



County of Passaic

Passaic County Brownfields Assessment Program
as funded by
The US Environmental Protection Agency

December 2010

Project Overview

The County of Passaic has secured two grants from the US Environmental Protection Agency for \$400,000 to **inventory and assess sites** contaminated by hazardous substances, pollutants, or contaminants within Passaic County. This inventory and assessment (preliminary and/or site investigations) will enable the County of Passaic to assist our municipalities in moving forward with the redevelopment of contaminated sites and will enable them to prioritize their financial resources for the environmental remediation and redevelopment of specific sites. The Passaic County Brownfields Assessment Program will also enable the County to comply with requests from the State of New Jersey to provide information on brownfield sites located in the County in accordance with Section 128a regulations in the federal Small Business Liability Relief and Brownfields Revitalization Act. Funding from the US Environmental Protection Agency is utilized directly for inventory and assessment purposes. All costs of staffing and administering the grant are an in-kind contribution of the County of Passaic.

The Passaic County Brownfields Assessment Program is continuing work on the development of a **dynamic database of information on brownfield sites** that has been digitized and placed on the County's website and in a Microsoft Access real estate database. To date, information on over **300 sites** have been entered into the database. Following identification, the County will begin to identify strategies for redevelopment and will utilize a **specific selection criteria process** to evaluate sites for environmental assessment (preliminary assessments and/or site investigations). This selection criteria process will include, but not be limited to: ownership status, i.e. municipal, county, tax lien, tax foreclosure, private ownership, etc.; location within a "redevelopment area;" priority for redevelopment by a municipality or Passaic County; designated for inclusion in the County's Open Space list of properties to be acquired; properties located in urban areas, i.e. the cities of Paterson and Passaic; and properties of interest to the development community. High priority will be given to the recommendations of local residents and sites near sensitive areas such as schools and community facilities.

The work of the **County's Brownfields Assessment Program is implemented** by the staff of the Department of Economic Development, in conjunction with the Department of Health, the Department of Engineering and the Department of Planning. The staff works closely with the State of New Jersey Department of Environmental Protection and the New Jersey Office of Smart Growth to evaluate the eligibility of sites to be assessed.

The Board of Chosen Freeholders has appointed local community representatives, stakeholders, municipal representatives, local experts and individuals active in environmental issues to a **Brownfields Commission** to assist in community outreach to local stakeholders, the identification and evaluation of brownfield sites and in the development of potential redevelopment strategies.

The activities of the County's Brownfields Assessment Program are coupled with a **community outreach, planning and notification program** focused on brownfield redevelopment and smart growth planning. The County coordinates all activities with the County of Passaic Smart Growth Committee, the County of Passaic Comprehensive Economic Development Strategic Committee, and the County of Passaic Open Space and Farmlands Preservation Committee. The membership of these Committees is comprised of local residents, individuals representing industry and commerce and individuals representing local public interest organizations.

Summary of Accomplishments

Formation of Passaic County Brownfields Commission: October 20, 2003
Meeting Schedule: Monthly meetings initially. Quarterly meetings since 2007

USEPA Grant BF-98289703: October 1, 2003 – September 30, 2010: \$200,000

USEPA Grant BF-97272305: October 1, 2005 – September 30, 2012: \$200,000

Brownfield Inventory/Database: 290 sites to date

Brownfield Preliminary Assessments and Site Investigations

1. 55 Schoon Avenue, Hawthorne, NJ: Approved by US EPA, Dewberry-Goodkind to perform Preliminary Assessment and Site Investigation. Preliminary Assessment completed June 2010 and Site Investigation is to be finalized September 2010.

2. 461-473 Market Street (Paterson Armory), Paterson, NJ: Approved by US EPA, LAN completed the Preliminary Assessment and completed a Site Investigation January 2009

3. Union Avenue, 32-acre site, Bloomingdale, NJ: Approved by US EPA, LAN completed the Preliminary Assessment 2008.

4. 305-317 Pennsylvania Avenue, Paterson, NJ: Approved by US EPA, LAN completed Preliminary Assessment completed December 2008

5. Bloomingdale Sewer Treatment Plant, Bloomingdale, NJ: Approved by US EPA for Preliminary Assessment and Site Investigation. Contract awarded to Brinkerhoff Environmental. Preliminary Assessment and Wetlands Delineation completed February 2010.

6. NIKE Base, Wayne, NJ: Approved by US EPA for Preliminary Assessment and Site Investigation. Awarded to Dewberry-Goodkind. Title Search and Wetlands delineation completed and final report due January/February 2011.

7. Wayne/Haledon Development site: Approved by US EPA for Preliminary Assessment and Site Investigation. Contract awarded to Brinkerhoff Environmental and the Preliminary Assessment has begun as of October 2010.

Brownfield Educational Seminars:

Environmental Compliance Techniques: November 14, 2003

Economic Development Tools and Techniques: March 20, 2004

Environmental Tools and Techniques: Regulations, Remediation/Financing:
March 22, 2005

Economic Development Tools and Techniques: May 21, 2005

Mayor's Economic Development Summit: June 3, 2005

Financing Environmental Remediation- New Program Initiatives for Municipalities:
October 11, 2005

Financing Business Expansion and Environmental Due Diligence: May 23, 2006

Revitalizing Paterson Through Brownfields Redevelopment, January 18, 2007

Green Building Design Seminar: April 4, 2008

Green Building Design Seminar: June 16, 2009

New Jersey Site Remediation and Reform Act and NJ EDA Clean Energy Solutions:
Grants and Loans: June 29, 2009

Brownfield and/Green/Solar Solutions for Business Survival: January 22, 2010

Green Building Design Seminar: June 24, 2010

Educational Films:

Brownfield Redevelopment Resources and Techniques, 2005

Brownfield Redevelopment: The Passaic County Experience, 2005