

# Elizabethport Brownfield Development Area (BDA)



Mayors Brownfield Remediation and Redevelopment  
Roundtable

New Jersey Department of Environmental Protection  
June 2010



# Elizabethport BDA








# Elizabethport BDA

## OVERALL OBJECTIVES

1. Define Brownfield
  2. Present Elizabeth Port BDA Sites
  3. Hurdles & Success
  4. Remediation and Redevelopment
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# Elizabethport BDA

## What is a Brownfield Site ?



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





# Elizabethport BDA



## Brownfield Remediation/Redevelopment

BF Redevelopment = < Urban Sprawl + > Greenfields

1 acre of BF redeveloped: 4.5 acres greenfields saved

= Jobs

= Revitalization of neighborhoods

= Crime reduction

= Increased Property Values

= Increased Local Tax Revenues





# Elizabethport BDA



## Data/Status

- Developer Funded
- ½ acre vacant/old rail Yard
- Contamination:
  - 4 feet thick coal ash
  - Historic Fill
- Remediation:
  - Hot spot removal
  - Capping
  - Deed Restriction
- 16 Market Rate Duplex Townhouses & Tot-Lot



**Apple Tree Village 16 Unit Two-Family Townhouses  
and Tot-Lot on 237 - 247 First Street**



# Elizabethport BDA



## Data/Status

- Developer Funded
- Eligible BF Reimbursement
- Vacant/abandoned 3.5 acres water-front lot
- Contamination:
  - Cr and Heavy Metals
  - Historic Fill
- Remediation:
  - Hot spot removal
  - Capping
  - [GW] monitoring
  - Deed Restriction
  - CEA
- Market Rate Townhouse Villas

**American Chrome / Harbor Front Villas**



# Elizabethport BDA



## Data/Status

- Funding:
  - HDSRF=\$85,000
  - Green Acres
- Vacant/abandoned 1.7 acres water-front Lot
- Contamination:
  - Heavy Metals
  - Historic Fill
- Remediation ongoing:
  - SI completed
  - ++ SI Needed
- Passive recreation, open space, and parking area

## Iron Oxide Site

Front Street along Newark Bay, right next to the American Chrome / Harbor Front Villas Site.



# Elizabethport BDA

## Data/Status

- Funding:
  - HDSRF=\$2.158 Million
  - NJSDA
- 4.5 acres vacant and abandoned City block
- Contamination:
  - Heavy metals, PAHs, PCB, and Historic Fill
- Remediation:
  - Excavation/Removal
  - Cap athletic field
  - Deed restriction
  - Restricted NFA=6/08
- School Open= Fall 08



**Bethlehem Steel–Juan Pablo Duarte-José Julián Martí School**



# Elizabethport BDA

## Data/Status

### Funding:

- HDSRF=\$255,000
- EPA=\$200,000
- Developer Funding
- Eligible for BF Reimbursement
- 1 ½ acres former underutilize supermarket and abandoned factory
- Contamination=VOC, UST, heavy metals, historic fill
- Remediation ongoing:
  - Bldg Demolished
  - Drum removal
  - SI completed
  - ++ SI Needed
- Supermarket and mix-use retail and residential



**Supermarket Commercial Center**  
**(59-81 Livingston Street & Exact Anodizing Factory)**



# Elizabethport BDA



## Data/Status

- Funding:
  - HDSRF= \$100,0000
  - Eligible for BF Reimbursement
- 4 acre vacant water-front lot
- Contamination:
  - Soil piles
  - Heavy metals
  - Historic Fill
- Remediation Ongoing:
  - Soil removal
  - SI completed
  - ++ SI Needed
- Market rate townhouses

Kull Property



# Elizabethport BDA



## Data/Status

- Funding:
  - PRP Group
- 9 acres on Arthur Kill
- Contamination:
  - VOC, PCB, and
  - Heavy Metals
- Remediation Ongoing:
  - Hot Spot Removal
  - Capping
  - [GW] treatment and monitoring
  - ++ RI Needed
- Manufacturing

Borne Chemical



# Elizabethport BDA



## Data/Status

- PRP & Developer Funded
- Eligible for BF Reimbursement
- 170 acres on Arthur Kill
- Contamination:
  - VOC, Metals and
  - Historic Fill
- Remediation ongoing:
  - Hot spot removal
  - Capping, stream restoration/alignment
  - Wetland restoration, [GW] treatment and monitoring
  - Deed restricted & CEA
- Warehouse Distribution Center

Old Allied Signal





# Remediation & Redevelopment

## ● Working partnerships

- ⊙ Municipality
- ⊙ Redevelopment Agency/Authority
- ⊙ Responsible Parties
- ⊙ Developer

## ● Critical up-front tasks

- ⊙ Risk analysis/due diligence
- ⊙ Financing/insurance
- ⊙ Establish end use
- ⊙ Permits required

**\*\*Redevelopment & Remediation in Concert\*\***







newjersey  
department of environmental protection

## Contact Information

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