

Are you heading to the
Brownfield Roundtable
after the game?



NJDEP Green Acres Program

NJDEP Quarterly Brownfield Roundtable - How Green Acres Funding Fits into a Clean and Green Recreation Space.

March 4, 2016



Today

- ⌘ Green Acres mission
- ⌘ A brief History of Green Acres Funding related to due diligence and sites needing environmental remediation
- ⌘ Green Acres requirements - PA/SI, Remediation
- ⌘ Eligible and Ineligible costs
- ⌘ Examples of remediated parks
- ⌘ Bits and Pieces about Green Acres funding



Green Acres Mission



“To achieve, in partnership with others, a system of interconnected open spaces whose protection will preserve and enhance New Jersey’s natural environment and its historic, scenic, and recreational resources for public use and enjoyment.”

The Tools Used to Achieve the Mission

- ⌘ Green Acres provides grants and low interest loans to Municipalities, Counties and Nonprofit Land Trusts to:
 - ⌘ Acquire land for recreation and conservation
 - ⌘ Develop outdoor recreation facilities



Why Environmental Review?

Green Acres policy is intended to:

- ❖ Allow the state, local governments and nonprofit organizations to be **reasonably** assured that lands acquired or developed with public funds can be utilized for recreation without risk to public health. The public is invited to use Green Acres funded parks, and we must ensure that the public is safe.
- ❖ Minimize public liability for site cleanup costs

A Brief Historical Perspective

- ⌘ Beginning in the late 1990's, project sponsors were required to complete a Preliminary Assessment Report prior to acquisition or development of a property. At that time, sites where contamination was identified had to be remediated prior to receiving Green Acres funding. A "No Further Action Letter" served as documentation that the site was remediated to the Department's satisfaction.



A Brief Historical Perspective

A conundrum developed - HDSR funding became available, and required the applicant to own the land in order to obtain remediation funding. BUT...the applicant could not purchase the land without Green Acres assistance.

A Brief Historical Perspective

How the conundrum was resolved:

- ⌘ Prior to the Licensed Site Remediation Professional Program, Green Acres relied on the applicant's MOU with Site Remediation, committing to site clean up.
- ⌘ Once a MOU was executed, Green Acres disbursed funding so that the applicant could acquire the property. The applicant was then able to access funding for remediation.

A Brief Historical Perspective

- ⌘ The shortcoming of this process was that sometimes applicants were very slow to do remediation, or in rare cases, abandoned the project before remediation was complete. In such cases, the land funded with public dollars was unavailable for public use.
- ⌘ ENTER the Licensed Site Remediation Professional Program - The Remedial Action Outcome is now the document that Green Acres relies on to ensure remediation is complete.

Green Acres Review Starts with a Preliminary Assessment Report

⌘ Based upon Technical Requirements for Site Remediation (N.J.A.C. 7:26E-3.1 through 3.2)

⌘ PAR Components

☑ Diligent Inquiry

☒ Environmental Records

☒ Historical information - aerial photos

☒ Site Inspection

☑ Identify "Areas of Concern" including:

☒ Underground storage tanks

☒ Historic pesticide contamination

☒ Green Acres ALSO considers septic systems and wells to be Areas of Concern that must be addressed

After the PAR is submitted...




⌘ Green Acres reviews Preliminary Assessment Report

- ☑ If the report is acceptable, and no Areas of Concern are identified, project can move forward
- ☑ If an Area of Concern is identified, it must be addressed to the Department's satisfaction before funding is disbursed. This means that that an LSRP has been retained and that a Remedial Action Outcome has been accepted by the Department.

Eligible and Ineligible Costs

- ⌘ The costs associated with the Preliminary Assessment Report and Site Investigation are eligible for Green Acre Funding.
- ⌘ Development of park facilities that serve as remediation, such as a parking lot for the park, are eligible costs, but are limited to the cost of the facility as if the site was clean.
- ⌘ NOT eligible: the cost of remediation and costs associated with retaining a LRSP.





Let's look at some examples of parks where contamination was identified, and are now wonderful spaces for the public to enjoy!

Essex County Riverfront Park



Newark Riverfront Park



Nat Turner Park, Newark



Columbian Club, Caldwell, NJ



Outdoor Classroom, Greater Newark Conservancy



Riverfront Park, Rutherford



Cherry Grove Park, Long Branch City



Sussex Avenue School, Newark



Some Bits and Pieces about Green Acres Funding

- ❖ Application forms and detailed information is available on the Green Acre website at:
www.NJGreenAcres.org
- ❖ Next scheduled funding round TBD - municipal clerks will be notified
- ❖ Contact Green Acres for more information specific to your municipality or County

Contacting Us



- ⌘ Bruce Bechtloff 609-984-0582 Atlantic, Cape May, Cumberland, Gloucester, Salem and Union Counties
- ⌘ Phillip Collins 609-341-2058 Camden and Hudson Counties, Trenton City
- ⌘ Cathy Elliott-Shaw 609-341-2053 Essex County and Paterson City
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Enjoy your local park!

