NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS

# New Jersey Brownfields Redevelopment Resource Kit

*Bringing New Jersey's Brownfields Back to Life*

State of New Jersey
OFFICE OF THE GOVERNOR
125 WEST STATE STREET
PO BOX 001
TRENTON NJ 08625-0001

RICHARD J. CODEY
*Acting Governor*

Dear Brownfields Constituent,

As a cornerstone to New Jersey's Smart Growth Initiative, brownfields redevelopment serves to promote Smart Growth by cleaning up and preserving existing areas for future use. We are working to make the state's urban centers, older suburbs and rural towns more viable and attractive by redeveloping brownfields and steering infrastructure spending where we need it most.

Brownfields redevelopment gives business and industry a new place to thrive, and members of a community a new place to gather, visit, shop or work. Undoubtedly, brownfields redevelopment spurs economic opportunity and a sense of community throughout our towns.

Today, brownfields projects are touching every part of New Jersey. From the Northern Highlands to cities and towns in South Jersey, you can see brownfields redevelopment happening before your eyes. And it is happening as a result of true cooperation among numerous state agencies.

Through the Brownfields Redevelopment Interagency Team (BRIT), the New Jersey Brownfields Redevelopment Task Force and the Department of Community Affairs' (DCA) Office of Smart Growth, more than 24 state agencies now act as a proactive partner with municipalities, counties and the development community on brownfields projects. We are working together to deliver essential state resources through programs like the Department of Environmental Protection (DEP) and the New Jersey Economic Development Authority's (NJEDA) jointly administered Hazardous Discharge Site Remediation Fund (HDSRF) and tax credits through the Housing and Mortgage Finance Agency (HMFA). We also are linking Smart Growth and brownfields redevelopment together through DCA's Smart Future Planning Grants. By working together, we have streamlined regulations to make brownfields redevelopment a reality.

We hope you find this resource kit a valuable compilation of information on how you can participate in brownfields redevelopment. By being involved, you show your support for New Jersey's Smart Growth and demonstrate your commitment to New Jersey's future.

With regards,

Richard J. Codey
Acting Governor

Susan Bass Levin
Commissioner

# New Jersey Brownfields Redevelopment Resource Kit

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The Victor building in Camden undergoing extensive renovations (left). Now the building has over 300 upscale, loft apartments overlooking the Delaware River and the Philadelphia skyline, bringing new life to downtown Camden. (below)

***On The Cover:***

The epitome of a successful brownfields redevelopment project, Perth Amboy's deteriorated boardwalk and eroded shoreline was transformed into the Waterfront Esplanade that features a park, walking path and boat slips.

# Brownfields...

## ...what are they?

*Any former or current commercial or industrial site, currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant.*

*Source: Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-1 et seq.*

### Why do we redevelop Brownfields?

Brownfields redevelopment is a cornerstone to Governor McGreevey's Smart Growth agenda and is critical to New Jersey's future. Yesteryear's vibrant drivers of New Jersey's economic engine are today's brownfields. With leadership and commitment, they can be recycled into their community's existing infrastructure and once again make a contribution. These brownfields can be transformed into housing, schools, recreational facilities or sites for business operations, thereby creating tax ratables, economic opportunities and improved quality of life for the community.

### Who does this Resource Kit help?

The New Jersey Brownfields Redevelopment Resource Kit helps anyone interested in redeveloping brownfields learn about the financial incentives and other resources available to them, as well as to navigate the associated regulatory processes and legal requirements. It provides technical and financial resources, prerequisites to qualifying for assistance, contacts within each New Jersey state agency or department that can assist in the redevelopment process, and a detailed explanation of how to proceed when redeveloping a brownfields site.

## Introduction

*The State of New Jersey has many agencies involved in brownfields redevelopment. In order to make the process easier for you, Governor McGreevey appointed the Brownfields Redevelopment Task Force and supports the reconvening of the Brownfields Redevelopment Interagency Team. These two groups, although they work in different ways, will help you understand the brownfields process and get you through it as easily and quickly as possible.*

This 100-year-old building—known as the Icehouse—was once the epicenter of Glassboro's central business district. The Icehouse property is in the process of remediation through a brownfields grant from the DCA's NJRA.

## The New Jersey Brownfields Redevelopment Task Force

The New Jersey Brownfields Redevelopment Task Force is appointed by the Governor and was created by the State Legislature, pursuant to the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-23. The Task Force has been charged with coordinating state policy on brownfields redevelopment, inventorying brownfields sites, and then prioritizing and marketing them to developers, in order to have sites returned to productive economic use on an expedited basis.

## The New Jersey Brownfields Redevelopment Interagency Team (BRIT)

The BRIT is a resource group comprised of numerous New Jersey departments and agencies. The New Jersey Department of Community Affairs' Office of Smart Growth coordinates the Team's activities and facilitates redevelopment within the context of Smart Growth. The Brownfields Redevelopment Interagency Team, convened to support the Task Force with its important efforts, offers this easy to follow resource kit to help streamline brownfields remediation and accelerate profitable redevelopment and reuse.

The path to redeveloping a brownfield can start anywhere. Developers, municipalities and other interested parties may possess varying degrees of expertise regarding the state brownfields process and may enter the process at different points. If the interested party has a redevelopment project that is complex and requires the attention of multiple agencies, an initial consultation with the BRIT may be helpful in order to clarify the necessary next steps and to enlist the help of relevant state agencies.

If the interested parties are unfamiliar with the brownfields process, an initial meeting with BRIT may be valuable. It would provide them an opportunity to learn about the resources available to them from the agencies on the team.

***Mission...*** *Guided by New Jersey's Smart Growth policies and practices, BRIT's mission is to streamline and coordinate the brownfields redevelopment process for interested parties.*

### New Jersey BRIT Members

- Board of Public Utilities
- Department of Agriculture
- Department of Community Affairs
  - Council on Affordable Housing
  - Housing and Community Resources
  - Housing and Mortgage Finance Agency
  - Office of Smart Growth
  - New Jersey Redevelopment Authority
- Department of Education
- Department of Environmental Protection
  - Green Acres
  - Historic Preservation
  - NJ Environmental Infrastructure Trust
  - Office of Brownfield Reuse
  - One Stop Permit Coordination
  - Site Remediation and Waste Management Program
    - Bureau of Contract and Fund Management
- Department of Health and Senior Services
- Department of Law and Public Safety, Division of Law
- Department of Transportation
- Department of Treasury
- NJ Commerce and Economic Growth Commission
- NJ Economic Development Authority
  - Brownfields Redevelopment Office
  - NJ Schools Construction Corporation
- NJ Transit

# Are you interested in redeveloping brownfields?

☐ **Yes,** I would like to acquire, remediate and/or develop.

## Go to

- NJ Redevelopment Authority "Site Mart", *See page 5*
- NJ Institute of Technology Brownfields Database, *See page 5*
- Counties
- Municipalities
- Regional Development Authorities

*After you have identified a site, go to a Specific Area of Assistance Required* ☛

☐ **Yes,** I own or have a site in mind and need assistance.

## Go to Specific Area of Assistance Required

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☐ **I am unsure** and would like more information.

## Contact the Department of Community Affairs— Office of Smart Growth

Frances Hoffman,
Brownfields Program Director
609-292-3096

# How To Get Started

If you are interested in redeveloping brownfields, but don't know much about the process or requirements, a good starting point would be a consultation with the Brownfields Redevelopment Interagency Team (BRIT). It is available to meet with you at any point in the process.

If your major initial concern is financing, the Economic Development Authority, the Commerce and Economic Growth Commission or the New Jersey Environmental Infrastructure Trust could be your first stop. If environmental regulations are your primary concern, then the Department of Environmental Protection is your starting place.

One important aspect of successful brownfields development is to make sure that the project is part of a municipal or neighborhood plan developed in collaboration with local officials and residents. Involving the community will help build support for the project and ensure that it meets the community's needs. If developing the plan is a major concern, the Department of Community Affairs' Office of Smart Growth can help.

The streamlined process outlined in this document is intended to serve as a guide and is not a requirement by any state agency. You may approach any state agency for information and assistance at any time. No matter where you enter the process, you will have access to BRIT, and it can serve as a guide. However, be aware that there are laws, requirements and liability issues that must be addressed as you proceed through the redevelopment process.

This site is now home to the South Jersey Federal Credit Union in Pleasantville.

# Resources

- LEGAL
- PLANNING
- ENVIRONMENTAL
- FINANCING
- INFRASTRUCTURE

## LEGAL

### *To discuss or identify certain legal issues faced by developers*

**DEPARTMENT OF LAW & PUBLIC SAFETY, DIVISION OF LAW**
**Justice Complex, P.O. Box 093**
**Trenton, NJ 08625-0093**

**Deputy Attorney General for Brownfields**
Contact: Phyllis Bross, Deputy Attorney General, Counsel to Brownfields Task Force
Phone: 609-984-4863 • FAX: 609-984-9315
Email: brossphy@law.dol.lps.state.nj.us
Web site: www.state.nj.us/lps

## PLANNING

### *For help with planning, grants and determining how the site will be used*

*Note: Brownfields reuse should be integrated into local and county plans. Please contact the appropriate officials in the municipality where the site is located as part of the planning process.*

**BROWNFIELDS REDEVELOPMENT INTERAGENCY TEAM (BRIT)**
**Department of Community Affairs (DCA)**
**Office of Smart Growth**
**101 S. Broad Street, P.O. Box 204**
**Trenton, NJ 08625-0204**

Contact: Frances Hoffman, Chair
Phone: 609-292-3096 • FAX: 609-292-3292
Email: fhoffman@dca.state.nj.us
Web site: www.njsmartgrowth.com

**NEW JERSEY BROWNFIELDS REDEVELOPMENT TASK FORCE**
**DEPARTMENT OF COMMUNITY AFFAIRS**
**OFFICE OF SMART GROWTH**
**101 S. Broad Street, P.O. Box 204**
**Trenton, NJ 08625-0204**
*Recommends statewide strategy for marketing brownfields sites. Give your suggestions for brownfields marketing and data management to the Task Force.*

Contact: Dennis Toft, Chair
Phone: 609-292-3744 • FAX: 609-292-3292
Email: dtoft@wolffsamson.com

**DEPARTMENT OF COMMUNITY AFFAIRS (DCA)**
**101 S. Broad Street, P.O. Box 204**
**Trenton, NJ 08625-0204**

**Office of Smart Growth, Brownfields Program**
Contact: Frances Hoffman, Director
Phone: 609-292-3096 • FAX: 609-292-3292
Email: fhoffman@dca.state.nj.us
Web site: www.njsmartgrowth.com

Contact: Sheila Bogda, Program Assistant
Phone: 609-292-3744 • FAX: 609-292-3292
Email: sbogda@dca.state.nj.us
Web site: www.njsmartgrowth.com

**Planning Unit**
Contact: Paul Drake, Manager, State Planning Unit
Phone: 609-292-3730 • FAX: 609-292-3292
Email: pdrake@dca.state.nj.us
Web site: www.njsmartgrowth.com

**Smart Future Planning Grants**
Contact: Charles Latini, Grants and Funding Director
Phone: 609-633-7734 • FAX: 609-292-3292
Email: clatini@dca.state.nj.us
Web site: www.njsmartgrowth.com

**NEW JERSEY REDEVELOPMENT AUTHORITY (NJRA) COMMUNITY SERVICES**
**225 E. State Street, P.O. Box 790**
**Trenton, NJ 08625-0790**
*The NJRA provides technical assistance to the 68 eligible urban municipalities and serves as a facilitator for municipalities, community groups and developers to access state resources and information.*

Contact: Lauri Sheppard, Director, Community Planning
Phone: 609-292-2659 • FAX: 609-292-6070
Email: lsheppard@njra.state.nj.us
Web sites: www.state.nj.us/njra; www.state.nj.us/uccguide; www.njsitemart.com

Contact: Mark Schulz, Brownfields Inventory Coordinator
Office of Smart Growth
Phone: 609-341-3141 • FAX: 609-292-3292
Email: mschulz@dca.state.nj.us

**NJ Redevelopment Authority**
Phone: 609-292-5491
Email: mschulz@njra.state.nj.us
Web site: www.njsitemart.com

**NEW JERSEY COMMERCE AND ECONOMIC GROWTH COMMISSION (COMMERCE)**
**20 West State Street**
**P.O. Box 820**
**Trenton, NJ 08625-0820**

**DEPARTMENT OF THE TREASURY**
**50 Barrack Street**
**P.O. Box 269**
**Trenton, NJ**
**08625-0269**

### Brownfield and Contaminated Site Remediation Reimbursement Program

- *The program allows for qualified developers to obtain reimbursement of up to 75 percent of authorized remediation costs incurred during the redevelopment process.*
- *Funds available for reimbursement are acquired through the generation of new taxes associated with a completed, approved project. This includes remediation costs for landfills redevelopment.*

Contact: James Simmons,
Brownfields Coordinator, Commerce
Phone: 609-292-5392 • FAX: 609-633-8004
Email: james.simmons@commerce.state.nj.us
Web site: www.newjerseycommerce.org

Contact: S. Curtis Seifert, Brownfield Coordinator
Phone: 609-984-5111 • FAX: 609-989-0113
Email: cseifert@tax.state.nj.us
Web site: www.state.nj.us/treasury/taxation

***Prerequisites:***

- *Applicants first meet with representatives of Commerce, DEP and Treasury to discuss their project.*
- *Prior to or in conjunction with submission of the application, the developer must enter into a Memorandum of Agreement (MOA) or other oversight document with DEP for the remediation of the site, if a MOA is available.*
- *A reimbursement request must be reviewed and certified to Treasury by DEP.*

This aerial photograph of Clinton Commerce Center in Trenton (top) after Hurricane Floyd in 1999 shows why the area is slotted for "flood-proofing." As part of the city's Assunpink Creek Park, the property is being studied to relocate businesses and create a more recreational function, while utilizing various engineering strategies to keep the area from flooding.

**NEW JERSEY COMMERCE AND ECONOMIC GROWTH COMMISSION (COMMERCE)**
**20 West State Street, P.O. Box 820**
**Trenton, NJ 08625-0820**

### Urban Enterprise Zone (UEZ)

*New Jersey's UEZ Program revitalizes the local, regional and state economies by funding economic development projects in the designated urban enterprise zones in the state. Funding is provided for infrastructure improvements, economic development planning, brownfield planning and remediation, and other projects that support economic revitalization and growth.*

Contact: Greg Adkins, Executive Director
Phone: 609-633-2068 • FAX: 609-633-8004
Email: gregory.adkins@commerce.state.nj.us
Web site: www.newjerseycommerce.org

**NEW JERSEY DEPARTMENT OF EDUCATION (DOE)**
**100 River View Plaza, P.O. Box 500**
**Trenton, NJ 08625**

### School Construction Program

*The NJ Department of Education works in tandem with the New Jersey Schools Construction Corporation to carry out New Jersey's school construction program, as authorized by the Educational Facilities Construction and Financing Act (EFCFA). The Department of Education, Office of School Facilities reviews and approves school facilities projects, land acquisition, and other capital projects for education adequacy and for funding eligibility under EFCFA. The Office is available to provide guidance to school districts seeking to advance a project that may involve a brownfield site.*

Contact: Bernard E. Piaia, Jr., Director
Telephone: 609-984-2738 • FAX: 609-777-4340
Email: Bernie.piaia@doe.state.nj.us
Web site: www.state.nj.us/njded/facilities

## *To identify a site to acquire and/or develop*

**NEW JERSEY REDEVELOPMENT AUTHORITY (NJRA)**
**225 E. State Street, P.O. Box 790**
**Trenton, NJ 08625-0790**

### NJ Brownfields "Site Mart"

*A searchable, multiple-listing service is available on the Web. Sites are former commercial or industrial properties nominated by owners, both public and private.*

Contact: Lauri Sheppard, Director, Community Planning
Phone: 609-292-2659 • FAX: 609-292-6070
Email: njbrownfields@njra.state.nj.us
Web site: http://njbrownfieldsitemart.state.nj.us

**NEW JERSEY INSTITUTE OF TECHNOLOGY (NJIT)**
**University Heights, Newark, NJ 07102-9895**

### Brownfields Database

*A GIS-based database provides site-specific information, including ownership, parcel size, zoning and tax data. For a selected number of sites, the database provides a brief description of site conditions. This database is focused principally on larger brownfield sites in northern New Jersey.*

Contact: Josh Curley, Transportation Planner
Phone: 973-596-6087 • FAX: 973-596-6454
Email: curley@njit.edu
Web site: www.transportation.njit.edu/iitc

# ENVIRONMENTAL

## *To set up a Department of Environmental Protection (DEP) review of a site or for general questions on remediation concerns and the DEP Brownfield Approach*

**DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)**
**401 E. State Street, P.O. Box 028**
**Trenton, NJ 08625-0028**

**Office of Brownfield Reuse**
Contact: Ken Kloo, Director
Phone: 609-292-1251 • FAX: 609-777-1914
Email: ken.kloo@dep.state.nj.us
Web site: www.state.nj.us/dep/srp/brownfields/obr

*Talk to DEP about sites listed on the Known Contaminated Site List; the remediation process and regulations to be followed; Prospective Purchaser Agreements and No Further Action letters/Covenants Not to Sue. DEP also issues letters needed to deduct remediation costs from your federal income tax. DEP case managers also will work with your plans to assist the melding of redevelopment designs and remedial techniques, such as parking lots serving as "caps" to limit exposure to some contaminants.*

## *To help with redeveloping landfills*

**DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)**
**401 E. State Street, P.O. Box 414**
**Trenton, NJ 08625-0414**

**Division of Solid and Hazardous Waste**
**Bureau of Landfill and Recycling Management**
Contact: Sukhdev S. Bhalla, Chief
Phone: 609-984-6650 • FAX: 609-633-9839
Email: sukhdev.bhalla@dep.state.nj.us
Web site: www.state.nj.us/dep/dshw/lrm

- *The Bureau provides technical assistance on how to proceed with the project. Contact the Bureau at the beginning of the project.*
- *Reimbursement of 75% of qualifying reasonable closure and/or remediation costs are provided through the Municipal Landfill Site Closure Act, N.J.S.A. 13:1E-116. Reimbursement funds are from collected sales tax at solid waste landfills that ceased operations prior to Jan. 1, 1982.*

***Prerequisites:***
*The landfill will have to go through a closure procedure approved by the Bureau. These landfills may have some monies in their escrow accounts that can be used for closure of the sites as well as post-closure maintenance of the facility. The amounts in the accounts vary depending on the type of project and if the landfill was closed before or after Jan. 1, 1982.*

With a loan from DCA's NJRA, the Garfield Redevelopment Agency is working on a redevelopment plan to clean up the dilapidated site of the former Kalama Chemical Plant in Garfield.

## *To review permit requirements for various reuse options and to establish a permitting team*

**DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)**
**401 E. State Street, P.O. Box 423**
**Trenton, NJ 08625-0423**

**Office of Permit Coordination**
Contact: Ruth Foster, Supervisor
Phone: 609-292-3600 • FAX: 609-777-1330
Email: rfoster@dep.state.nj.us
Web site: www.state.nj.us/dep/srp/brownfields

***Prerequisites:***
*Consult and fill out Permit Identification Form (PIF) that lists all applicable DEP permitting programs and contact phone numbers. The form is available at www.state.nj.us/dep/opppc.*

## *To provide information and assess site-related environmental health hazards*

**DEPARTMENT OF HEALTH AND SENIOR SERVICES CONSUMER AND ENVIRONMENTAL HEALTH SERVICES**
**P.O. Box 369, Trenton, NJ 08625-0369**

- *The Department provides technical support and consultative services for building and site-related environmental hazards.*
- *Information and technical assistance can be obtained on indoor air quality and environmental health hazards, inspection and remediation of asbestos-containing building materials, inspection and remediation of building components painted with lead-based paint, mold and moisture, and evaluation of exposure pathways from site-related contaminants.*

Contact: James A. Brownlee, Director
Phone: 609-631-7469 • FAX: 609-584-5370
Email: james.brownlee@doh.state.nj.us
Web site:www.state.nj.us/health/eoh/cehsweb

# FINANCING

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY (NJEDA)**
**P.O. Box 990, Trenton, NJ 08625-0990**

### Hazardous Discharge Site Remediation Loan and Grant Program

*For assessments, remedial investigation and remediation*

Contact: Michael Sylvester, Program Manager
Phone: 609-341-2723 • FAX: 609-278-4738
Email: brownfields@njeda.com
Web site: www.njeda.com

***Prerequisites:***

***Private Applicants:***

- *Must have technical applications and cost proposals approved by DEP*
- *Must meet all other applicable eligibility requirements*

***Municipal Applicants:***

- *Must have technical applications and cost proposals approved by DEP*
- *Must provide proof of site control*
- *Site must be part of a municipal redevelopment plan*
- *Municipality must pass appropriate resolution accepting the grant and committing to redevelopment*
- *Must meet all other applicable eligibility requirements*

### Petroleum Underground Storage Tank Remediation Upgrade and Closure Program

*Loans and grants are available to business owners, homeowners and municipalities for upgrade, closure and remediation of discharges associated with underground storage tanks.*

Contact: Michael Sylvester, Program Manager
Phone: 609-341-2723 • FAX: 609-278-4738
Email: brownfields@njeda.com
Web site: www.njeda.com

***Prerequisites:***

***Commercial Applicants:***

- *Must have technical applications and cost proposals approved by DEP*
- *Must have net worth of $2 million or less*
- *Must submit financial statements from the last three years to NJEDA*
- *Meet all other applicable eligibility requirements*

***Municipal Applicants:***

- *Must have technical applications and cost proposals approved by DEP*
- *Must own and operate underground storage tanks*
- *Must meet all other applicable eligibility requirements*

The Trojan Tool and Die Corporation in Kearny has been transformed into a playground for area children to enjoy.

***Residential Applicants:***

- *Must have technical applications and cost proposals approved by DEP*
- *Underground storage tank must be leaking*
- *Must have $200,000 or less of taxable income and $200,000 or less net worth excluding their primary residence and pension*
- *Must meet all other applicable eligibility requirements*

### Revenue Allocation District (RAD) Funding

- *Funding is available to assist municipalities in encouraging revenue-generating development projects in a RAD as part of a locally approved redevelopment plan. NJEDA can serve as a district agent for a municipality to coordinate development.*
- *Real estate development assistance can be provided to municipalities or joint ventures.*

Contact: Timothy Lizura, Director
Phone: 609-292-0369 • FAX: 609-292-6164
Email: red@njeda.com
Web site: www.njeda.com

***Prerequisites:***

*A municipality must designate a RAD of up to 15 percent of the total taxable property within an established redevelopment area.*

*For all construction and renovations, provide the following information:*

- *Proof of site control*
- *Local approvals for zoning and site plans*
- *Financial background data*
- *How the project benefits the New Jersey economy*

### Redevelopment Area Bond Financing

*Long-term, low-interest bonds are available for infrastructure improvements and other predevelopment costs, including demolition and remediation.*

Contact: Lawrence Cier, Director
Phone: 609-292-0192 • FAX: 609-292-2751
Email: bfd@njeda.com
Web site: www.njeda.com

***Prerequisites:***

*The municipality must have:*

- *A formally designated redevelopment area within which the project is located*
- *An identified developer or end use that will generate payments*
- *An agreement for Payments in Lieu of Taxes with site owner*
- *Approval by the local finance board*

### Bond Financing

- *Financing is available to manufacturers and not-for-profits for real estate acquisitions, new building construction, equipment and renovations.*
- *Funding is vailable to municipalities for infrastructure improvements and other municipal projects.*

Contact: Lawrence Cier, Director
Phone: 609-292-0192 • FAX: 609-292-2751
Email: bfd@njeda.com
Web site: www.njeda.com

***Prerequisites:***

*For all construction and renovations, provide the following information:*

- *Proof of site control*
- *Local approvals for zoning, site plans*
- *Permits needed*
- *Financial/background data*
- *How the project benefits New Jersey's economy*

As part of a 50-acre urban and regional redevelopment initiative, the newly constructed International Center for Public Health in Newark is the University of Medicine and Dentistry of New Jersey's (UMDNJ) nearly 190,000-square-foot, biomedical research and outpatient clinical facility. Formerly, the site was an underused residential and industrial site.

### Smart Growth Predevelopment Funding

- *The program provides low-cost loan and guarantees for pre-development site preparation costs associated with, but not related to, land assemblage, demolition, removal of materials and debris, and engineering.*
- *The program benefits commercial, industrial, office and mixed-use projects in urban, developed suburban and rural communities.*

Contact: Michael Sylvester, Program Manager
Phone: 609-341-2723 • FAX: 609-278-4738
Email: brownfields@njeda.com
Web site: www.njeda.com

***Prerequisites:***

- *The applicant must provide evidence of financial soundness, such as collateral and ability to provide personal guarantee.*
- *The applicant must provide proof of site control.*
- *The applicant must provide local approval for zoning, site plans.*

### Loan and Guarantee Programs

- *Programs are available to businesses planning to locate on former brownfields sites.*
- *Programs are available for buildings and equipment or for working capital to meet operating expenses.*

Contact: William Moody, Director
Phone: 609-292-0187 • FAX: 609-633-7751
Email: bcld@njeda.com
Web site: www.njeda.com

***Prerequisites:***

- *The borrower must show evidence of ability to repay loan, such as collateral or personal guarantee.*
- *The project must result in jobs, ratables or other economic benefits.*

### Fund for Community Economic Development

*This fund provides assistance to finance feasibility studies and other pre-development costs to determine if real estate-based economic development projects involving profit or nonprofit organizations are viable.*

Contact: Susan Mania, Director
Phone: 609-292-0187 • FAX: 609-633-7751
Email: bcld@njeda.com
Web site: www.njeda.com

***Prerequisites:***

- *Projects will receive higher priority if they take place within the context of a redevelopment plan, a community planning process or other planning effort.*
- *Feasibility assistance must involve identifiable project.*
- *A loan must be for specific financing need.*

### Brownfields Redevelopment Loan Program

*The program provides low-cost interim financing to meet brownfields remediation costs in developed urban, suburban and rural communities.*

Contact: Michael Sylvester, Program Manager
Phone: 609-341-2723 • FAX: 609-278-4738
Email: brownfields@njeda.com
Web site: www.njeda.com

***Prerequisites:***

*Business owners and developers must have:*

- *A signed Brownfield Reimbursement Agreement with NJ Commerce and Economic Growth Commission and Treasury*
- *Evidence of financial soundness*

**NEW JERSEY REDEVELOPMENT AUTHORITY (NJRA)**
**225 E. State Street, P.O. Box 790**
**Trenton, NJ 08625-0790**

### Bond Program

*The program provides qualified small issue bonds for acquiring, constructing and renovating capital facilities.*

Contact: Sandra McCord, Acting Director of Development
Phone: 609-292-3739 • FAX: 609-292-6070
Email: smccord@njra.state.nj.us
Web site: www.state.nj.us/njra

### NJRA—Urban Site Acquisition (NJUSA) Program

*The program provides funds for the acquisition, site assembly and redevelopment of properties that are part of urban redevelopment plans.*

Contact: Sandra McCord, Acting Director of Development
Phone: 609-292-3739 • FAX: 609-292-6070
Email: smccord@njra.state.nj.us
Web site: www.state.nj.us/njra

### NJRA Loan Guarantee Program

*The program provides credit enhancements through loan guarantees for projects unable to obtain conventional bank financing.*

Contact: Sandra McCord, Acting Director of Development
Phone: 609-292-3739 • FAX: 609-292-6070
Email: smccord@njra.state.nj.us
Web site: www.state.nj.us/njra

### New Jersey Pre-Development Loan Program

*The program provides funding for pre-development costs associated with non-housing related redevelopment projects.*

Contact: Sandra McCord, Acting Director of Development
Phone: 609-292-3739 • FAX: 609-292-6070
Email: smccord@njra.state.nj.us
Web site: www.state.nj.us/njra

**DEPARTMENT OF THE TREASURY**
**50 Barrack Street**
**P.O. Box 269**
**Trenton, NJ**
**08625-0269**

**NEW JERSEY COMMERCE AND ECONOMIC GROWTH COMMISSION (COMMERCE)**
**20 West State Street**
**P.O. Box 820**
**Trenton, NJ 08625-0820**

### Brownfields and Contaminated Site Remediation Reimbursement Program

- *The program allows for qualified developers to obtain reimbursement of up to 75 percent of authorized remediation costs incurred during the redevelopment process.*
- *Funds available for reimbursement are acquired through the generation of new taxes associated with a completed, approved project. This includes remediation costs for landfills redevelopment.*

Contact: S. Curtis Seifert,
Brownfields Coordinator, Treasury
Phone: 609-984-5111 • FAX: 609-989-0113
Email: cseifert@tax.state.nj.us
Web site: www.state.nj.us/treasury/taxation

Contact: James Simmons,
Brownfields Coordinator, Commerce
Phone: 609-292-5392 • FAX: 609-633-8004
Email: james.simmons@commerce.state.nj.us
Web site: www.newjerseycommerce.org

***Prerequisites:***

- *Applicants first meet with representatives of Commerce, DEP and Treasury to discuss their project.*
- *Prior to or in conjunction with submission of the application, the developer must enter into a Memorandum of Agreement (MOA) with DEP for the remediation of the site, if a MOA is available.*
- *Reimbursement requests must be reviewed and certified to Treasury by DEP.*

**NEW JERSEY COMMERCE AND ECONOMIC GROWTH COMMISSION (COMMERCE)**
**20 West State Street, P.O. Box 820**
**Trenton, NJ 08625-0820**

### Urban Enterprise Zone (UEZ)

*New Jersey's UEZ Program revitalizes the local, regional and state economies by funding economic development projects in the designated urban enterprise zones in the state. Funding is provided for infrastructure improvements, economic development planning, brownfield planning and remediation, and other projects that support economic revitalization and growth.*

Contact: Greg Adkins, Executive Director
Phone: 609-633-2068 • FAX: 609-633-8004
Email: gregory.adkins@commerce.state.nj.us
Web site: www.newjerseycommerce.org

# INFRASTRUCTURE

## *To identify funding for infrastructure costs*

**NEW JERSEY BOARD OF PUBLIC UTILITIES (BPU)**
**2 Gateway Center, Newark, NJ 07102**

### Economic Development Service Tariffs

*To support redevelopment and economic growth, the BPU has approved a number of programs that provide a credit or reduced utility service rate to customers that move to, or expand in, targeted areas. Targeted areas may include Urban Enterprise Zones, municipalities that rate high on the Municipal Distress Index and other areas where redevelopment is a priority. Contact your local utility service provider, or the Board of Public Utilities, to learn what programs may be available in your area.*

### Camden Area Development Service Tariff

*To support new development and economic expansion, the BPU has approved a credit to new electric utility customers equal to an approximate 5–10 percent savings in the City of Camden. The credit is available to new customers or those making significant expansions. The credit is being offered on a pilot basis and will run through 2005.*

### Smart Growth

*The New Jersey BPU is in the process of developing a number of reforms and incentives to support redevelopment and smart growth.*

Contact: Randy Solomon, Smart Growth Policy Advisor
Phone: 973-648-2101 • FAX: 973-877-1167
Email: randall.solomon@bpu.state.nj.us
Web site: www.bpu.state.nj.us

**NEW JERSEY COMMERCE AND ECONOMIC GROWTH COMMISSION (COMMERCE)**
**20 West State Street, P.O. Box 820**
**Trenton, NJ 08625-0820**

### Urban Enterprise Zone (UEZ)

*New Jersey's UEZ Program revitalizes the local, regional and state economies by funding economic development projects in the designated urban enterprise zones in the state. Funding is provided for infrastructure improvements, economic development planning, brownfield planning and remediation, and other projects that support economic revitalization and growth.*

Contact: Greg Adkins, Executive Director
Phone: 609-633-2068 • FAX: 609-633-8004
Email: gregory.adkins@commerce.state.nj.us
Web site: www.newjerseycommerce.org

As part of Paterson's Urban Enterprise Zone (UEZ), this building will be transformed into a housing project through brownfields redevelopment and revitalization.

**NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE TRUST (NJEIT)**
**P.O. Box 440, Trenton, NJ 08625-0440**

*Financing is available based on the concept that brownfields cleanup is an improvement to the water quality (both ground and surface). All projects within the Urban Centers and the Urban Complex, all land purchases and all combined sewer overflow projects will receive the lower cost 25/75 Trust/Fund financing starting in 2003.*

### Environmental Infrastructure Construction Financing Program

*The program provides half the market rate, or better, financing to public agencies and private water purveyors for the construction of infrastructure that benefits water quality and drinking water safety.*

*Benefits include:*

- *State-funded debt service reserve*
- *Capitalized interest*
- *Level debt service*
- *Defrayed financing costs*
- *Interim financing available upon certification of project*
- *Direct small loan program at half of present market rates, or better*
- *Provides assistance with obtaining DEP permits and meeting permit requirements*

Contact: Dennis Hart, Executive Director
Phone: 609-219-8600 • FAX: 609-219-8620
Email: dhart@njeit.org
Web site: www.njeit.org

***Prerequisite:***
*The project must meet the objectives of the Clean Water Act or the Safe Drinking Water Act .*

**DEPARTMENT OF TRANSPORTATION (DOT)**
**P.O. Box 609, Trenton, NJ 08625-0609**

*Developers interested in brownfields redevelopment should contact the Office of Local Aid and Economic Development to discuss funding for transportation-related projects.*

Contact: Michelle Mount, Government Representative
Phone: 609-530-2450 • FAX: 609-530-8044
Email: michelle.mount@dot.state.nj.us
Web site: www.state.nj.us/transportation

### Capital Program

*The program allocates state and federal transportation funding for the period of one state fiscal year (July 1 to June 30) for NJDOT and NJ Transit.*

Contact: Mark Stout, Director
Phone: 609-530-8069 • FAX: 609-530-5276
E-mail: mark.stout@dot.state.nj.us
Web site: www.state.nj.us/transportation

### Statewide Transportation Improvement Program (STIP)

*STIP allocates state and federal transportation funding for three federal fiscal years (which begin October 1).*

Contact: Mark Stout, Director
Phone: 609-530-8069 • FAX: 609-530-5276
Email: mark.stout@dot.state.nj.us
Web site: www.state.nj.us/transportation

### State Aid to Municipalities and Counties

*Funds are allocated to the county based on a formula considering population and road mileage. Municipalities submit applications for funding within each county. Additional funding is allotted for Urban Aid municipalities.*

***Discretionary Aid Program***
*The program was established to address emergent or regional needs in any county or municipality. It comprises 10 percent of the total State Aid Program.*

***Bicycle Program/Safe Streets to School Program***
*The program addresses bicycle and pedestrian travel needs through the development of bicycle and pedestrian improvements.*

***Local Aid for Centers of Place Program***
*The program is designed to assist municipalities that have formally participated in implementation of the NJ State Development and Redevelopment Plan. It provides funds for non-traditional transportation improvements.*

*For information on State Aid to Municipalities and Counties:*
Contact: David Kuhn, Director
Phone: 609-530-3640 • FAX: 609-530-8044
E-mail: david.kuhn@dot.state.nj.us
Web site: www.state.nj.us/transportation

### Federal Programs

***Transportation Enhancement Program***
*This program is used only for projects with a direct transportation relationship that enhance quality of life, and for the projects that protect the environment while providing a more aesthetic, pleasant and improved interface between the transportation system and communities.*

***Local Scoping***
*Local Scoping provides federal funds directly to member sub-regions for the advancement of projects through the National Environmental Policy Act (NEPA) and preliminary engineering.*

***Local Lead***
*Local Lead provides an opportunity for the sub-region to apply for federal funding for the advancement of projects through final design, right-of-way, and/or construction.*

*For information on Federal Programs:*
Contact: David Kuhn, Director
Phone: 609-530-3640 • FAX: 609-530-8044
E-mail: david.kuhn@dot.state.nj.us
Web site: www.state.nj.us/transportation

### Transit Village Initiative

*The Initiative is a community revitalization partnership spearheaded by the NJDOT and NJ Transit in partnership with nine other state agencies. It strives to help redevelop and revitalize communities around transit stations to make them an appealing choice for people to live, work and play, thereby reducing reliance on the automobile.*

Contact: James Lewis, Manager
Phone: 609-530-2884 • FAX: 609-530-2909
E-mail: james.lewis@dot.state.nj.us
Web site: www.state.nj.us/transportation

Lafayette Village is a new residential development in downtown Jersey City. Housing opportunities now exist on this former abandoned site.

# Resources 2

- HOUSING
- RETAIL/ INDUSTRIAL/ COMMERCIAL PROJECTS
- OPEN SPACE & RECREATION

## HOUSING

**DEPARTMENT OF COMMUNITY AFFAIRS (DCA)**
**101 S. Broad Street, P.O. Box 800**
**Trenton, NJ 08625-0800**

### Housing Production Program
**101 S. Broad Street, P.O. Box 806**
**Trenton, NJ 08625-0806**

*The program provides low-interest financing for the rehabilitation and new construction of affordable rental, homeownership, mixed use and special needs housing.*

Phone: 609-633-6258 • FAX: 609-984-8454
Web site: www.state.nj.us/dca/dhcr

### Council On Affordable Housing (COAH)
**101 S. Broad Street, P.O. Box 813**
**Trenton, NJ 08625-0813**

*COAH provides technical assistance for affordable housing mandates.*

Contact: Maureen Fullaway, Executive Director
Phone: 609-292-3000 • FAX: 609-633-6056
Email: coah@dca.state.nj.us
Web site: www.state.nj.us/dca/coah

### New Jersey Housing and Mortgage Finance Agency (HMFA)
**637 S. Clinton Ave., P.O. Box 18550**
**Trenton, NJ 08650**

*HMFA provides low-interest financing, limited subsidies and tax credits for the rehabilitation and new construction of affordable and market-rate rental, homeownership, mixed-use and special needs housing.*

***Pertinent HMFA programs for developers include the following:***

***Market-oriented Neighborhood Initiative (MONI)***
*MONI is available for the development of market rate and mixed-income homeownership units in urban areas and neighborhoods that need revitalization and redevelopment.*

Contact: Paul Ceppi, Manager
Phone: 609-278-7617
Email: pceppi@njhmfa.state.nj.us

***Federal Low Income Housing Tax Credits***
*These tax credits are available to developers of qualified rental properties who may apply for credits, which can be used to reduce their own federal tax liability or which they may sell for cash to reduce their eligible development costs. The program awards eligibility points for brownfields projects.*

Contact: Debra Urban, Director
Phone: 609-278-7577
Email: durban@njhmfa.state.nj.us

***Multifamily Housing Loans***
*Loans are available in the form of permanent take-out financing, construction-only loans and construction loans that convert to permanent financing.*

Contact: Dana Davis, Business Development Officer
Phone: 609-278-7527
Email: ddavis@njhmfa.state.nj.us

Contact: Michael Staton, Director
Phone: 609-278-7520
Email: mstaton@njhmfa.state.nj.us

***Special Needs Housing financing Programs***
*Several different programs provide low-interest construction and/or permanent loans for transitional housing, shared living residences, etc.*

Contact: Yirgu Wolde,
Community Development Officer
Phone: 609-278-7521
Email: ywolde@njhmfa.state.nj.us

**DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)**

### New Jersey Historic Preservation Office (HPO)
**501 E. State Street, P.O. Box 404**
**Trenton, NJ 08625-0404**

- *HPO provides information on potential historic sites*
- *Identifies qualified consultants to conduct cultural resource surveys.*
- *HPO provides technical assistance for treatment of historic resources.*
- *HPO identifies funding sources such as tax credits and NJ Historic Trust Grants.*
- *HPO reviews potential effects on historic properties under Land Use Review, Section 106 of the National Historic Preservation Act and the New Jersey Register Review.*

Contact: Meghan MacWilliams Baratta, Senior Historic Preservation Specialist
Phone: 609-292-1253 • FAX: 609-984-0578
Email: meghan.baratta@dep.state.nj.us
Web site: www.state.nj.us/dep/hpo

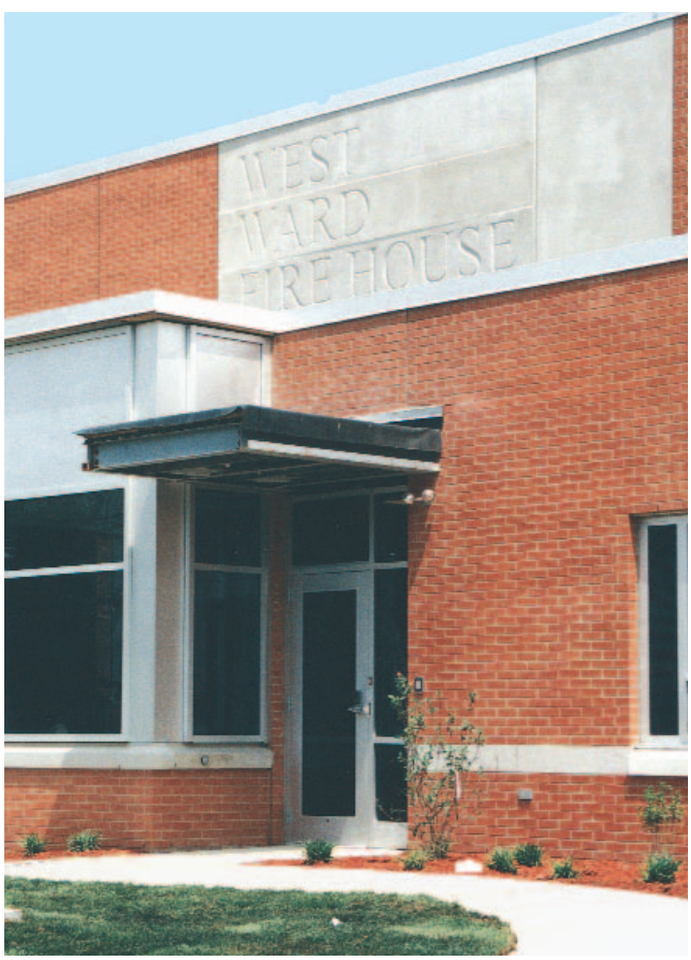
# RETAIL/ INDUSTRIAL/ COMMERCIAL PROJECTS

**NEW JERSEY COMMERCE AND ECONOMIC GROWTH COMMISSION (COMMERCE)**
**20 West State Street, P.O. Box 820**
**Trenton, NJ 08625-0820**
*Commerce provides assistance in locating available sites and seeking redevelopment funding for retail/industrial/ commercial projects.*

Contact: NJ Commerce and Economic Growth Commission
Phone: 609-777-0885 • FAX: 609-292-9145
Web site: www.newjerseycommerce.org

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY (NJEDA)**
**P.O. Box 990, Trenton, NJ 08625-0990**
*NJEDA provides financing for projects to help businesses grow and prosper.*

Contact: NJ Economic Development Authority
Phone: 609-292-0192 • FAX: 609-292-2751
Web site: www.njeda.com




In May 2003, the West Ward Firehouse in Trenton opened its doors and also raised its ranking nationally for fire response time. The firehouse sits on a remediated brownfield site, which was formerly home to a service station and other businesses.

# OPEN SPACE & RECREATION

**DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)**
**GREEN ACRES PROGRAM**
**P.O. Box 412, Trenton, NJ 08625-0412**
*Green Acres assists municipalities and counties in the acquisition of open space for recreation and conservation purposes, as well as the development of outdoor recreation facilities.*

Contact: Phillip Collins, Project Manager
Phone: 609-984-0500 • Fax: 609-984-0608
Email: phillip.collins@dep.state.nj.us
Web: www.state.nj.us/dep/greenacres

***Prerequisites:***
*The land must have actual potential for recreation or conservation, a willing seller (acquisition only), and an application from a local sponsor. Every approved project must have a Preliminary Assessment and all issues of contamination must be resolved to the satisfaction of the DEP before any funding for land acquisition or park development can be released.*

**NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE TRUST (NJEIT)**
**P.O. Box 440, Trenton, NJ 08625-0440**
*Financing is available based on the concept that brownfields cleanup is an improvement to the water quality (both ground and surface). All projects within the Urban Centers and the Urban Complex, all land purchases and all combined sewer overflow projects will receive the lower cost 25/75 Trust/Fund financing starting in 2003.*

### Open Space Acquisitions

*NJEIT provides half the market rate, or better, financing to public agencies for certain open space acquisitions promoting water quality.*

*Benefits include:*
- *State funded debt service reserve*
- *Capitalized interest*
- *Level debt service*
- *Defrayed financing costs*
- *Interim financing available upon certification of project*
- *Direct small loan program at half of present market rates, or better*
- *Provides assistance with obtaining DEP permits and meeting permit requirements*

Contact: Dennis Hart, Executive Director
Phone: 609-219-8600 • FAX: 609-219-8620
Email: dhart@njeit.org
Web site: www.njeit.org

***Prerequisite:***
*The project must meet the objectives of the Clean Water Act.*

The foregoing photographs and identifying site information were supplied by the subject cities, townships, local entities, agencies or consultants. The Brownfields Redevelopment Interagency Team advised those cities, townships, local entities, agencies or consultants that the photographs were being reproduced in this New Jersey Brownfields Redevelopment Resource Kit.

- ***Search for Sites • List Your Sites***
- ***Learn about State Resources***
- ***Learn about the Brownfields Program***
- ***Learn About Contaminants***

**Visit the NJ Brownfields "Site Mart"**
**at**
**www.njsitemart.com**

or contact

Lauri Sheppard, Director, Community Planning
Phone: 609-292-2659 • FAX: 609-292-6070
Email: lsheppard@njra.state.nj.us

Mark Schulz, Brownfields Inventory Coordinator
Phone: 609-341-3141 • FAX: 609-292-3292
Email: mschulz@dca.state.nj.us

The NJ Brownfields "Site Mart" is designed to make it easier for developers to locate and build on land in cities and towns, while preserving the state's dwindling inventory of open space. Remediating and returning possibly contaminated commercial or industrial sites to productive use is a "Smart Way to Grow".

*The State of New Jersey makes no representation that a property listed on or linked to the Site Mart will be viewed, for a particular purpose, as a "brownfield site." The State is not agreeing, by allowing entities to supply and/or link their information to information compiled by the State, to act as an agent for those entities, nor is the State making any representation as to the accuracy or completion of information supplied by entities other than the State. With respect to the State-compiled information, the State provides this information to assist developers and others with marketing of brownfield properties, but makes no warranty that this information alone will necessarily provide all necessary property background information needed by persons interested in acquiring brownfield properties.*

NEW JERSEY DEPARTMENT OF
COMMUNITY AFFAIRS

# New Jersey Brownfields Redevelopment Resource Kit

Department of Community Affairs
Office of Smart Growth / Brownfields Program

101 South Broad Street
PO Box 204
Trenton, NJ 08625-0204

609-292-3096

www.nj.gov/dca/osg

Richard J. Codey
Acting Governor
State of New Jersey

Susan Bass Levin
Commissioner
Department of Community Affairs

Updated March 2005