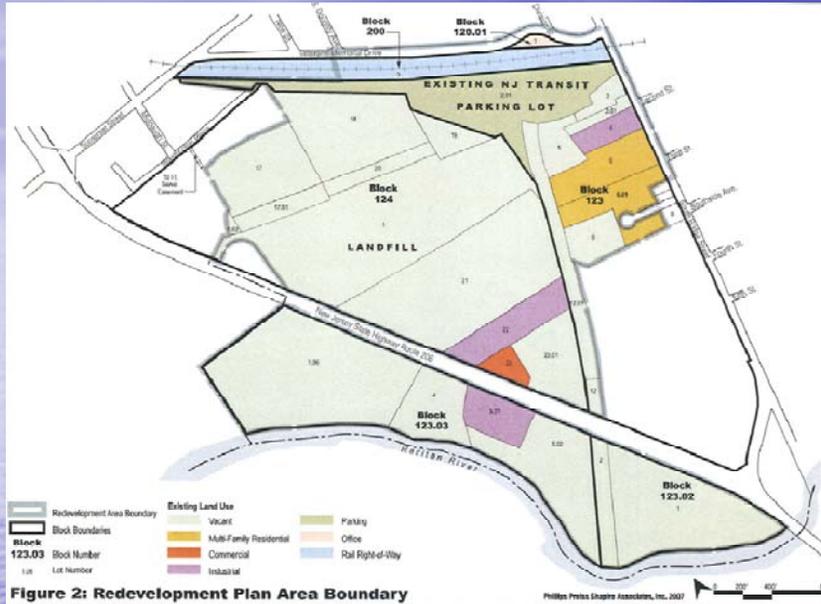


Somerville Landfill Redevelopment



- **Total redevelopment - 16 properties encompassing 168 acres**
 - Proposed BDA 117 acres total (application under review), including 47 acre landfill parcel
- **Landfill operated from 1959 to 1984 accepting**
 - municipal
 - commercial and industrial waste
 - construction debris

Somerville Landfill Redevelopment



- Entered into MOA on February 1, 2006;
- To date received \$516,888 from HDSRF for environmental investigations
- Additional funding request under review

Previous Somerville Remedial Activities

- As of right now 7 of the properties received PA/SI approval; landfill is in the RI phase (delineation)
- Extensive test-pitting revealed native soil has been impacted with solvents and PCBs



Previous Somerville Remedial Activities



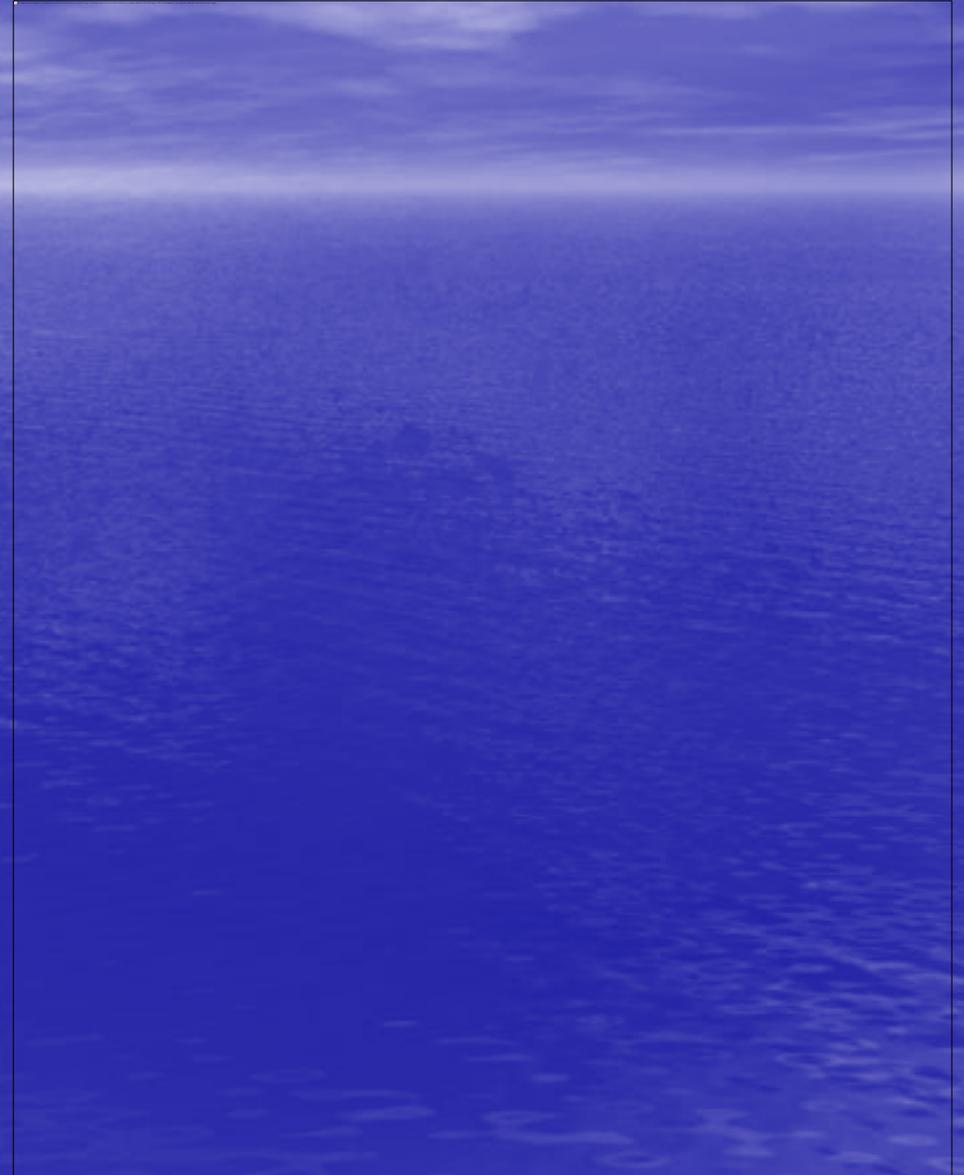
- Ground water has been impacted with solvents
- Drums discovered near stream resulting in impacts to sediment and surface water

Hurdles to Overcome

- Coordinating the identified land use plan and remediation mandates so the project is practical and financially viable to developers.
 - Developers unwilling to commit to a project of this size with unknown remediation cost.
 - Current economic climate reduces pool of available funding sources.
- Solution
 - Municipality has to take lead in redevelopment; undertaking major remediation and infrastructure construction to encourage development.

Environmental Challenge

- Identify real environmental challenges
 - Source of ground water contamination
 - Full extent and types of contamination area wide
 - Cost of investigation
- Identify remediation requirements/challenges
 - Coordinating RAW with proposed Land uses.
 - Can we achieve level of green design indicated
 - Mitigating cost of remediation and infrastructure



Benefits and Impacts

Benefits to Community

- Rehabilitation and return of contaminated properties to tax roles
- Creation of environmentally safe site for construction and recreation uses
- Creation of green infrastructure throughout project

Fiscal Impacts (estimated)

- Property Ordinary Applicable Taxes (OAT)= \$9.1 million annually
- Cost of services increase= \$2.5 million annually
- Borough Net= \$1.6 million annually

If Payment In Lieu of Taxes (PILOT) offered

- Borough net=\$3.3 million annually after expenses

Construction/Post Construction Impacts

Construction

- Jobs=2,502
- Pay-role=\$140 million
- Construction materials purchased=\$101 million

Post Construction

- Create 460 new jobs
- Post tax pay-role=\$20.4 million
- Creation of up to 1,200 new residential units
- Will generate new consumer spending=\$88.7 million

Neptune West Lake Avenue Brownfield Development Area



Neptune West Lake Avenue Brownfield Development Area

Presentation Team

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- Tom Clark, Executive Director

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The West Lake Avenue BDA In a Nutshell

■ 41 Properties – 6 Known Brownfield Sites

- 15 residential (7 are rental, 1 mixed use)
- 12 business (liquor, child care, auto repair..)
- 12 vacant lots
- 1 scrap yard
- 1 play ground (fenced and gated)

■ 3.5-acres

■ “Gateway to Neptune”

Redevelopment Plans

- 202 market-rate and affordable residential units;
- 95,000 square feet of commercial space;
- 60,000 square feet of office space;
- a municipal park;
- a police substation;
- a learning center;
- a public plaza;
- Includes Jersey Shore University Medical Center Family Healthcare Center

West Lake Ave BDA Pre-Development



East at the Asbury Park Border







Medical Center now playing...





5 S



POLICE

ROAD
CLOSED

Midtown

Midtown

Remedial Activities

- Hazardous Discharge Site Remediation Funding (HDSRF) monies provided to CityWorks for this BDA to date is \$219,546.
 - Preliminary Assessment (PA)
 - Site Investigation (SI)
 - Remedial Investigation (RI)

- UST Funding

- Not-For-Profit and the BDA 75% RA
 - Intent to Acquire Resolution

- Remedial Action (cleanup) and Redevelopment

Typical Results

- Investigation and Results
 - Oil tanks, oil tanks, oil tanks (fuel oil, BTEX, Petroleum Hydrocarbon and lead)
 - Dry Cleaners (TCE)
 - Burn residue (Base Neutrals, Petroleum Aromatic Hydrocarbon)
- Soils, ground water and soil vapor
 - Excavate and cap – soils
 - Remove source and pump – ground water
 - Monitor and design components – simple design components

Revitalization

- Clustered living with easy mass transit and local businesses
- Community medical center
- Green building designs and practices
- Parks and green spaces
- Tax revenue increase from \$78k to est. \$1.84M
- Aesthetics, safety and changing the outlook

Coming Soon...



