

Center for Creative Land Recycling
Association of New Jersey Environmental Commissions

**Turning a Liability into an Asset:
Remediating and Redeveloping
Brownfields in New Jersey**

May 6th, 2021 | 7:00-8:00 PM

This webinar is made possible with funding provided by U.S. EPA

Agenda

- Introductions
- Brownfields Redevelopment 101
 - What is a brownfield? What does it mean for my community?
 - The process: inventory/prioritization, planning/reuse visioning
 - Strategic Involvement: roles, community and leveraging
- Maplewood Brownfields Inventory Project
- Announcements and Updates
- Q&A



Before we begin...

- This session will be recorded & available afterwards to all registrants
- Please enter your questions in the Q&A box
 - We will get to them at the end
 - If we do not get to your question, feel free to email us

About ANJEC

For over 50 years, The Association of New Jersey Environmental Commissions has been a statewide organization that provides leadership, education, and support for environmental commissions and other local boards and public officials, and partners with other organizations to advocate for strong state and regional environmental policy.



Sheila Baker Gujral
Resource Center Director

Case Study- Maplewood Inventory



Roberta L. Ezike
Rutgers University '21
Graduate School of Arts and Sciences | Newark
Department of Earth and Environmental Science

CCLR Presenters



Jean Hamerman
Acting Executive Director



Joelle Greenland, AICP
Senior Program Consultant

Center for Creative Land Recycling (CCLR or “see clear”)

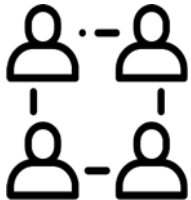
- Our mission is to promote the sustainable, equitable and responsible reuse of underutilized and environmentally impacted properties.
- We educate, advocate, assist and convene stakeholders to revitalize communities through land recycling.
- CCLR is U.S. EPA’s Technical Assistance to Brownfields Provider (TAB) for 10 states and numerous territories around the county.



Center for Creative Land Recycling (CCLR or “see clear”)

What we do

- One-on-one technical assistance
- National webinars
- Workshops and conferences
- Newsletters and online resources



How we can help you

CCLR works with communities in response to their identified needs. Start with us, stay with us.

Getting you started

Giving you the tools and connections to plan a redevelopment roadmap and champion the pathway.

Helping you stay on track

Offering current information and expert advice on regulations, funding, remediation and community engagement to meet your milestones.

Getting the job done

Sharing common documents (RFPs and marketing sheets) and introducing you to peers, industry experts, and developers.

Poll Question #1

Tell us who you are

- A. Municipality
- B. Green team member
- C. Environmental commissioner
- D. Private/Consultant
- E. Elected Official
- F. Nonprofit organization
- G. Government Agency
- H. Other



Poll Question #2

What is your experience with brownfields redevelopment?

- A. This is new to me, but interested to learn about the process
- B. We have some abandoned properties we have started to address
- C. We have hired a LSRP and are remediating properties now
- D. We have successfully redeveloped a property, including a new building/open space etc.

What are brownfields?

- “...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence **or potential presence** of a hazardous substance, pollutant, or contaminant”*
 - *(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002)
- Opportunity for funding + redevelopment goals
- Includes all types of sites, in large cities, small towns everywhere including:
 - Abandoned factories, strip shopping centers, gas stations, grocery stores, foundries, power plants, old apartment buildings, dry cleaners, orchards, vacant lots, corporation yards, landfills, waterfront sites, rail yards, etc
 - And sites adjacent to these uses



What do brownfields look like?



Why are brownfields problems?



Increased **criminal activity**



Discourages **investment**



Increased **unemployment**



Quality of life **diminishes** for neighbors







Adjacent properties **lose value**



Economic **stagnation**

Why do brownfields redevelopment?

Economic/Tax	Economic Investment	Environmental	Quality of Life
<ul style="list-style-type: none">● Construction jobs● New industry● Direct/indirect employment● Increased tax base● Property values 	<ul style="list-style-type: none">● Tax credits● Investors● Grants/loans● Leverages private investment 	<ul style="list-style-type: none">● Preserves open Space● Removes environmental and safety hazards● 32-57% reduction in vehicle miles traveled 	<ul style="list-style-type: none">● Public amenities● Decreased crime● Creates housing and services● Improves public health 

Redevelopment Barriers

Uncertainty of Cost and Time / Fear of Liability

Description	Implication
Market value surpasses cleanup costs	Private market completes cleanup & redevelopment
Poor earnings for developer after cleanup	Targeted public investment can make project feasible
Environmental liability far exceeds property value	Requires significant public investment or market change



Where are Brownfields?

- Inventory
- Make a list of potential brownfields
- Who knows where they are?
 - Responsible government employee
 - Local non-profit
 - Local environment committee
 - Local residents

What is an Inventory & What is Included

Simple Answer: A planning/land use tool that lists all brownfields/abandoned sites

- Can be complicated or simple, just needs to be complete and current
- Parcel data (address, block/lot, ownership, size, ID), ownership, size, zoning, past/current uses, any known contamination/environmental status
- Other data, i.e., site characteristics (building sizes, footprints, date built), tax status, access, adjacent land uses, special zones/overlays, designations, photographs
- Cross-reference government databases, e.g. contaminated sites, gas stations, underground storage tanks (USTs) dry cleaners to evaluate potential contamination
- Groundtruth properties by touring sites (Green team)

Which Sites to Prioritize

Simple Answer: Depends (assuming property is not an imminent threat)

- Develop criteria; assign weights and do a weighted average; highest score = priority - contamination v. economic development potential
- Produces momentum i.e. “domino effect”
- Most important to community needs/goals
- Public health
- Beautification and other factors such as sensitive areas

Benefits of a Prioritized Inventory

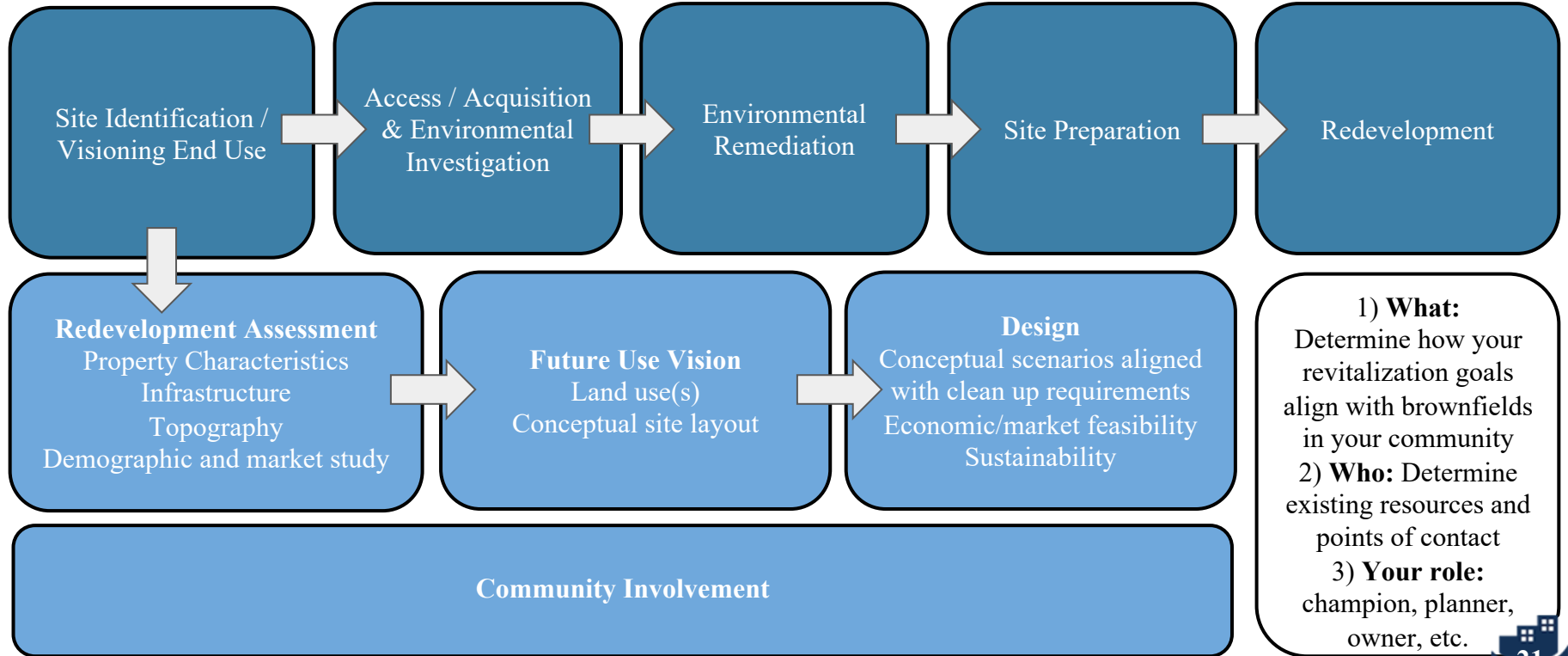
- Confirms suspected contamination and whether sites need to be cleaned up
- A planning tool during development review processes, CIP, etc.
- A marketing tool to showcase and attract redevelopment opportunities
- A resource to educate and inform the community and potential threats
- A resource that allows you to select sites quickly when funding becomes available
- Provides an objective and transparent methodology into site selections

Inventory Prioritization Matrix

	Hazard (human and/or Eco)	Development Potential	Blight Reduc. Potential	Owner	Score	Site Location				
Weight Factors	5	3	3	1	60	Block	Lot	Address	development status (if known)	Environmental Status (if known)
Site										
New Method Cleaners	4	3	3	5	43	4402	6	300-31-Prospect	acquired by city. Available following additional remediation.	R/I in progress. Extensive DNAPL remediation required
Roebing Block 2	2	4	4	5	39	15704	1	670 S. Clinton	available	R/IRA in progress. Hotspots PCBs
Federated Metals	3	2	3	5	35	23102	9	300 Enterprise	acquired by city. Available following additional remediation.	R/IRA in progress. LNAPL. EC & IC required
Clinton Commerce Center	3	3	2	5	35	22101	2	780 N. Clinton	planned for open space/recreation	RAW phase???
Amtico	2	3	4	4	35	1702	1	Amtico Square	acquisition pending, planned for open space/recreation	PA, SI and partial RI completed. EC/IC required
Sainte Marie Cleaners	3	2	3	4	34	18404	15	Chestnut Ave	city foreclosure in progress	groundwater contamination. Vapor intrusion
Fischer	2	3	3	5	33	21402	1	101 Hart	planned for open space/recreation	R/RAW phase
Former Starscreen Printing	2	3	3	5	33	22802	5, 6, 7, 8	101 Mulberry St	foreclosed ~2015	PA/SI in progress

Formula: 5x4+

Framework of Brownfields Redevelopment



Who are the stakeholders?



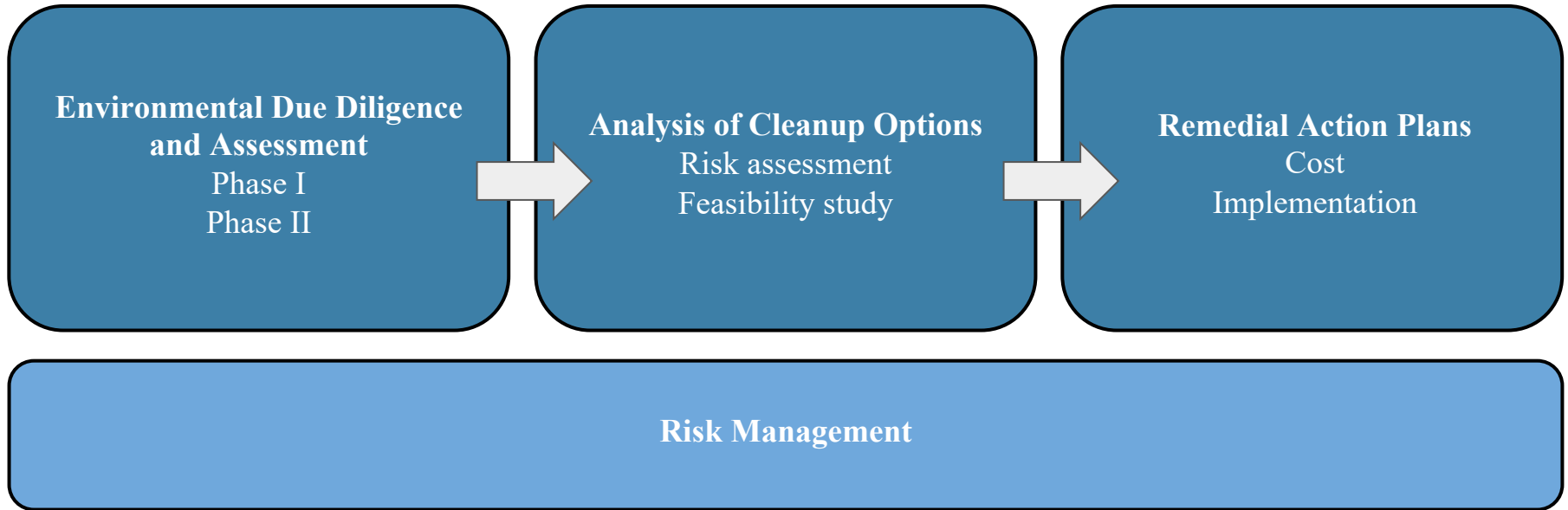
- Elected officials
- All interested residents/citizens
- Local non-profits & Community Development Corporations
- Community & Neighborhood Organizations
- Local & Regional Planners
- Businesses
- Financial & Economic Development Institutions

Why should you engage community members?

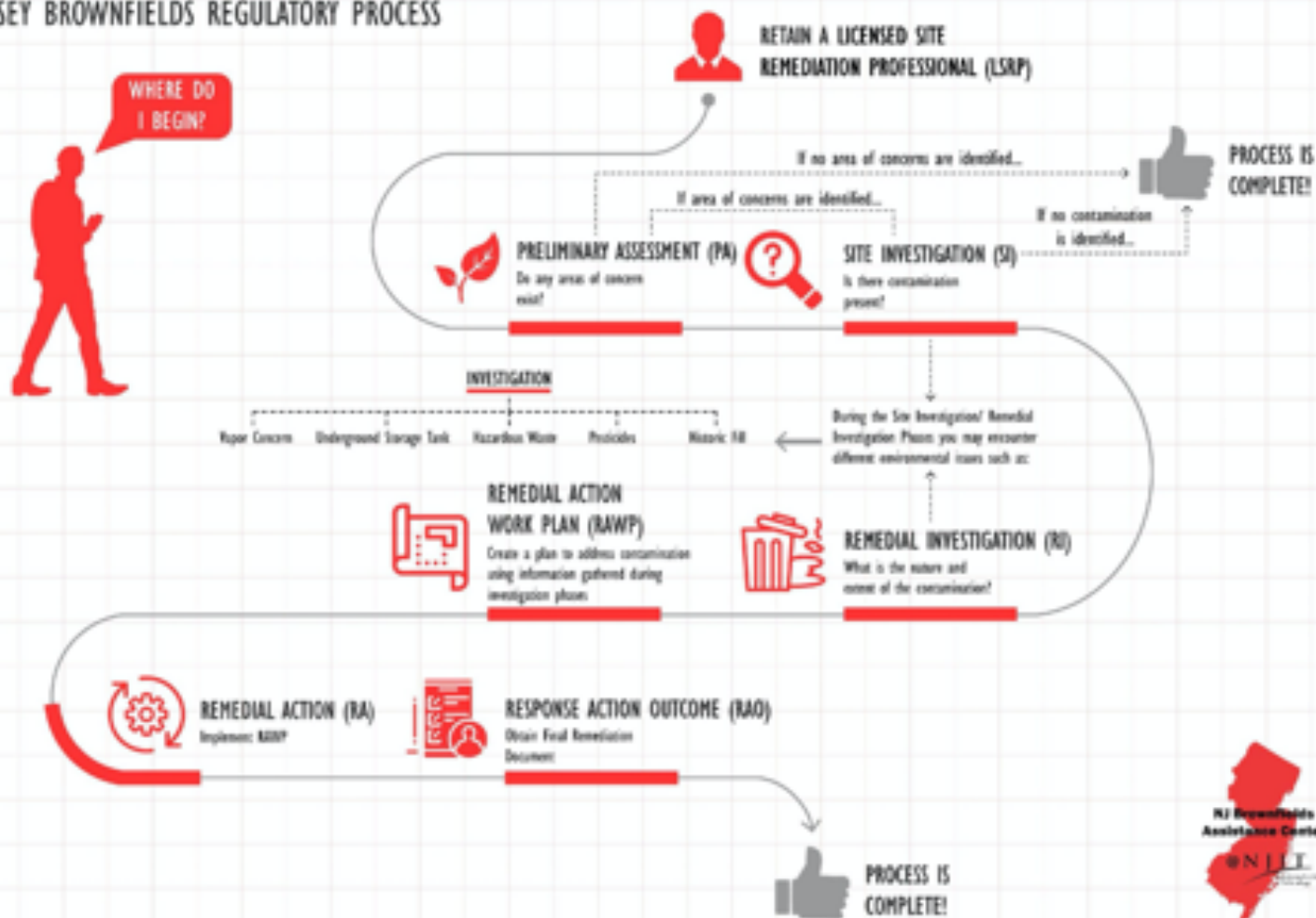


- A revitalization project often dependent upon community acceptance
- Elected officials and business representatives may not fully understand community interests
- Avoid potential construction delays, loss of dollars, lawsuits, negative media coverage
- Avoid non-sustainable project
- Key when applying for federal funds

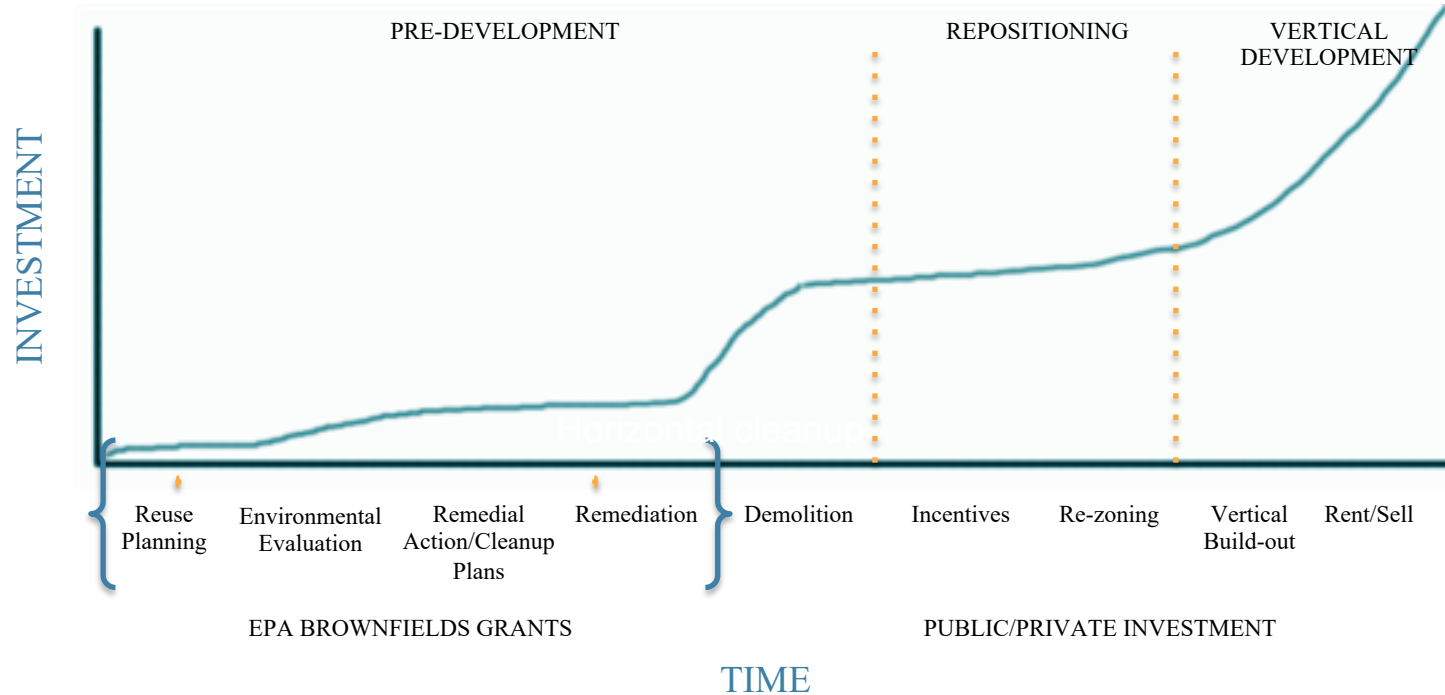
Integrating Cleanup & Redevelopment



NEW JERSEY BROWNFIELDS REGULATORY PROCESS

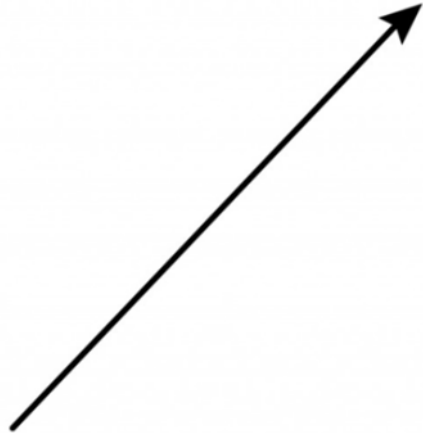


Trajectory of Brownfields Redevelopment



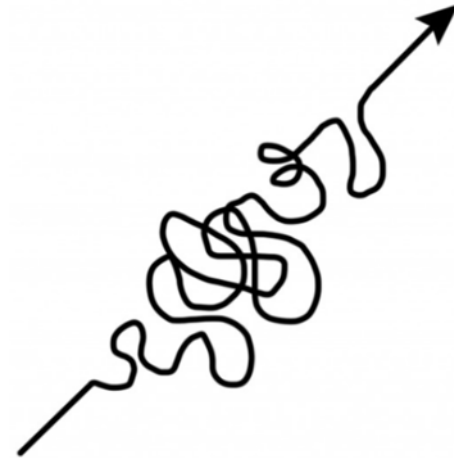
The Real Trajectory

Success



What people think it looks like

Success



What it actually looks like

Layering Funds & Technical Assistance

- Local (general) funds & tools
- Federal Sources of funding (EPA, EDA, HUD,
- Tax credits/incentives (TIF, Opportunity Zones)
- CDFA (Council of Development Finance Associations)
- TAB (Technical Assistance to Brownfield Communities) - CCLR

Assessment, Cleanup & Redevelopment Resources

Program	Purpose(s)
EPA programs	Grants planning and environmental assessment and remediation; technical assistance; capacity building; sustainable development
State programs	Grants planning and environmental assessment and remediation; technical assistance; sustainable development
Commerce (EDA)	Infrastructure, planning, utilities, improvements
USDA	Business, infrastructure, utilities, feasibility studies
HUD	Housing, infrastructure, planning
Treasury	Tax credits and forgiveness: loans (NMTC) and equity programs (Opportunity Zones), historic rehabilitation
Energy	Feasibility, capacity building, construction
Insurance/Deal structure	Remediation, site monitoring and management, cost recovery/off-setting

Attracting Investment

- Identify developers to purchase the property
- Provide:
 - Marketing sheet with property assets
 - Data on local market conditions and value of real estate
 - Information on environmental assessment
 - Community's end use vision and zoning
 - Approval process – timeline and requirements - be transparent
 - What funds municipality has contributed to the project
 - Work with economic development authority to foster ongoing relationships with developers/investors

Sustainable Jersey's Brownfield Actions

Inventory and Prioritization

Marketing

Planning Reuse

Assessment/Investigation

www.sustainablejersey.com/actions/

ENGAGE YOUR GREEN TEAM!



Presentation by Roberta Ezike

Maplewood NJ: Brownfields Inventory

Mission



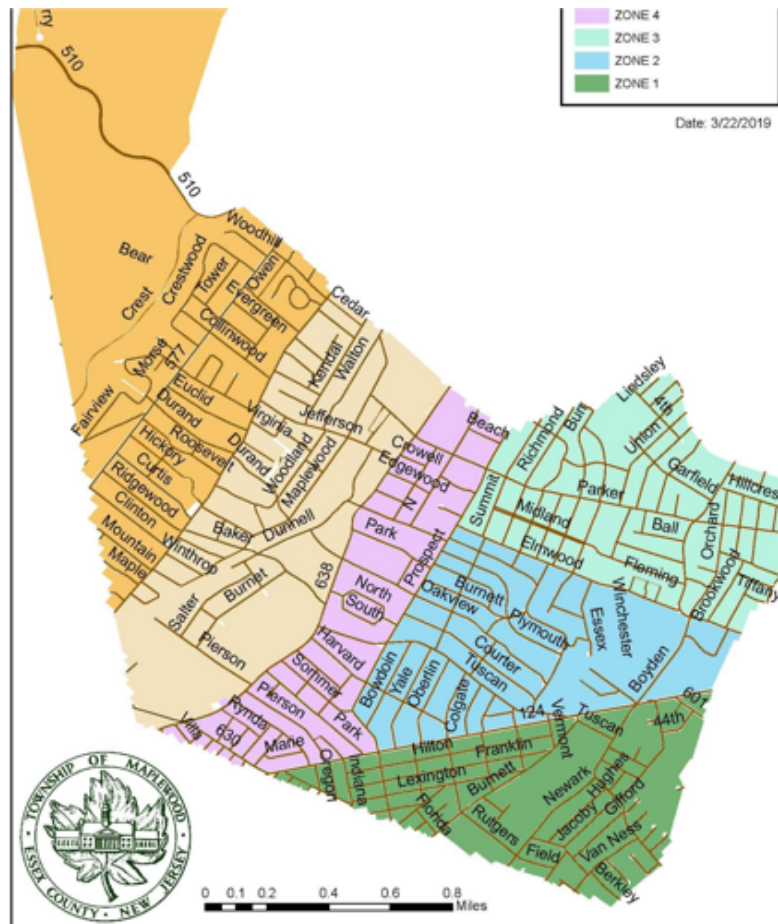
Create an inventory of possible brownfields in Maplewood, NJ

Purpose



Explore opportunities for green and open spaces

Map of Maplewood NJ



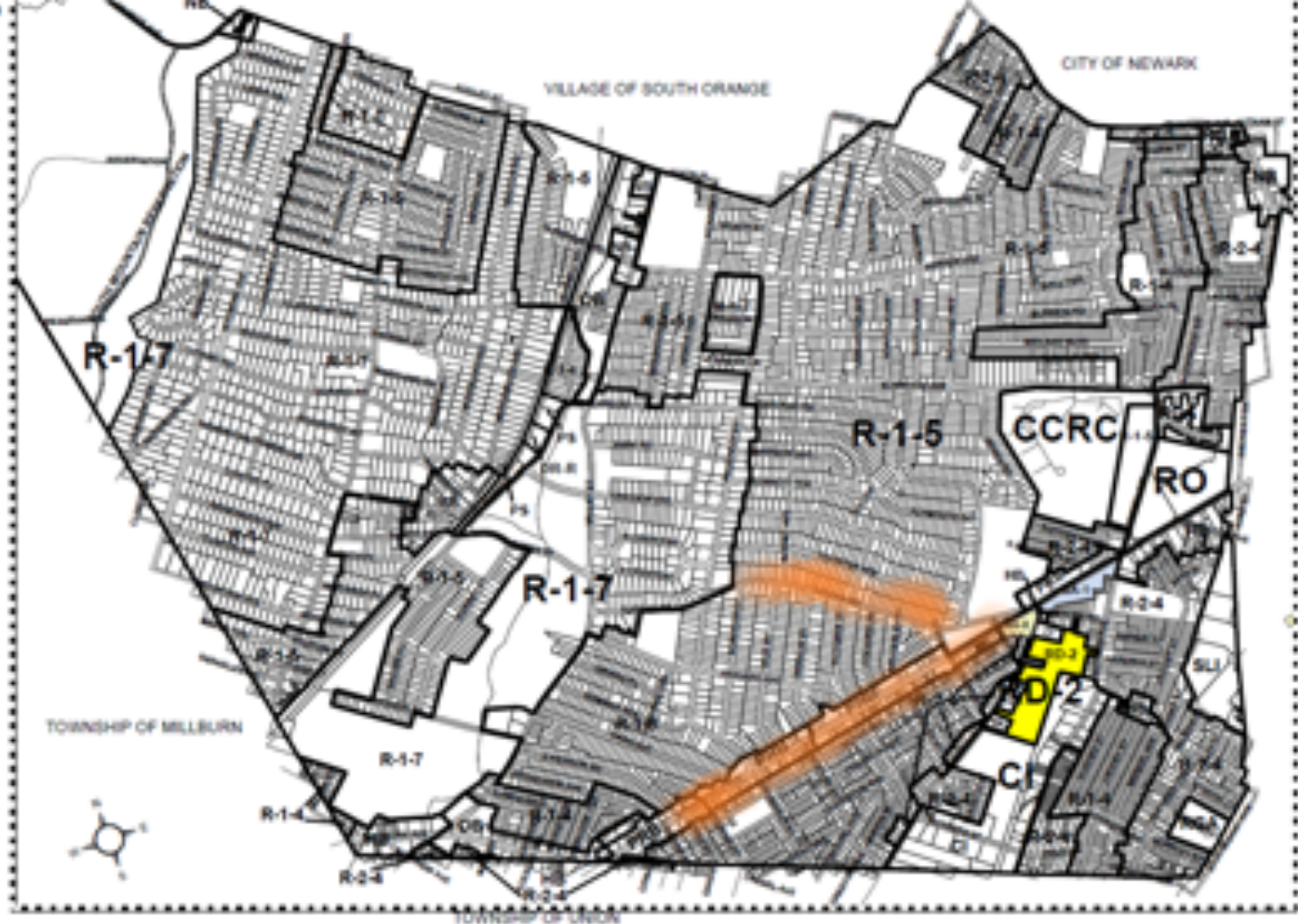
ZONING MAP 2015

LEGEND

PS	PARKSIDE
PRB	PEDESTRIAN RETAIL BUSINESS
R-1-7	RESIDENTIAL 1 FAMILY 7,000 SQ. FT.
R-1-5	RESIDENTIAL 1 FAMILY 5,000 SQ. FT.
R-1-4	RESIDENTIAL 1 FAMILY 4,000 SQ. FT.
R-2-4	RESIDENTIAL 2 FAMILY
ROA	RESIDENTIAL GARDEN APARTMENTS
NB	NEIGHBORHOOD BUSINESS
DR/R	DUNNELL ROAD REDEVELOPMENT
RB	RETAIL BUSINESS
HB	HIGHWAY BUSINESS
OB	OFFICE BUSINESS
CI	COMMERCIAL INDUSTRIAL
RO	RESEARCH OFFICE
SLI	SPECIAL LIGHT INDUSTRIAL
CCRC	CONTINUING CARE RETIREMENT COMMUNITY
RD-2	REDEVELOPMENT AREA 2
SA-1	REDEVELOPMENT AREA 1
SA-3	REDEVELOPMENT AREA 3

NOTES

1. Original zoning map prepared by Robert Carter and Associates City Planning Consultants, Rockaway, New Jersey.
2. Version history through 2015.
3. Revised September 1, 2015. All distances approximate.



Creating the Inventory: Sources Used and Steps Taken



NJDEP Data Miner and
Brownfields Site Mart



Maps: Google Maps,
ArcGIS: Maplewood
Township Layer, Parcel
Finder (thanks Hans!)



Monmouth County's Open
Public Records Search System



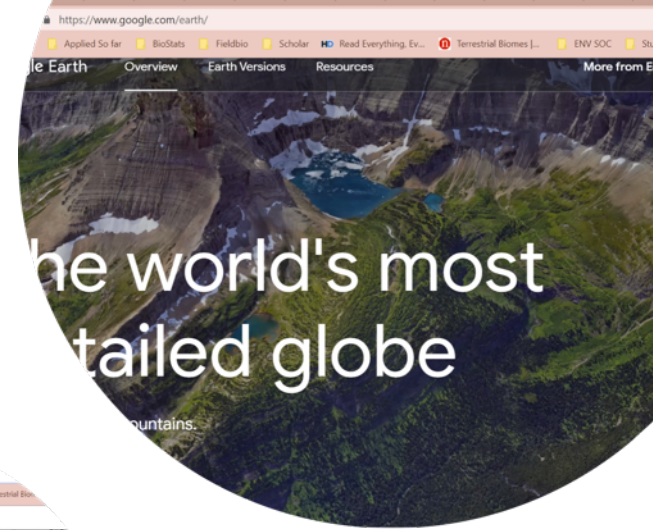
Site Visits

NJDEP

The screenshot shows the NJDEP DataMiner website. At the top left is the New Jersey State seal and the text "State of New Jersey DEPARTMENT OF ENVIRONMENTAL PROTECTION". To the right are "DEP Links" and "NJ Links" menus, and a search bar with the text "Search". The main content area has a blue header with the "DEP DataMiner" logo and a "Home" link. Below this is a "Search by Category" section with a welcome message: "Welcome to the New Jersey Department of Environmental Protection's online reports portal, NJDEP Data Miner. Within you will find a variety of reports that will provide you with up to the minute results from many different environmental media and subjects. In order to provide flexibility, many of these reports require the user to enter some criteria, which will result in a customized document." A "Report Category" dropdown menu is set to "Site Remediation", with a green "Submit" button below it. A "Site Remediation" section header is visible at the bottom of the main content area, followed by a brief description of the program. The footer contains copyright information: "Copyright © State of New Jersey, 1996-2018 Last Updated: Mar 17, 2015" and a row of links: "Contact DEP | Privacy Notice | Legal Statement & Disclosures | Accessibility Statement".

Maps Used

- ArcGIS Maplewood Map
- Google Earth
- Rowan University Parcel Finder Map





OPEN PUBLIC RECORDS SEARCH SYSTEM (OPRS)

Tax Board ▶

Mod IV

Assessment Records Search

Step 1: Select Database:	Current Owners/Assmt List ▼
Step 2: Select County:	MONMOUTH ▼
Step 3: Select District:	ABERDEEN ▼
Step 4: Select Search Format	Simple Search ▼
Step 5: Select Output Format:	Single Line List Format ▼
Step 6: List Items Per Page:	50 ▼
Step 7: Select/Enter Search Criteria:	

Search Criteria

OPRS MODIV

- Tax County Records: Owner Information and lot/building size



Maplewood Environmental Advisory Committee Brownfields Inventory

Maplewood Environmental Advisory Committee Brownfields Inventory							
Address	Lot Size/Building size	Zoning	Owners (past and/or present)	LSRP (licensed site remediation professional) involvement?	Description (Lot description and contamination level?)	PI #	Removal Status
1864/66 Springfield Ave	1726 sq ft/0.2296	PB2- Pedestrian Retail Business	1864 SPRING MAPLE LLC, 217 MONTAGUE ST SUITE 218, BROOKLYN, NY 11201	Yes, Jeffrey Daly (2008) 5/25 - 2009, involvement as of 2012, none	Access from closed Papa John's pizza shop; Access DEP case; designated RC, C-2 Level; known source/release w/ ground water contamination.	000070/0000037306	RA has not been completed, prop update needs to given, NFA/CTA is issued in 2009, or remediation act ongoing
2824 Springfield Ave	0.1148 acres/5000 sq ft	PB2- Pedestrian Retail Business	CHAPIN BERRLEY ASSOC. LP 1049 OVERTON LEA RD NASHVILLE, TENN 37220	no	Empty lot, formerly a parking lot; is next to a parking lot. Off the corner of Oberlin st. Sign posted that property is available for lease. Across the Burger King on Springfield, not an active remediation site. Not sure if there's contamination.	no PI #	not a listed site contamination unknown.

Brownfield Properties Properties taken off main list



1864 Springfield Avenue

Across from closed Papa John's pizza shop; Active DEP case; designated IEC; C-2 Level: known source/release w/ ground water contamination;



1824 Springfield
Ave

Empty Lot; formerly a parking lot; is next to a parking lot. Off the corner of Oberline st. Sign posted that property is available for lease. Across the Burger King on Springfield; not an active remediation site. Not sure if there's contamination.



357 Boyden

In a semi residential area; next to Maplewood Department of Public Works Center; considered an "IEC"-immediate environmental concern; D-Level: Multiple Source/Release to Multi-Media including Ground Water



221 Rutgers St

Across the street from Rails Co.; Appears to be an abandoned building,' in a shipping and receiving area; C2-Level: Known Source or Release with GrowndWater Contamination



241 Rutgers St

Formerly known as "Scott Enterprises"; Appears to be permanently shut down and abandoned. A police car was camped out on the property (google maps). Located next to 221 Rutgers building. Looks like a garage that is not in use.



7-11 Parker Ave
W

Business is permanently closed; Old Dry cleaners/laundromat;
Gleason's Cleaners; Formal Design - Known Source or Release with
GW Contamination (Gleason's Cleaners)



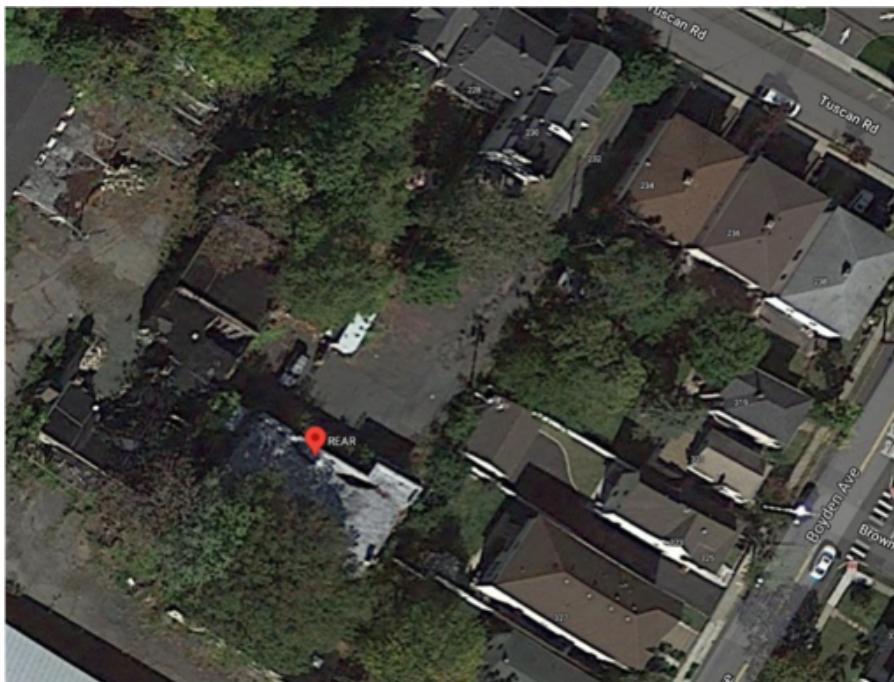
2017 Springfield
Ave

- Empty lot for sale, nearby Philips 66 gas station, across street from Prime Heart Center



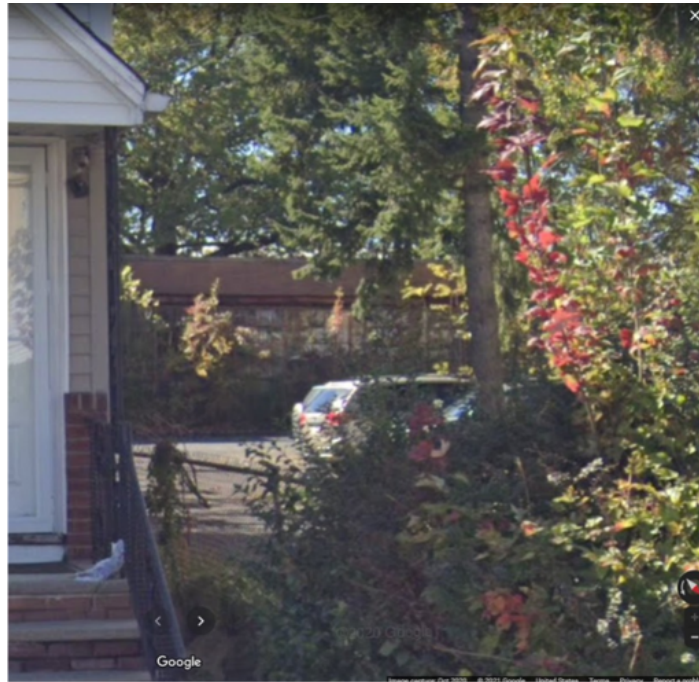
224 Tuscan Rd

C2: Formal Design- Known Source or Release with GW Contamination



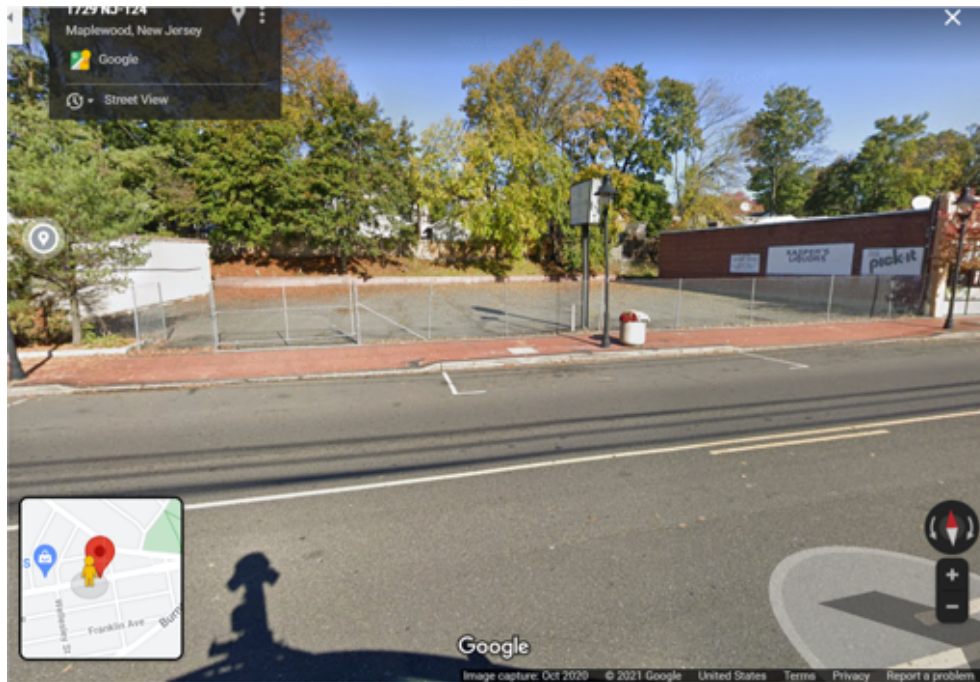
232 Tuscan Rd
rear

Appears to be a dilapidated brown building in the 230 Tuscan (rear) address; No known remedial level /Undetermined.



(Brown building)

Appears to be a dilapidated brown building in the 230 Tuscan (rear) address; No known remedial level /Undetermined.



1714-1750
Springfield Avenue

- (left- lot next to Kasper's liquor, right- lot next to 1729 Springfield building)



1730 Springfield
ave

- Next to 1729 Springfield ave building on right hand side of photo

Special Thanks to

- **Glenn Michalowski** | Assistant Township Administrator | **Maplewood Township**
- **Hans Hummel** | **Maplewood Environmental Advisory Committee**
- **Jonathan Poor** | **Maplewood Environmental Advisory Committee**
- **Melissa A. Dulinski** | Project Manager, Center for Community Systems | **New Jersey Institute of Technology**
- **Sheila Baker Gujral** | Resource Center Director at **ANJEC & Maplewood Environmental Advisory Committee**
- And everyone else in the Maplewood Environmental Advisory Committee who have contributed tips and resources along the way

Don't hesitate to reach out if you have any questions!

Jean Hamerman

Acting Executive Director

jean.hamerman@cclr.org



Joelle Greenland, AICP

Senior Program Consultant

joelle.greenland@cclr.org

