redevelopment Authority (NJRA) offers financing and assistance for redevelopment in urban municipalities: 609-292-3739, www.njra.us

Housing and Mortgage Finance Agency (HMFA) offers financing and assistance for affordable and market-rate rental, homeownership, mixed-use and special needs housing: 609-278-7400, www.state.nj.us/dca/hmfa

NJ Environmental Infrastructure Financing Program (NJEIT) offers lower-cost 25/75 Trust/Fund financing to projects within urban centers and complexes for land purchases and combined sewer overflow projects: 609-219-8600, www.njeit.org

4. Small Business Liability Relief and Brownfields Revitalization

The federal 2002 Small Business Liability Relief and Brownfields Revitalization Act provides additional funds for brownfields redevelopment, and also expands the definition of what is considered a brownfield, so communities may now address sites contaminated with petroleum.

USEPA administers this program: 202-566-2757, www.epa.gov/brownfields/applicat.htm

5. Urban Enterprise Zone (UEZ) Program

Provides funds for infrastructure improvements, brownfields planning and remediation, and other projects that support economic growth. This program's goal is to revitalize local, regional and state economies.

The NJ Commerce, Economic Growth and Tourism Commission administers this program: 609-777-0885 www.state.nj.us/commerce/econ_uez_program_shtml

6. Advice and Guidance

Brownfields Redevelopment Interagency Team (BRIT) can provide interested parties with guidance as to available loans, grants, or property tax credits as well as a copy of the NJ Brownfields Redevelopment Resource Kit, www.state.nj.us/dca/osg: 609-292-7156.

New Jersey Commerce, Economic Growth and Tourism Commission, advises businesses on the financial incentives available for brownfields redevelopment, www.state.nj.us/commerce: 609-777-0885. ■



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