



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 1 : No Historic Properties Affected (Version 1.0)**



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| HPO USE ONLY |
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| | | | |
|-------------------------|--|-------------------|-------------|
| Application ID # | NCR39562 | | |
| Applicant Name: | Jersey City Redevelopment Agency | | |
| Street Address: | 1 Berry Lane | | |
| Municipality: | Jersey City | County: | Hudson |
| PAMS PIN: | 0906_19803_1, 3-5, 8-21 0906_18901_1, 2, 18 | | |
| Latitude: | 40.7138249 | Longitude: | -74.0669832 |

| | | | | | |
|---------------------|---|---|-----------------------------------|---|------------------------------------|
| Undertaking: | <input type="checkbox"/> Rehabilitation: | <input type="checkbox"/> Interior | <input type="checkbox"/> Exterior | <input type="checkbox"/> Both | <input type="checkbox"/> Elevation |
| | <input checked="" type="checkbox"/> Reconstruction: | <input type="checkbox"/> Within Existing Footprint, plus 2 feet | | <input type="checkbox"/> Outside Existing Footprint | |

| | |
|------------------------------|---|
| Property Description: | <p>The project includes the final phase of the 17-acre Berry Lane Park development. Project activities include: installation of fencing, sports lighting, including excavation for footings and offsite disposal of historic fill (footings will extend below the cap), synthetic turf soccer field, drainage stone and pouring of pervious concrete pavement for paths, base and finish course pavement for basketball, tennis, and bikeways, playground equipment and safety surfacing, recirculating spray park equipment, pumps, filters, piping, jets and concrete surface, tree pit excavation and tree planting, construction of maintenance, press, and concession buildings and excavation and backfill for installation of electrical conduit and pulling of wires, pipe for potable water loop for ground hydrants and drinking fountains, and concrete footings, curbing, pavement. Historic elements, specialty pavement, plaques/signage relative to Morris Canal have been reviewed by HPO in accordance with MOA executed with HPO for this purpose (HPO Project No. 11-0051). There are several extant buildings on Parcel #11, Steel Technologies (see Form 6). The area around the development is a mix of residential row housing and commercial structures. Most residential structures have been altered with vinyl siding and vinyl windows. Three story brick commercial structures with a moderate degree of integrity are located along Communipaw Avenue to the east of the development. The Whitlock Cordage industrial complex is located northeast of the development. The project area is not in the Historic Archaeological Site Grid. The soils in the area primarily consist of Urban land, till substratum, 0 to 8 percent slopes and Greenbelt loam, 0 to 3 percent slopes. A series of environmental investigations on the parcels were completed in 2012 and the site required remediation due to metals and petroleum contamination as well as hexavalent chromium. The site was remediated by demolishing structures, grading the site, and removal of contaminated hot spots, underground storage tanks, and 2,000 cubic yards of garbage and debris. The project is 3,500 feet from the Hudson River. The National Register listed Morris Canal Historic District mapped on the NJ Historic Sites and Properties website established by FEMA (http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=189f690086c340df9d0cf2d637252660) runs through the center of the project site.</p> |
|------------------------------|---|

There are no historic properties affected within the project’s area of potential effects, pursuant to 36 CFR 800.4(d)(1) for the following reason(s): [Check All That Apply]

| | |
|-------------------------------|--|
| Historic Architecture: | <input type="checkbox"/> Located in “Green Zone” (Areas determined by FEMA/HPO to have low potential for above-ground historic properties) <input type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Lacks Integrity of Materials/Design <input type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input checked="" type="checkbox"/> Not a Building (per FEMA Definition) <input type="checkbox"/> Other – Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP |
|-------------------------------|--|

| | |
|---------------------|--|
| Archaeology: | <input checked="" type="checkbox"/> Low Archaeological Potential: <input type="checkbox"/> Located on Barrier Island <input type="checkbox"/> Substantially Conforms to the Original Footprint <input checked="" type="checkbox"/> Located on Disturbed Soils <input checked="" type="checkbox"/> Not Located within 500 Feet of Waterways and/or Wetlands <input type="checkbox"/> Not Located on Well-drained Soils <input type="checkbox"/> Not Identified Within a Historic Property / Historic District |
|---------------------|--|

| | |
|----------------------------|---|
| Public Consultation | Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc: |
|----------------------------|---|

| HISTORIC PRESERVATION OFFICE USE ONLY | |
|--|--|
| <input type="checkbox"/> I concur with this finding, | |

| | | | |
|-----------------------|---------|----------------------|-------------|
| Architecture Reviewer | Camilla | Archaeology Reviewer | Katy Lamzik |
| Date Reviewed | | | |

Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



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|---|------|
| <input type="checkbox"/> I do not concur with this finding for the following reason(s): | |
| | |
| | |
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| | |
| | |
| Daniel D. Saunders Deputy State Historic Preservation Officer | Date |

| | | | |
|-----------------------|---------|----------------------|-------------|
| Architecture Reviewer | Camilla | Archaeology Reviewer | Katy Lamzik |
| Date Reviewed | | | |

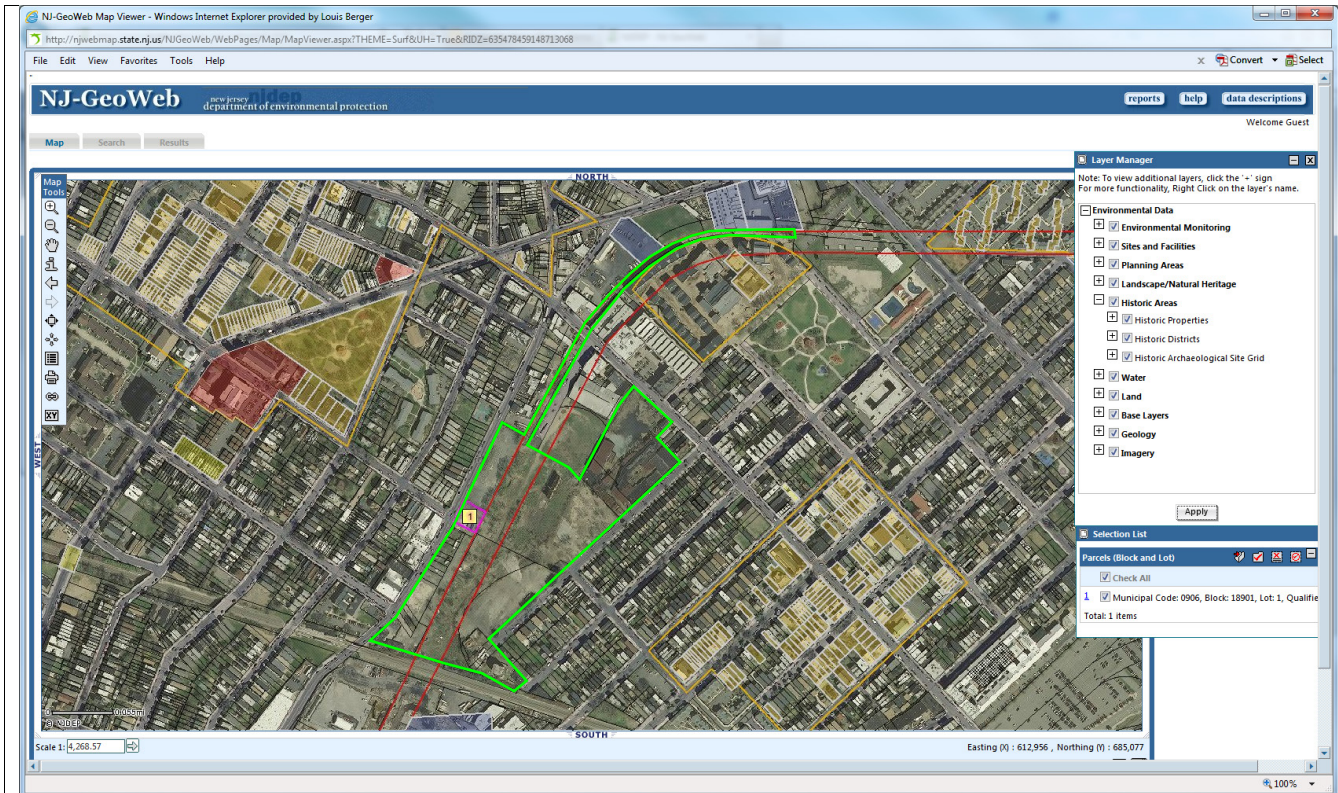
Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



New Jersey Department of Environmental Protection
Hurricane Sandy
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Form – 3 (Version 1.0)



| | |
|-------------------|-------------------------------|
| Applicant ID # | NCR39562 |
| Property Address: | 1 Berry Road, Jersey City, NJ |



APE depicted in Green



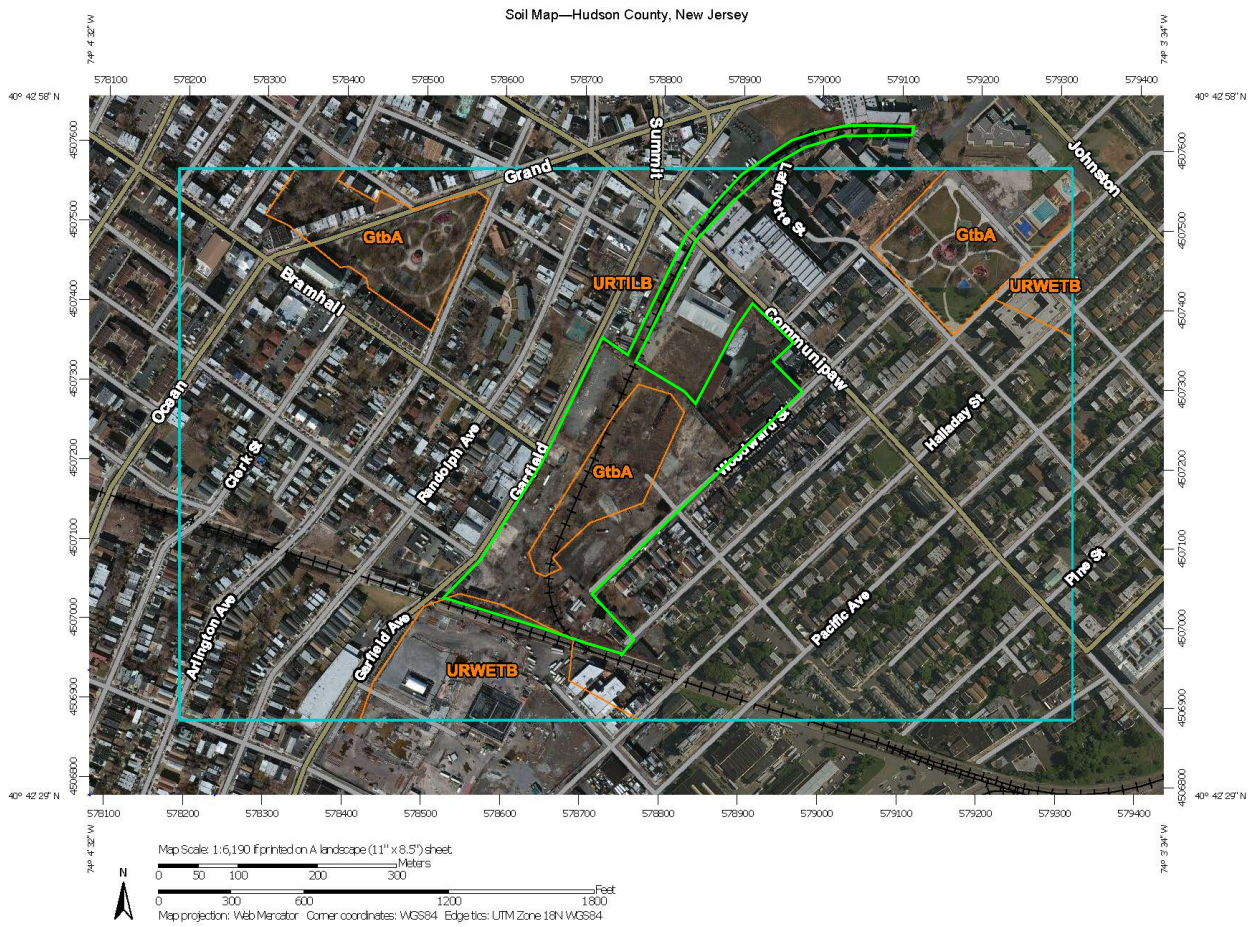
Historic Properties Map



New Jersey Department of Environmental Protection
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Form – 4 (Version 1.0)



| | |
|-------------------|-------------------------------|
| Applicant ID # | NCR39562 |
| Property Address: | 1 Berry Road, Jersey City, NJ |



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/19/2014
Page 1 of 3

APE Depicted in Green



New Jersey Department of Environmental Protection
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Community Development Block Grant
Form – 4 (Version 1.0)



Soil Map—Hudson County, New Jersey

Map Unit Legend

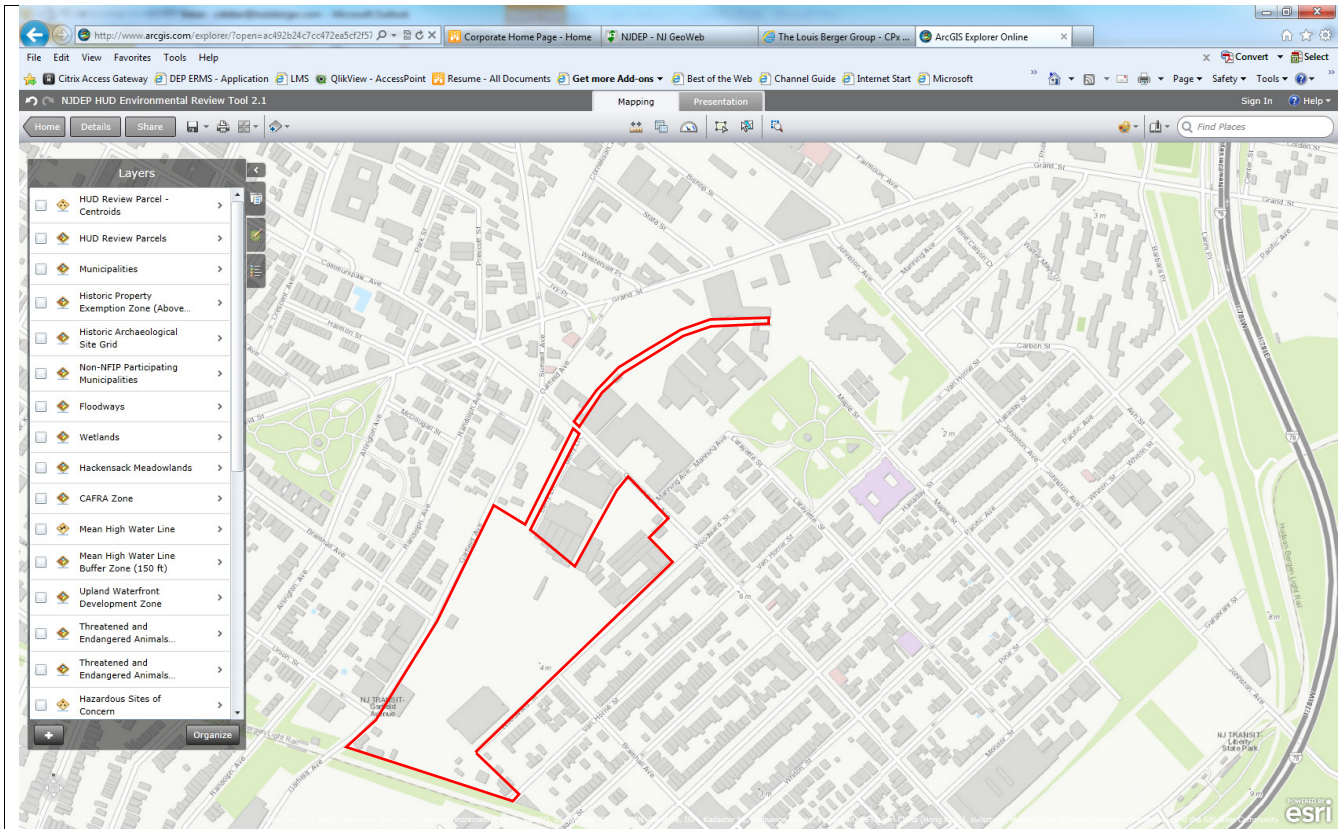
| Hudson County, New Jersey (NJ017) | | | |
|------------------------------------|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| GtbA | Greenbelt loam, 0 to 3 percent slopes | 19.1 | 9.9% |
| URTILB | Urban land, till substratum, 0 to 8 percent slopes | 164.4 | 84.8% |
| URWETB | Urban land, wet substratum, 0 to 8 percent slopes | 10.4 | 5.3% |
| Totals for Area of Interest | | 193.9 | 100.0% |



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| | |
|--------------------------|-------------------------------|
| Applicant ID # | NCR39562 |
| Property Address: | 1 Berry Road, Jersey City, NJ |



USGS Quadrangle :




**New Jersey Department of Environmental Protection
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Form – 6 (Version 1.0)**



| | |
|--------------------------|-------------------------------|
| Applicant ID # | NCR39562 |
| Property Address: | 1 Berry Road, Jersey City, NJ |

| | | |
|---------------------|---|---|
| Date: | 9/18/14 |  |
| Direction: | South | |
| Description: | Overview of Site from Berry Lane (Building in foreground not part of the project area) | |

| | | |
|---------------------|---|--|
| Date: | 9/18/14 |  |
| Direction: | North | |
| Description: | Overview of Site From the End of Woodward Street | |



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| | |
|---------------------|---------------------------------------|
| Date: | 9/18/14 |
| Direction: | East |
| Description: | Overview of Site from Garfield Avenue |



| | |
|---------------------|--|
| Date: | 9/18/14 |
| Direction: | North |
| Description: | Overview of Site From Corner of Woodward Street and Bramhall Avenue (Buildings from Steel Technologies Located On Right Side of the Photo) |





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| | |
|--|-----------|
| Date: | 9/18/14 |
| Direction: | Northeast |
| Description: | |
| Overview of Structures on west side of site along Garfield Avenue | |



| | |
|---|---------|
| Date: | 9/18/14 |
| Direction: | NNW |
| Description: | |
| Overview of Structures on north side of site along Communipaw Avenue | |





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| | |
|---------------------|---|
| Date: | 9/18/14 |
| Direction: | Southeast |
| Description: | <p>Overview of Structures on north side of site along Communipaw Avenue Southeast of Woodward Street</p> |



| | |
|---------------------|--|
| Date: | 9/18/14 |
| Direction: | ENE |
| Description: | <p>Overview of Structures on southeast side of site along Woodward Street, North of Bramhall Avenue</p> |





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| | |
|---------------------|---|
| Date: | 9/18/14 |
| Direction: | South |
| Description: | <p>Overview of Structures on southeast side of site along Woodward Street, South of Bramhall Avenue</p> |



| | |
|---------------------|--|
| Date: | 9/18/14 |
| Direction: | East |
| Description: | <p>Overview of Structures on southeast side of site at the foot of Woodward Street</p> |





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| | |
|---|-----------|
| Date: | 9/18/14 |
| Direction: | Northeast |
| Description: | |
| <p>Overview of Structures on northwest side of site on Berry Lane (Buildings not in project area)</p> | |

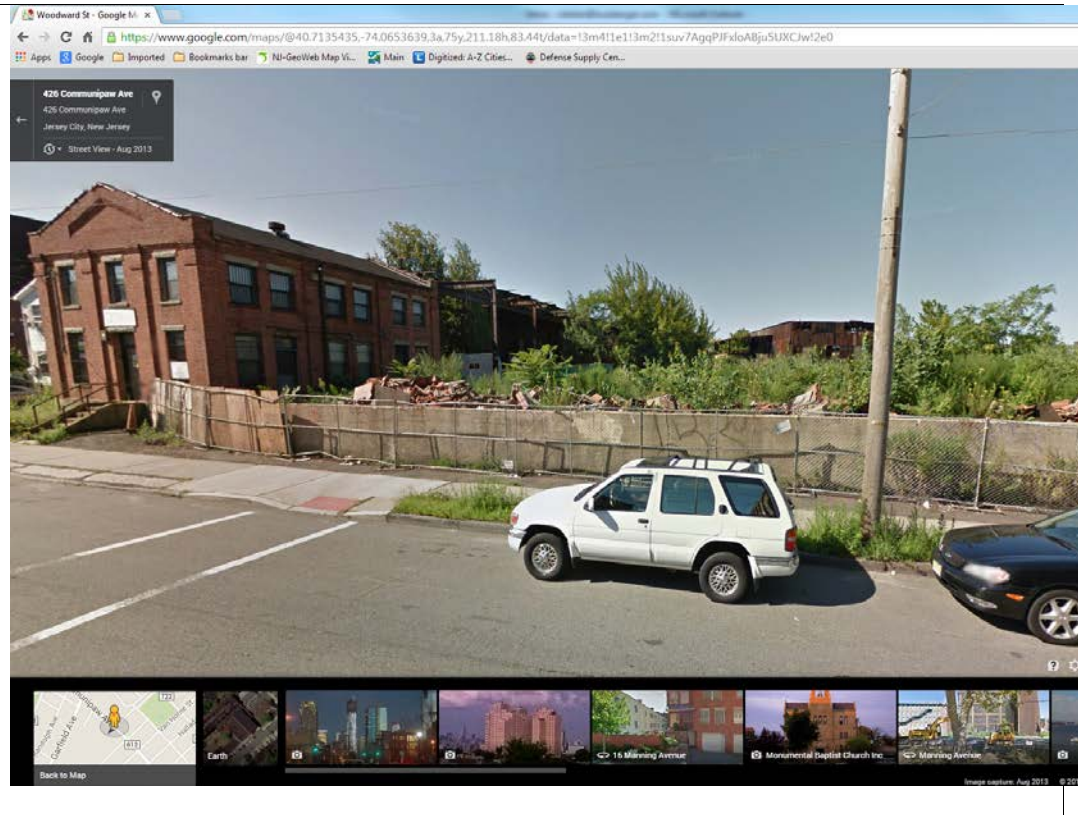




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| | |
|---------------------|---|
| Date: | August 2013 |
| Direction: | Southeast |
| Description: | Google Street View Showing Extant Buildings on Parcel 11: Steel Technologies |



(Reproduce sections for additional photos as needed)



Legend

- PROPERTY #1 (65 WOODWARD AVE.)
- PROPERTY #2 (948 GARFIELD AVE.)
- PROPERTY #3 (CITY OF JERSEY CITY)
- PROPERTY #4 (GARFIELD JUNK YARD)
- PROPERTY #5 (HIT OR MISS)
- PROPERTY #6 (MAOK)
- PROPERTY #7 (PURPLE FISH)
- PROPERTY #8 (1000 GARFIELD AVE.)
- PROPERTY #9 (75 WOODWARD AVE.)
- PROPERTY #10 FINCH OIL
- PROPERTY #11 STEEL TECHNOLOGIES
- PROPERTY #12 WOODWARD METALS
- AREA TO BE VACATED
- MUA OWNED - EASEMENT TO BE OBTAINED



PROJECT:
 JERSEY CITY REDEVELOPMENT AGENCY
 BERRY LANE PARK

LOCATION:
 JERSEY CITY,
 HUDSON COUNTY, NEW JERSEY

DRAWING TITLE:
 PROPERTY LOCATION MAP



| | |
|----------------------------------|-------------------------------|
| DRAWN BY: J.S.V | JOB NUMBER: B080-45 |
| CHECKED BY: J.A./J.P. V/D.N | FILE: PROPERTY_LOCATIONMAP |
| DATE: 08/03/09 | DWG. NUMBER: 1 |
| SCALE: 1 inch equals 100 feet | |

N:\Projects\B080-45\property location map



HPO Project No. 11-0051-11
HPO-H2014-271

State of New Jersey

MAIL CODE 501-04B

DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATURAL & HISTORIC RESOURCES

HISTORIC PRESERVATION OFFICE

P.O. Box 420

Trenton, NJ 08625-0420

TEL. (609) 984-0176 FAX (609) 984-0578

CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

August 15, 2014

Mr. James Lee
Hunter Research Inc.
120 West State Street
Trenton, NJ 08608

Re: Hudson County, Jersey City, Berry Lane Park, Design Review and Signage Plan, New Jersey Register of Historic Places Act

Dear Mr. Lee:

Thank you for providing the Historic Preservation Office (HPO) with the opportunity for review and comment on the potential for the above-referenced project to affect historic or archaeological resources. The historic signage construction, conceptual signage language, and park design is in conformance with the design guidelines in the City of Jersey City Morris Canal Greenway Plan and the larger statewide initiative for a unified Morris Canal greenway. The HPO applauds the efforts of the City of Jersey City for affectively incorporating evocative imagery and Morris Canal history into the Berry Lane Park design. To enhance park design, the HPO provides the following comment:

1. Recommend removing the stamped pavement mule hoof prints as the prints may retain rainwater increasing mosquito breeding in the park.
2. Please explain the rationale for confining historic signage to within the park recreational areas with no signage along the multiuse trail.

Additional Comments

Thank you again for providing this opportunity for review and comment on harmonizing park design with the Morris Canal Historic District listed on the New Jersey Register of Historic Places. We look forward to continued consultation for this undertaking to complete the historic signage and receiving for review an application for Project authorization for the final park design. Please reference the HPO project number 11-0051 in any future calls, emails, submission or written correspondence to help expedite your review and response. If you have any questions, please feel free to contact Vincent Maresca of my staff at (609) 633-2395 with

questions regarding archaeology or Jonathan Kinney (609-984-0141) with questions regarding historic architecture, historic districts, or historic landscapes.

Sincerely,



Daniel D. Saunders
Administrator &
Deputy State Historic
Preservation Officer

- c. Benjamin Delisle, Jersey City Redevelopment Agency
Dan Wrieden, Jersey City Division of City Planning
Jersey City Historic Preservation Commission
Jersey City Landmarks Conservancy

NJDEP Environmental and Historic Review
Application for EDA and DCA/NEP Programs

1. **Agency Name:** New Jersey Economic Development Authority
2. **Date of Application Submittal to DEP:** August 6, 2014
3. **CDBG-DR Program:** NCR-D & I
4. **Application ID Number:** NCR39562
5. **National Objective Description/Number:** LMI
6. **Grant Number:** B-13-DS-34-0001
7. **Applicant Name:** Jersey City Redevelopment Agency
8. **Project Location:** 1 Berry Road (Street Address) 07018 (Zip)
Jersey City (Municipality) Hudson (County)
19803 (Block) 1, 3-5, 8-21 (Lot)
18901 (Block) 1,2,18 (Lot)

(A separate form with a unique Application ID number is required for each geographic location.)

9. Detailed Project Description.

Provide a thorough description of the existing conditions at the site, work that will occur at the site, and the final project outcome. See Attachment A for directions.

In one of the poorest neighborhoods of the second largest city in New Jersey, the Jersey City Redevelopment Agency (JCRA) is spearheading the creation of Berry Lane Park. One of the most ambitious open space projects to be undertaken in Jersey City's history, Berry Lane Park will transform more than 17 acres of brownfields—including former rail yards, junk yards, auto repair shops, industrial facilities, and warehouses—into a recreational area to be enjoyed by residents. By replacing what was once an almost 100% impervious surface with mostly open vegetation and porous pavers, the project is expected to greatly increase surface water run-off in the area. When complete, the project will result in a 9% increase in the amount of useable open space in Jersey City, less than a mile and a half from where Superstorm Sandy wreaked havoc on the City's downtown.

The park's redevelopment design has been the by-product of residents and other community stakeholders working through a series of design charrettes with the architects and planners contracted to put the community's ideas to paper and shape them into realistic design components for the park's layout. Berry Lane Park will ultimately include basketball and tennis courts as well as a baseball field, a soccer field, a playground, spray park, skate park, a concessions stand, and passive recreation areas, among many other features.

Acquisition of the 11 properties that comprise the first phase of the Berry Lane Park project spanned nearly five years and included complex negotiations with property owners. All of the sites were brownfields, defined as vacant, abandoned, or underutilized former industrial or commercial properties. The prior uses of the Berry Lane Park sites meant that the area would require environmental site investigation. Upon completion of acquisition, standing structures on the various properties were demolished. A series of environmental investigations on the parcels were completed in 2012 and concluded that the project sites would need to be remediated due to

metals and petroleum contamination. Some of the project sites were also contaminated with hexavalent chromium, a known carcinogen.

Working collaboratively with the entity responsible for the hexavalent chromium contamination, the JCRA managed the implementation of the remedial action workplans for the project. Remediation began in 2012 and was completed during the summer of 2013. This first phase of the project included demolition, grading, environmental remediation, installation of drainage structures and the baseball field. PCB and lead hotspots were removed, along with 19 underground storage tanks, 49,000 tons of hexavalent chromium and over 2,000 cubic yards of garbage and debris. The site was graded to accommodate the park design and large detention basins consisting of 30" of clean crushed stone were installed, along with the connecting drainage pipes and inlets. A two foot soil cap was then placed on the entire 14 acre site, in addition to a sodden baseball field. The Licensed Site Remediation Professional (LSRP) for the site has completed the draft of the Remedial Action Report and will issue the Response Action Outcome document once the deed notice is in place and the Remedial Action Permit issued for the site.

The second phase of the project included new curbing, sidewalks, and tree planting along Woodward Street, which comprises the entire eastern boundary of the park. This work was completed in May of 2014.

The third phase of the project included the installation of conduit and footings for 110 new LED pedestrian lights throughout the new park. This work is expected to be completed in July of 2014. The light poles and lamps will be installed in the future once the pavement has been installed.

The purpose of this grant application is to fund the fourth and final phase. It is anticipated that this phase will complete the construction of the park. Since the remediation was designed in anticipation and in harmony with the park design, the park construction will minimally disturb the soil cap that was installed last year. Most of the major utilities have already been installed and most of the park features will be "building up" from the existing grade.

Since the park design has been completed, all that is necessary is the completion of the final construction drawings and the preparation of bidding packages for the public bidding process. Upon receipt of funding, work could be put out to bid in approximately two months and completed within a 9-month period.

Specifically, the park construction will involve the following:

- Installation of fencing
- Installation of sports lighting, including excavation for footings and offsite disposal of historic fill (footings will extend below the cap)
- Installation of synthetic turf soccer field
- Installation of drainage stone and pouring of pervious concrete pavement for paths
- Installation of base and finish course pavement for basketball, tennis, and bikeways
- Installation of playground equipment and safety surfacing
- Installation of recirculating spray park equipment , pumps, filters, piping, jets and concrete surface
- Installation of historic elements, specialty pavement, plaques/signage relative to Morris Canal in accordance with MOA executed with SHPO for this purpose

- Tree pit excavation and tree planting
- Spreading of topsoil and landscaping
- Excavation and backfill for installation of electrical conduit and pulling of wires
- Excavation and backfill for installation of pipe for potable water loop for ground hydrants and drinking fountains
- Excavation and pouring of concrete footings, curbing, pavement
- Asphalt road resurfacing
- Installation of site furniture (benches, trash receptacles, bike racks, bleachers, etc)
- Construction of maintenance, press, and concession buildings

10. Change in Use.

Will the project result in a change in use for the land or structure? If YES, please describe and document.

No. Project is for the development of undeveloped parkland. Land was previously acquired and remediated for this purpose. Prior uses were a mix of commercial and industrial.

11. Change in Size or Capacity.

Will the project result in a change in size or capacity of any kind? If YES, describe the percentage increase in size, footprint, number or capacity. Include any increase to main building(s), ancillary structure(s), parking areas, landscaping, paving, etc.

Yes. Project will result in 14 acres of new recreation and parkland. Site is former brownfields which have been remediated. Redevelopment of site will have a significant reduction in pervious cover as buildings, concrete, asphalt pavement were removed and will be replaced by landscaping and pervious concrete and pavers. New buildings will be limited to concession building, and press boxes. New subterranean stormwater detention/infiltration basin captures 90% of 10 year storm, 75% of 100 year storm prior to discharge to municipal collection system.

12. Market Value (for multi-family rehabilitation projects only).

Will the proposed project for which funding is requested result in an increase in the market value of the property, facility, or installation? If YES, what is the percentage increase?

Not applicable.

13. Attach Right of Entry Form signed by property owner.