

Brownfields Development Area (BDA) Relaunch 2023

NJ County Planners Association

October 20, 2023



Alan Miller, Manager
Office of Brownfield and Community Revitalization (OBCR)
Contaminated Site Remediation & Redevelopment Program

Brownfields Development Area (BDA)



A brownfields is defined under NJ state law (N.J.S.A. 58:10B-23.d) as ***"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 a contaminant."***



Brownfield Development Areas (BDAs)

- Created in 2002, initial yearly application period from 2003-2009
- BDA is a voluntary program
- BDA - multiple brownfields sites either adjacent to or in proximity to each other that has an implementable planning tool to guide redevelopment for the designated properties in a coordinated fashion
- BDA is a designation provided by the NJ DEP
 - NJDEP SRP - Brownfields Development Area (BDA) Initiative
- Applicant is any entity authorized to exercise redevelopment powers pursuant to NJ Local Redevelopment and Housing Law (C.40A12A-4)
- Steering committee created prior to application submittal and leads BDA throughout the process
- Steering committee consists of municipality, applicant, DEP and stakeholders that meet regularly

Brownfield Development Areas (BDAs)

- BDA is a partnership between applicant, steering committee and DEP
- An approach taken for properties that due to location, contamination levels or size have not yet attracted adequate private or development funding for remediation
- BDA keeps remediation and redevelopment moving forward
- Stakeholders participate in the clean up and revitalization approach
- BDA boundaries can be amended when appropriate
- Potential funding of up to \$5M through the Hazardous Discharge Site Remediation Fund (HDSRF) grant program co-administered with NJEDA
 - NJDEP SRP - Financial Assistance: Hazardous Discharge Site Remediation Fund (HDSRF)

Brownfield Development Areas (BDAs)

Brownfield Development Area Steering Committee

Steering Committee

- Represent the affected community
 - Local government
 - Community groups
 - Residents
 - Business owners
 - Developers
 - Owners of contaminated properties
 - Potentially responsible parties
 - Technical experts
- Oversee the BDA project through to completion

Current Brownfield Development Areas (2003-2009)

OFFICE OF BROWNFIELD REUSE				
BROWNFIELD DEVELOPMENT AREA STATISTICS				
BDA	YEAR	SITES	ACRES	END USE
Monument/Magic Marker (Trenton)	2003	5	14	Residential, Commercial, Open Space
Cramer Hill (Camden)	2003	8	140	Mixed-Use
North Camden (Camden)	2003	4	69	To Be Determined
Elizabethport (Elizabeth)	2003	8	200	Hotel, Commercial, Warehousing, Residential, Open Space
Subtotal 2003	4	25	423	
Lister Avenue (Newark)	2004	5	25	Warehousing, Riverfront Walkway, Retail
Route 73 South (Palmyra)	2004	28	190	Commercial/Retail Corridor, Greenway
Ford Avenue (Milltown)	2004	5	22	Residential, Open Space
Subtotal 2004	3	38	237	
Great Falls Historic District (Paterson)	2005	8	10	Residential, School, State Park, Retail, Commercial
Assunpink Greenway (Trenton)	2005	12	60	Greenway
Pennsauken Waterfront (Pennsauken)	2005	16	650	Residential, Retail, Open Space
Keyport Waterfront (Keyport)	2005	12	99	Residential, Commercial (tie in to existing marinas)
Harrison Waterfront (Harrison)	2005	20	95	Commercial, Retail, Sports Stadium
Route 440 Corridor (Bayonne)	2005	23	95	Commercial, Light Industrial
Subtotal 2005	6	91	1009	
West Lake Avenue (Neptune Township)	2006	6	3.5	Residential, Retail, Parks and Open Space
Central Valley (Orange/West Orange)	2006	15	10.5	Residential, Commercial, New Park
Salem Industrial Gateway (Salem City)	2006	23	230	Commercial, Industrial
Subtotal 2006	3	44	244	
Bellmawr Landfills (Bellmawr)	2007	2	70	Commercial, Retail, Hotel, Conference Center
Chrome Waterfront (Cartaret)	2007	4	104	Commercial, Retail, Ferry terminal, Marina, Recreation
Southport (Gloucester City)	2007	13	120	Commercial, Retail, Market-rate Housing
Grand Jersey (Jersey City)	2007	8	20	Commercial, Retail, Residential, Open Space
North Outerbridge Crossing (Perth Amboy)	2007	4	178	Office, Warehouse, Waterfront Greenway, Recreation
Subtotal 2007	5	31	492	
Springfield Avenue (Asbury Park)	2008	11	2	Commercial, Residential
Seaport Village (Belmar)	2008	4	1	Mixed-Use
Towne Center at Haddon (Haddon)	2008	6	1	Commercial, Retail, Residential
Sayreville Waterfront (Sayreville)	2008	2	425	Commercial, Retail, Residential, Amphitheater, Promenade
Subtotal 2008	4	23	429	
Passaic Avenue Waterfront (Kearny)	2009	6	29	Commercial, Retail, Residential, Riverfront Walk &
Downtown District (Lodi)	2009	10	15	Retail, Open Space
Central Business District (Plainfield)	2009	13	5	Retail, Residential, Greenway
Central Business District (Rahway)	2009	9	10	Residential, Commercial, Performing Arts
Landfill & Station Area (Somerville)	2009	15	157	Commercial, Retail, Residential
Keasbey Redevelopment (Woodbridge)	2009	5	240	Industrial, Open Space
Subtotal 2009	6	58	456	
TOTAL	31	310	3290	

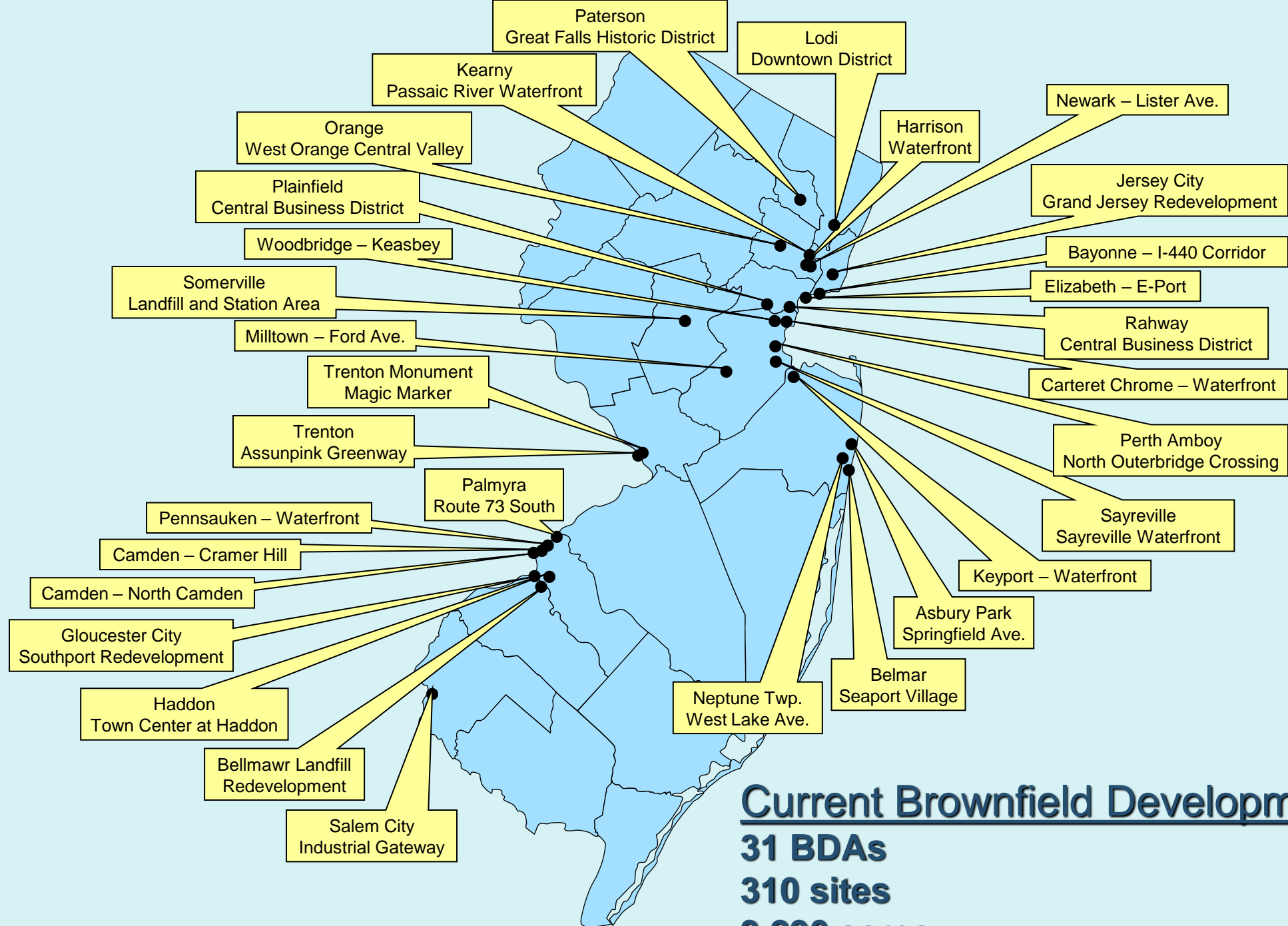
31 BDAs

29 Towns

310 Sites

3290 Acres

NOTE: Some of the BDAs have been modified.



Current Brownfield Development Areas

31 BDAs

310 sites

3,290 acres

SUCSESSES: Brownfield Development Areas (BDAs)

BDA Communities have received \$187 million in HDSRF grants for investigation and remediation since 2003

Between 2006-2018, current analysis of 229 brownfield sites (with >\$50,000 in HDSRF grants) resulted in...

\$8 in economic output for every 1\$ of public investment (HDSRF)

9,765 jobs

2,233 housing units

553 acres of new open space

reduction in carbon footprint, stormwater runoff, 'greenfield lands savings vs traditional development



Former General Cable & Duane Marine Sites, Perth Amboy



Thomas Mundy Peterson Park, Perth Amboy

Brownfield Development Areas (BDAs)

Applications new BDAs anticipated soon *(voluntary partnership between Municipality, Steering Committee & DEP)*

BDA Application Form

BDA Guidance Document

Application Scoring Criteria

BDA Program Overview

Existing BDAs can be modified



Hamilton Stage for Performing Arts, Rahway

UPDATE: Brownfield Development Areas (BDAs)



Thank You!
Questions?

Alan Miller
Alan.miller@dep.nj.gov

Kroc Community Center and Cramer Hill Waterfront Park on former Harrison Ave Landfill, Cramer Hill BDA, Camden.