

NJDEP

Green Acres Program...

Quarterly Brownfields Roundtable

April 7, 2003



J. Watson, Administrator
Green Acres Program



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.”

Our Charge...



- Preserve land and water to protect NJ's natural resources, plants and animals.
- Provide recreational opportunities for our residents and visitors
- Provide financial assistance to local governments and nonprofit organizations to acquire **and develop** lands for recreation/conservation purposes



So this is what we're about...













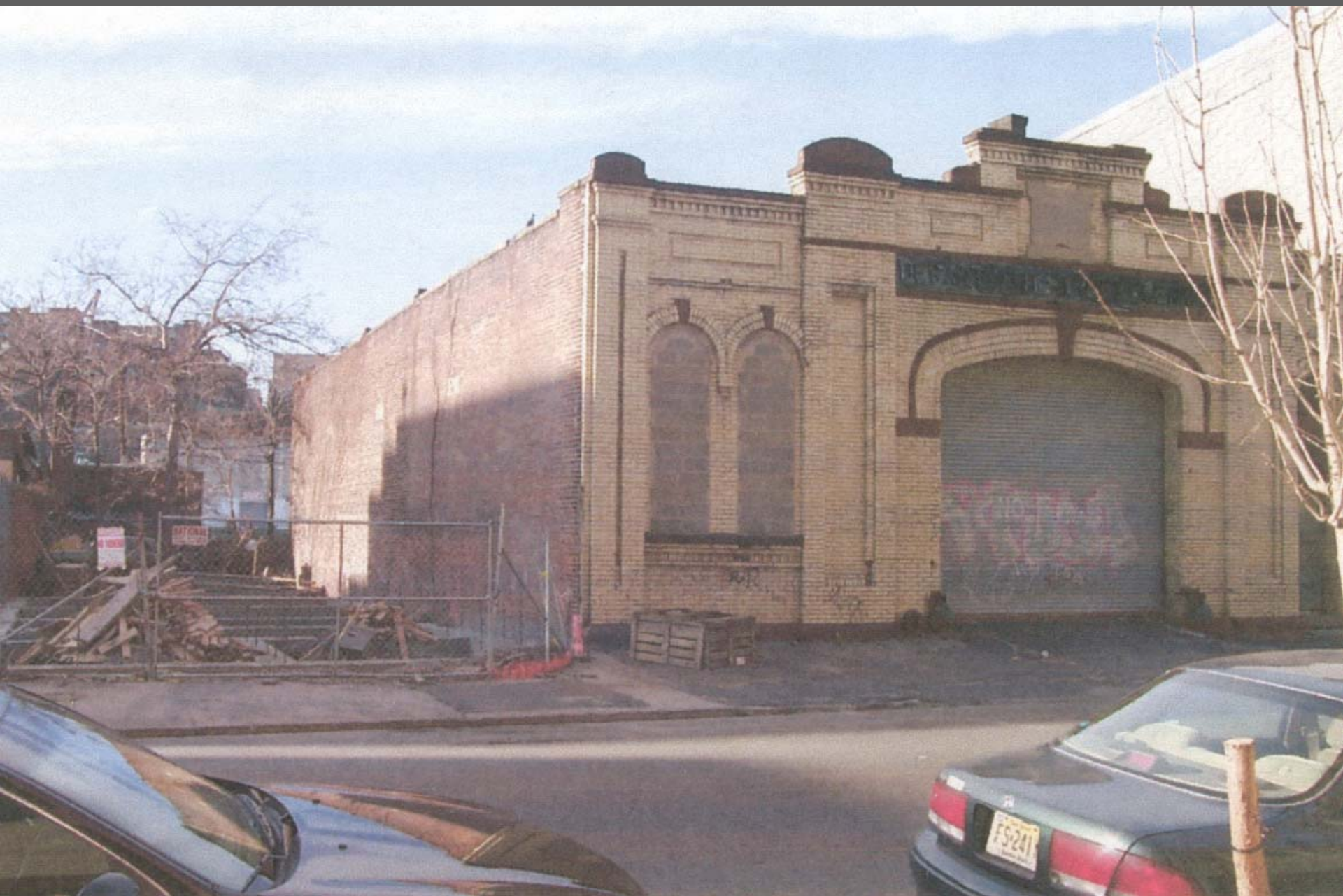
















VIEW B



VIEW A





STATE OF NEW JERSEY
GREEN ACRES PROJECT
JAMES E. McGreevey GOVERNOR BRADLEY M. CHAMPAGNA COMMISSIONER OF ENVIRONMENTAL PROTECTION & ENERGY
JOHN BARTON ADMINISTRATOR
CITY OF CAMDEN "CAMDEN" 7th & CLINTON ST. PARK
Camden Park, 7th & Clinton St. Park
Camden, NJ 08102
Camden Park, 7th & Clinton St. Park
Camden, NJ 08102
Camden Park, 7th & Clinton St. Park
Camden, NJ 08102









Princeton Battlefield State Park

Revolutionary War Battles



































Jersey City Exchange Place Park
Before



After

















Camden Waterfront “before”



















The Garden State Preservation Trust

GSPT Funding...



- Approved in '98
- \$98 million / year for 30 years of dedicated sales tax revenues
- \$1 billion in bond authorization over 10 years
- After the 10th year, \$98 (or whatever is needed) in sales tax must go to debt service only

Garden State Preservation Trust Fund

- Annual appropriation cap of \$200 million
- 60% of funds to Green Acres
- 40% of funds to Farmland Preservation



The NJDEP

Green Acres Program



Green Acres average annual breakdown...

■ Total to Green Acres = 60% of \$200 million or \$120 million

■ Allocation:

State Land Acq.	50%	\$60 mil
-----------------	-----	----------

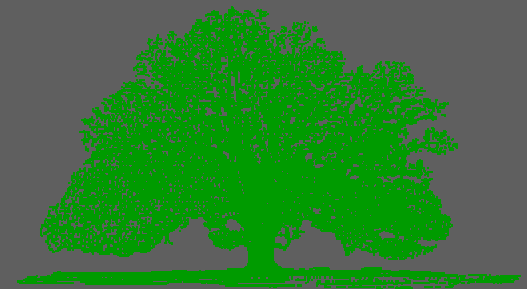
Local Program	40%	\$48 mil
---------------	-----	----------

Nonprofit Program	10%	\$12 mil
-------------------	-----	----------



Urban mandate...

- At least 14% of Local Program allocation (\$6.7 million)
- 20% of Stateside share to “urbanized counties” (\$12 million)



Four Program Areas...



1. Local and Nonprofit Assistance Program
2. State Land Acquisition Program
3. Legal Services and Stewardship
4. Planning and Information Management



1. Local and Nonprofit Assistance Program

- Grants and loans to municipalities and counties
- Grants to nonprofit land conservancies



Requests vs Approvals...

	<u>FY 2003</u>
■ Local Requests	\$353 million
■ Approvals	\$ 44 million
■ Nonprofit Requests	\$38 million
■ Approvals	\$11 million



Local Program Process...

- Yearly road show / workshops
- Local governments and nonprofits apply
- Green Acres reviews and ranks
- Commissioner recommends to GSPT
- GSPT approves projects
- Legislature develops appropriation bills
- Governor signs bills



2. State Land Acquisition Program

- Buy lands for managing partners:
 - Division of Parks and Forestry
 - Division of Fish and Wildlife
 - Natural Lands Trust
- Develop partnerships for 'other managers'



SLA Offer Process...

- Offers
- Mapping
- Circulation to managers
- Appraisals
- Phase 1 Environmental Assessment
- Negotiate price
- Contract
- Title and survey
- Close
- Assign for management



Program integrity...



- Appraisals
 - under \$250,000 - 1 appraisal
 - over \$250,000 - 2 appraisals
- In house review and value certification by Green Acres appraisal staff.

What qualifies a Brownfield site for Green Acres funding???

- Recreation/conservation potential
- Willing seller (State Land Acq. only)
- Local sponsors / application



Requirements...

- Preliminary Assessment
- Remediation
- “No Further Action” letter from NJDEP Site Remediation
- Funding released



Some successes and opportunities...

- Magnesite (Cape May)
- Liberty State Park
- Babco Holdings- escrow for cleanup
- September Farms
- Reigel Paper Company
- Hancock Properties, Salem Co.
- Assunpink Greenway





Conceptual Master Plan

Conceptual Master Plan
for
ASSUNPINK CREEK PARK
and Recreation Complex
Trenton, New Jersey
Prepared for:
Department of Recreation, Natural Resources and Culture and
Department of Housing and Development

LEGEND

- RECREATION DEVELOPMENT OF PARKS
- FLOOD HAZARD
- FLOOD HAZARD
- WATERWAY
- SPRINKLER TRAIL

0 10 20 30 40 50 60 70 80 90 100
FEET

June 14, 2002

cassey albert ltd
KELLY VARNALL INC.
ARCHITECTS
1000 N. 1ST AVE.
SUITE 200
TRENTON, NJ 08611
TEL: 609.391.1111
FAX: 609.391.1112


Brownfield Projects

“on our radar”...

- Ciba-Geigy
- Heritage Minerals- 7000 acres
- Hercules
- Harrison Avenue Landfill
- Harbor Estuary Properties in Hackensack Meadowlands



Brownfields → Greenfields



- Remediation - "No Further Action"
- The Competition
- Results

