

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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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.

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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**

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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

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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.

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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

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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)

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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

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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

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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, steam 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****



new jersey

department of environmental protection

njdep



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