

CITY OF ASBURY PARK  
ONE MUNICIPAL PLAZA  
ASBURY PARK, NJ 07712



PHONE: (732) 775 - 2100  
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CITY COUNCIL  
**JOHN MOOR, MAYOR**  
**AMY QUINN, DEPUTY MAYOR**  
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MICHAEL CAPABIANCO, CITY MANAGER

December 18, 2015

Ms. Lya Theodoratos  
USEPA Region 2  
290 Broadway, 18<sup>th</sup> Floor  
New York, New York 10007

Subject: City of Asbury Park, New Jersey  
EPA Brownfields Community-Wide Assessment Grant Application

Dear Ms. Theodoratos:

Enclosed please find an application for an EPA Brownfields Community-Wide Assessment Grant for the City of Asbury Park, Asbury Park, New Jersey. As per the Fiscal Year 2016 Guidelines for Brownfields Assessment Grants, an electronic copy of this application is also submitted through [www.grants.gov](http://www.grants.gov).

Pertinent applicant information follows:

- a. Applicant: City of Asbury Park  
1 Municipal Plaza  
Asbury Park, New Jersey 07712
- b. Applicant DUNS: 049873235
- c. Funding Requested:
  - i) Grant Type - Assessment
  - ii) Federal Funds Requested - \$400,000
  - iii) Contamination - Hazardous Substances (\$200,000);  
Petroleum (\$200,000)
  - iv) Community-Wide
- d. Location: The City of Asbury Park, Monmouth County, New Jersey
- e. Site-Specific Information: Not Applicable
- f. Contacts:
  - i) Project Director: Ms. Michele Alonso, PP, AICP  
Director of Planning and Redevelopment  
City of Asbury Park  
One Municipal Plaza  
Asbury Park, New Jersey 07712  
Email: [michele.alonso@cityofasburypark.com](mailto:michele.alonso@cityofasburypark.com)  
Phone: (732) -502-5711  
Fax: 732-710-6415

ii) Chief Executive: Michael Capabianco  
City of Asbury Park  
One Municipal Plaza  
Asbury Park, New Jersey 07712  
Email:  
michael.capabianco@cityofasburypark.com  
Phone: (732) 775-2100  
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g. Date submitted: December 18, 2015

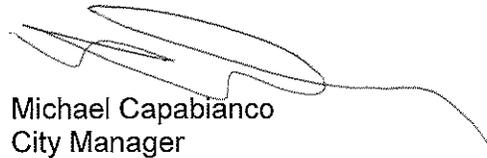
h. Project Period: October 1, 2016 – September 30, 2019

i. Population: i) Population of the City of Asbury Park: 16,000 (2009-2013 American Community Survey Five-Year Estimates)  
ii) Population of jurisdiction targeted by this grant: 16,000 (2009-2013 American Community Survey Five-Year Estimates)

j. Regional Priorities Form/Other Factors Checklist: Please See Attached

The City of Asbury Park looks forward to a favorable response to this application. Thank you for your consideration.

Sincerely,



Michael Capabianco  
City Manager

ENCLOSURE

cc: Michele Alonso, City of Asbury Park, New Jersey  
Gail Helfrick, BRS, Inc.  
Leah Yasenchak, BRS, Inc.

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: \_\_\_\_\_

### *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

\_\_\_\_\_

\_\_\_\_\_

Page Number(s): \_\_\_\_\_

### *Assessment Other Factors Checklist*

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**U.S. Department of Housing  
and Urban Development**

**Certification of Consistency with Sustainable Communities Planning and Implementation**

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 or FY2011 Sustainable Communities Regional Planning Grant and Community Challenge Planning Grant programs.

(Type or clearly print the following information)

Applicant Name: The City of Asbury Park, NJ

Name of the Federal Program to  
which the applicant is applying: US ENVIRONMENTAL PROTECTION AGENCY (EPA)

FY16 Brownfields Assessment Grants

Name of the Preferred  
Sustainability Status Community: Together North Jersey

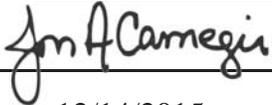
I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD-designated Preferred Sustainability Status Community, further the purposes of the Sustainable Communities Regional Planning Grant program or Community Challenge Planning Grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Community for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify Preferred Sustainability Status and that the applicant meets the above criteria to receive bonus points: Jon Carnegie

Title: Project Director

Organization: Together North Jersey/Rutgers University

Signature: 

Date: 12/14/2015  
(mm/dd/yyyy)

**THE CITY OF ASBURY PARK, NEW JERSEY  
APPLICATION FOR A COMMUNITY WIDE  
HAZARDOUS SUBSTANCE AND PETROLEUM ASSESSMENT GRANT  
US ENVIRONMENTAL PROTECTION AGENCY  
DECEMBER 18, 2015**

**RANKING CRITERIA**

**1. Community Need:**

**a. Targeted Community and Brownfields**

i) *Targeted Community Description:* Asbury Park is a city of approximately 1.6 square miles, located on the scenic Jersey Shore. Established in 1897, its attractions and location on the rail line brought in as many as 600,000 vacationers per year through the first half of the 20<sup>th</sup> century. However, the construction of the Parkway in 1947 opened many more towns to vacationers, leading to a decline in tourism. Competition from malls in the 1960s began to erode Asbury's downtown economy. The city was already struggling when riots in the 1970s destroyed property, including many buildings on Springwood Avenue that remain vacant lots to this day. The riots also accelerated the existing trend of white flight; leaving a town divided by the New Jersey Transit rail line into what is known as the "east" and "west" sides. This division further exacerbated historic racial disparities in the City. A revitalization of the eastern portion has occurred in Asbury in the last 15 years, but this has not reached the economically disadvantaged western section. In the east there is the beach, concert venues, the downtown, and higher economic indicators. The western part of the community, literally the "other side of the tracks," is home to greater minority populations, higher poverty, and former manufacturing facilities.

This project will focus on the area just west of the train station and the core downtown, where the preponderance of brownfield sites are located. The targeted corridors are Memorial Drive and Main Street, which run parallel on either side of the train tracks; and Springwood Avenue, the epicenter of the riots of the 1970s, which intersects Memorial and Main at the train station. The violent legacy persists through high levels of violent crime, vacant properties, unemployment, poverty, and crumbling infrastructure. However, there remains reason for hope. Despite these challenges, this City; famous for launching musicians such as Clarence Clemons, Bruce Springsteen, and Southside Johnny; is in the midst of a cultural, political, and economic revival. This project will allow for the targeted assessment, cleanup, and re-development of properties that will bridge the gap between the "east" and "west" side, and extend the revitalization benefits to the other side of the tracks.

ii) *Demographic Information:* Asbury Park is home to citizens with financial disadvantages, including high unemployment rates, low income levels, and alarming poverty levels that far exceed national and state averages. According to the 2009-2013 American Community Survey, the unemployment rate in the Census Tracts which cover our target area (tracts 8070.03, 8071, and 8073) is between 15.5% and 20.5%; significantly higher than New Jersey's rate of 10.1%, and up to 300% higher than the national average of 5.3%. The number of families below the poverty level in the focus area is up to 8 times higher than those in Monmouth County, (i.e., 43.4% for Census Tract 8073 vs. 5.1% in the County), and on average between 3 and 8 times higher than the national and State averages, respectively. The minority population within the focus area (64.2% to 97.3%) is between 1.5 and 3 times the national average. The median household income is approximately 50% less than the County and the State averages, and the

number of households receiving food stamps (ranging between 17% to 38.7%) is up to 5 times more than that of the State (7.8%) and nearly 10 times than the County (4.4%). See table 1.

**Table 1: Financial Need Demographic Information<sup>1</sup>**

	US	NJ	Monmouth County	Asbury Park	Census Tract 8070.03	Census Tract 8071	Census Tract 8073
<b>Population</b>	311,536,594	8,832,406	629,735	16,000	4,875	2,457	3,217
<b>Minority Population<sup>2</sup></b>	36.7%	41.5%	23.4%	79.2%	81.6%	64.2%	97.3%
<b>Unemployment Rate</b>	5.3% <sup>3</sup>	10.1%	9.0%	11.1%	15.5%	20.5%	19.3%
<b>Median Household Income</b>	\$53,046	\$71,629	\$84,526	\$30,983	\$38,404	\$31,719	\$22,068
<b>Per Capita Income</b>	\$28,155	\$36,027	\$42,749	\$21,614	\$23,631	\$31,177	\$11,853
<b>Families Below Poverty</b>	11.3%	7.9%	5.1%	32.0%	26.1%	33.0%	43.4%
<b>Individuals Below Poverty</b>	15.4%	10.4%	7.0%	34.2%	32.1%	32.2%	43.8%
<b>Vacancy Rate</b>	12.5%	10.6%	9.7%	18.2%	21.6%	15.6%	14.6%
<b>Households receiving Food Stamp/SNAP benefits in the past 12 months</b>	12.4%	7.8%	4.4%	25.3%	17.0%	25.9%	38.7%
<b>Families w/Female Householder, No Husband Present, related children &lt; 18 below poverty</b>	40.0%	33.1%	28.0%	53.2%	46.7%	46.9%	57.4%

<sup>1</sup>Data from 2009-2013 American Community Survey.

<sup>2</sup>Represents those not Hispanic or Latino-white alone per *FY16 Guidelines for Brownfields Assessment Grants*.

<sup>3</sup>Data from Bureau of Labor Statistics per *FY16 Guidelines for Brownfields Assessment Grants*.

*iii. Description of Brownfields:* There are properties distributed throughout the focus area that are used, or previously used for, commercial and light industrial purposes, including but not limited to retail petroleum stations, auto mechanic shops, dry cleaning operations, and manufacturers such as the former Finks Plastics Company. Based on the State Department of Environmental Protection’s Environmental Management System (NJEMS) database, there are at least 30 properties along Springwood Avenue, Memorial Drive and/or Main Avenue that have confirmed discharges and/or are assigned to the NJDEP Site Remediation Program. The common contaminants associated with the current and past uses of properties within the focus area include chlorinated solvents, metals such as lead, petroleum, and petroleum by-products. These contaminants are known to or are suspected to cause cancer, nervous system damage, respiratory illnesses, or other health problems in humans following prolonged exposure.

These are typically small sites of approximately 1-2 acres. They are contributing to the overall blight of the western section of the city via vacant lots and abandoned buildings. A recent survey conducted by the City’s Code Enforcement Department estimated approximately 40 vacant properties within the City, of which at least 50% are located within or in the vicinity of the focus area; the Springwood Avenue, Main Street, and Memorial Drive interconnected corridors. Along these streets, vacant brownfields are interspersed among residential and commercial establishments. This pattern creates a development paradox. Because of their proximity to the

wealthier eastern portion of the city and the desirable beach area, property values remain high for the brownfield sites, creating further disincentive for developers to purchase potentially contaminated property in an area without sufficient return on investment. High purchase prices, small lot sizes, low return on investment, and uncertainty as to environmental costs has stagnated development in the less desirable western portion of the city.

*iv. Cumulative Environmental Issues:* Asbury Park residents suffer disproportionately from environmental threats. Monmouth County was ranked among the dirtiest/worst 10% of all counties in the U.S. in terms of air quality index, and 30% of all counties in the U.S. in terms of air releases of recognized reproductive toxicants (Scorecard.org, 2003). The major air contaminants included toluene, xylene, lead, and ethyl benzene, which are associated with past operations of properties within the target area. In addition, because our development boom was in the early 1900s, Asbury has beautiful Victorian buildings which add to the charm of our town. Unfortunately, this also means that the housing stock in the City, and in the focus area, is much older than that of the nation overall (2009-2013 ACS; see Table 2 below). Thus, our most vulnerable populations tend to live in dilapidated housing stock prone to environmental hazards, such as asbestos, leaking underground storage tanks, lead from plumbing, lead-based paint, and lead dust and fumes; on top of living near brownfields.

The City is burdened in other ways as well. According to the 2012 Uniform Crime Reports, the violent crime rate in the City (1523.7 per 100,000 people), is 3 times the national average (386.9) and 5 times the State average (290.2) (See Table 2 Below). The Community Health Needs Assessment (CHNA, 2013) reports that the number of primary care physicians per 1,000 population in the County is nearly one-third lower than the national benchmark, and that 6% of low income residents in Monmouth County do not live near a grocery store. The inability to access quality healthcare services and healthy food reduces the achievement of health equity and healthy lifestyles, and negatively impacts overall physical, social, and mental health status.

Asbury also must contend with a large number of natural disasters. The number of natural disasters (i.e., hurricanes, floods, snowstorms, etc.) in Monmouth County (17) is greater than the US average (12) ([www.city-data.com](http://www.city-data.com)). Of course, it is our most vulnerable populations which are less able to rebound from these types of extreme weather events. As a coastal community, Asbury is threatened by sea level rise and increased flooding. We are proud that we were one of the first New Jersey beaches that reopened after the 2012 Superstorm Sandy, but that storm taxed our resources and served as a warning of the impacts of future storms.

#### b. Impacts on Targeted Community:

Because Asbury's brownfield sites are disproportionately located in the neighborhoods with reduced socio-economic indicators and those of people of color, it is our more sensitive populations which suffer the brunt of the negative impacts of these sites. A recent (December, 2015) report by New York Public Radio reported that in New Jersey municipalities, 74% of residents who live below the poverty line live within a mile of a contaminated site with no plan in place to clean up the contamination, compared to half of residents who are not below the poverty line. Further, 79% of the state's Hispanic population and 75% of the black population live within a mile of a site with no cleanup plan, compared to 42% of white residents.

The predominant contamination (chlorinated solvents, lead, and petroleum) has been found to be responsible for a variety of health impacts to include cancer, lead poisoning, and damage to the

nervous system, kidneys, or liver. According to the CHNA 2013 Report, cancer and chronic lower respiratory disease are two of the top five leading causes of death in the County. Both of these have a strong link to contamination. Cancer incidence in Monmouth County is higher than the State, the Healthy People 2020 target and the U.S. baseline. The high incidence of cancer in Monmouth County points to a potential correlation between brownfield sites and the higher cancer risk. While lead poisoning data is not available, the presence of lead in the soils, combined with the aged housing stock of our community, increases the risk that our residents will be exposed to lead levels high enough to result in lead poisoning.

The poor air quality in Monmouth County, discussed above, has continued to cause health issues: between 2006 and 2010, the number of adults reporting asthma increased by 22.4% in the communities served by Monmouth Medical Center. The Center for Disease Control’s Behavioral Risk Factor Surveillance System (BRFSS) reports high percentages of asthma in our targeted census tracts (between 9.34% and 11.77%) (CDC 2008-2012). This is underlined by data from the New Jersey Department of Health, Monmouth County Asthma Profile, 2014. With 2,120 asthma emergency room visits per 100,000 population, Asbury Park residents are about 3.5 times more likely to suffer from asthma as Monmouth County (499 visits per 100,000 people) or the State of New Jersey (597 visits per 100,000 people). As the major air contaminants found in this area correlate to past industrial uses here, (such as toluene, xylene, lead, and ethyl benzene) the brownfield sites in our area may be contributing to these health impacts.

These above mentioned factors are even more alarming when the large percentages of sensitive populations living in the focus area are considered. We have higher percentages of women who have recently given birth than the national, state, and county averages; with generally higher percentages of non-English speakers; and higher percentages of disabled residents. The population lacking a high school level education in the focus area (25.8%, 16.9%, and 31.6%) are higher than the national (14%), and State (11.9%), and County (7.8%) populations, according to the 2009-2013 American Community Survey; limiting their ability to find jobs to improve their economic status. As previously mentioned, our housing stock is much older than the National, State, and county averages and to add insult to injury, more of our residents are paying over 30% of their income to live in these homes. Not only do the people in our targeted area represent the most sensitive among us, live in close proximity to contaminated sites, and are in homes with potential dangerous lead levels, but they also have to deal with higher levels of violent crime in the city than in the country, state, or county overall. (see table 2) These cumulative issues have reduced the development interest in the western section of the city; perpetuating blight and keeping the tax base low, thus depriving the city of needed resources to provide basic services as well as to proactively address the large number of vacant lots and contaminated sites in our target area.

**Table 2: Health and Welfare of Sensitive Populations<sup>1</sup>**

	US	NJ	Monmouth County	Asbury Park	Census Tract 8070.03	Census Tract 8071	Census Tract 8073
<b>Women of childbearing age who had live childbirth in past 12 mos.</b>	5.5%	5.1%	4.8%	11.7%	21.8%	7.4%	10.7%
<b>Language other than English</b>	20.7%	30.0%	17.1%	35.0%	55.8%	23.4%	21.6%
<b>Population &lt;18 With Disability</b>	4.0%	3.6%	3.6%	7.6%	5.8%	8.8%	12.5%
<b>Population 18-64 With Disability</b>	10.1%	7.6%	6.5%	15.4%	10.8%	19.1%	13.0%
<b>Population 65+, With Disability</b>	36.5%	33.1%	31.0%	40.3%	25.3%	40.1%	43.1%

<b>Population Lacking High School Level Education</b>	14.0%	11.9%	7.8%	21.8%	25.8%	16.9%	31.6%
<b>Housing Stock Pre-1980</b>	57.0%	69.4%	62.3%	84.5%	71.3%	93.2%	93.8%
<b>Housing Stock Pre-1960</b>	30.0%	42.4%	33.6%	52.0%	40.2%	66.2%	70.0%
<b>Housing Burdened (Paying &gt; 30% Gross Income for Rent)</b>	52.3%	53.8%	58.0%	63.7%	62.9%	54.8%	73.4%
<b>Violent Crime Per 100,000 People</b>	386.9	290.2		1523.7			

<sup>1</sup>Data from 2009-2013 American Community Survey unless otherwise indicated.

<sup>2</sup>Data from Federal Bureau of Investigation 2012 Uniform Crime Reports.

The cumulative environmental impacts of poor air quality, blighted neighborhoods, lack of access to healthcare and fresh foods has had a particularly damaging impact on the poor people of color in our targeted area.

**c. Financial Need**

*i) Economic Conditions:* Decades of mismanagement and poor decisions have placed the city in difficult financial straits. Today the city struggles to maintain basic services, without resources left over to proactively address contaminated sites. The new administration of Asbury Park is committed to cleaning house and bringing Asbury Park to its full potential; henceforth this application. The current economic situation has forced Asbury to enter into an agreement with the State to receive transitional aid. This program places stringent requirements on municipalities, including State oversight, reform and reporting requirements. Participation in the program, among other things, also limits non-essential expenditures, contracting and personnel actions. General municipal funds are not earmarked for environmental assessment and/or remediation, and therefore cannot be diverted from providing local government services and funding required for long-range capital improvements or assessment of brownfield sites. In addition to the financial constraints put in place by the State, Asbury Park suffered damage during Superstorm Sandy and is still recovering physically, financially, and emotionally.

*ii. Economic Effects of Brownfields:* The residents of the City are negatively impacted by contaminated and/or vacant properties that contribute to community blight, resulting in an unwillingness of developers to invest in the City. These sites reduce developer interest in the area, thus depriving the city of needed tax dollars. However, as previously discussed, the beachfront location of the city results in overall higher property values. This, combined with the small lot size and threat of contamination, is a further disincentive for developers to invest in our poorer neighborhoods, as it significantly increases the time before a return on investment can be realized. Producing no tax revenue, these properties instead create an economic burden as the City must continuously maintain the properties that have fallen into city ownership; and must monitor private properties for code violations and pursue property owners to rectify violations.

**2. Project Description:**

**a. Project Description**

*i. Project Description:* The focus area runs through the approximate center of the City and serves as the gateway to the City and its waterfront. It is the transportation hub, the focal point for government and civic activity, and the location of neighborhood shopping and the restaurant district. Award of the EPA assessment grant funding will allow the City to focus on redevelopment that will link the eastern portion of the city with its tourist destinations and active renaissance, to the western portion of the city that bears the brunt of negative cumulative environmental impacts.

The City has worked hard over the past few years to develop strong redevelopment plans with significant community input that will guide the redevelopment in this area, and is in the process of undertaking a major overhaul of the Master Plan, which shall include a Land Use Element. The existing Springwood Avenue Redevelopment Plan focuses development on much needed affordable housing as the high cost of living near the beach makes it challenging for lower income residents to remain in the area. Additional open space to support the proposed new housing is also planned. The Main Street Redevelopment Plan, which runs between Main Street and Memorial Drive, centered along the railroad tracks, envisions a transit and pedestrian-friendly corridor with mixed use buildings and public plazas, to encourage visitors and residents to spend time in our downtown. This will link the new housing along Springwood with the downtown area and join the eastern and western portions of the city.

Specifically, this grant will fund the development of a comprehensive hazardous and petroleum brownfield site inventory to aid in prioritizing properties for assessment, remediation, cleanup, and ultimate redevelopment. A brownfield steering committee will guide the prioritization and implementation efforts. This committee will be an expansion of our existing brownfield steering committee, created to guide the implementation of the State designated Springwood Avenue Brownfield Development Area (BDA). Members of the Steering Committee currently include residents, a City Council member, a representative from Interfaith Neighbors (a local faith based community development organization), a representative from the Affordable Housing Alliance, the City Manager, and the City’s Director of Planning and Redevelopment. Upon award of the grant, the City anticipates adding additional voices to the Brownfields Committee, to include representatives from transit and economic development interests and the public health officer, in concert with expanding the role of the committee to include redevelopment in the Main Street and Memorial Drive corridors.

In addition to the inventory work, the grant is anticipated to fund four Phase 1 and four Phase 2 investigations on petroleum sites, and four Phase 1 and four Phase 2 investigations on hazardous substances sites (for a total of 8 Phase I and 8 Phase 2 reports); as well as cleanup and reuse planning studies on an estimated four sites total ( two petroleum and 2 hazardous). Through discussions with developers, lenders, and property owners, the city will ascertain the need for a brownfields workshop designed to provide information to these targeted groups on moving through the brownfields process.

*ii. Project Timing:* Below is a milestone chart outlining key elements of the City’s planned brownfield assessment program. Note that this assumes that the cleanup and reuse planning studies will begin upon completion of the Phase 1 and Phase 2 studies. However, we anticipate that some of these studies will be conducted for sites that are located within our current BDA, which are already further along in the investigation process. Thus, the milestone chart is a conservative time estimate; our expectation is that some of the cleanup and reuse planning will occur concurrently with the Phase 1 and 2 investigations taking place on other sites.

**Table 3: Milestone Chart**

<b><i>Key Project Milestone</i></b>	<b><i>Task Lead</i></b>	<b><i>Timing</i></b>
Cooperative Agreement	City of Asbury Park and EPA	September 2016
Kickoff Meeting	Asbury Park Brownfield Coordinator/BDA Committee	October 2016
RFP issued / Contractor Procurement for Brownfield grant management consultant /	Asbury Park Purchasing Officer Fiscal Monitor	November 2016 – January 2017

inventory work		
Completion of inventory	Asbury Park Brownfield Coordinator Selected Consultant	March 2017
Site Prioritization for Phase I	Asbury Park Brownfields Coordinator/BDA Committee	April 2017
Securing Site Access, property owners workshop, as required	Asbury Park Brownfields Coordinator/BDA Committee	April – May, 2017
RFP issued / Contractor Procurement/Phase I	Asbury Park Brownfields Coordinator/BDA Committee	March – May 2017
Completion of Phase I Reports	Selected Environmental Consultants	August 2017
RFP issued / Contractor Procurement/Phase II	Asbury Park Brownfields Coordinator/BDA Committee	September - November 2017
Completion of Phase II	Selected Environmental Consultants	August 2018
RFP issued / Contractor Procurement /Cleanup and Reuse Planning Studies	Asbury Park Brownfields Coordinator/BDA Committee	September – October 2018
Completion of Cleanup and Reuse Planning Studies	Selected Environmental Consultants	June 2019
Brownfields Advisory Committee Meetings	Asbury Park Brownfields Advisory Committee	Quarterly
EPA Reporting	Asbury Park Brownfield Coordinator	Quarterly
EPA Grant Drawdowns	Asbury Park Brownfields Coordinator/ Finance Department	Quarterly
EPA Grant Closeout	Asbury Park Brownfield Coordinator	September 2019

*iii. Site Selection-* The BDA Steering Committee, in cooperation with the NJDEP and the City Planner, was created in 2006 to advise the City on the assessment of brownfield properties along Springwood Avenue. This strong foundation will be expanded upon to include transit and commercial interests, as well as any additional identified community voices. This group will guide the prioritization of sites, using the brownfield inventory as a starting point. First, the City will develop a comprehensive city-wide inventory of brownfields sites, using both local and state databases. The inventory will contain available information about current and past uses, location within a designated redevelopment area, ownership, and other data fields deemed appropriate to evaluate the environmental impact the property may have on the community. The inventory will also include a mapped GIS layer showing proximity to rail stations, highways, open space, and sensitive receptors such as schools, water bodies, and hospitals.

This inventory will be used to select sites for Phase 1 investigation. Sites will be prioritized based on factors to include location within the focus area, the ability to effectuate transit oriented development, redeveloper interest, site access, potential health risk, importance to the local community, and regional significance. It is expected that sites owned by the public sector will be considered first, followed by sites that are part of existing or potential redevelopment plans. Privately owned sites may be considered if they have significant positive impact to a community and the owners are willing to cooperate with assessment and planning. Outreach to the owners will be conducted as required to provide them with information on the benefits of providing access. A workshop to inform property owners / lenders / developers of the process for moving a site through the brownfield process will be developed if it is determined, through discussions with targeted owners, that this would be of benefit to the city. Scattered sites throughout the City may also be considered if targeted for redevelopment and if they fit within the goals of the brownfield program. Once the Phase 1 work has been completed, it is anticipate that the same sites will move forward into Phase 2 investigations.

These assessments may include the following sites within our target area:

- The former Finks Plastic site which has been identified by the City as a potential site for relocating the Fire Department (suspected hazardous substance site).
- Main Street Plaza development in Block 108, proximate to the transit center (suspected hazardous substance site).
- Block 105 redevelopment for mixed Office / retail development, located at the corner of Springwood Ave and Memorial Drive (suspected petroleum site)
- 1100-1202 Springwood Avenue; affordable housing redevelopment (suspected petroleum site).

In addition, four cleanup planning and reuse studies are anticipated. These are likely to include a combination of sites within the current BDA, which have had prior investigation work, as well as planning on sites assessed through this grant program.

#### b. Task Description and Budget Table

i) *Task Descriptions:* The following provides a narrative description for the tasks to be completed for both the petroleum and hazardous substance grant funded activities.

**Task 1: Programmatic Expenses** – Activities conducted under this task include compliance with EPA reporting requirements, development of requests for proposals for engineering firms, management of the site assessment process, development of the brownfields inventory, and internal capacity building activities. These activities will be conducted by a combination of staff in the City’s Planning Department as an in-kind contribution, as well as an experienced environmental federal grants brownfield manager. Procurement of the brownfield manager will be done on a competitive basis in accordance with all applicable state and federal regulations, as per the revised 2 CFR Part 30 (Cost Estimate: Brownfield manager for 3 years at \$2,000 per year for each of the two grants, petroleum and hazardous substances (\$6,000 per grant); \$1,500 per grant for the inventory.) Also included is funding for one (1) member of the City’s governing body to attend the EPA National Brownfields Conference to learn how similar municipalities manage brownfield related issues (Cost Estimate: Conference @ \$2,000 /conference = \$1,000 from each of the petroleum and the hazardous substance grants). The Outputs for this task are the number of request for proposals issued to qualified technical consultants, the number of reporting documents submitted to EPA, the number of petroleum / hazardous sites identified in the site inventories, and the number of brownfield related conferences attended by staff.

**Task 2: Community Outreach** – Activities to be conducted include staffing of the public Brownfield Steering Committee meetings; meeting notifications/postings; distribution of meeting materials/handouts; assisting with site access negotiations for privately held property; holding a site access and informational workshop for property owners, lenders, and developers; and outreach and education to citizens to solicit input from the community on the brownfields within the City. These activities will be conducted by a combination of staff in the City’s Planning Department as an in-kind contribution, as well as an experienced brownfield program consultant. Procurement of the brownfield consultant will be done on a competitive basis in accordance with all applicable state and federal regulations. (Cost Estimate: brownfields consultant for 3 years at \$3,000 per year for each of the two grants, \$9,000 total per grant, and \$500 per grant for costs associated with meeting notifications). Outputs for this task include the number of: Brownfield Steering Committee meetings held, postings/newspaper ads notifying residents of the opportunities to provide input, number of attendees at site access workshop, and educational handouts provided to residents relevant to brownfields in the City.

**Task 3: Phase I Assessment Activities** –Activities to be conducted include performance of four (4) Phase I environmental assessments for each of the petroleum and hazardous substances grants, for a total of eight (8) sites. The assessments will comply with the most current Federal and State standards, including participation in the NJDEP Licensed Site Remediation Professional program (LSRP Program). The City will issue a request for proposals in compliance with all applicable procurement requirements (Cost Estimate: Phase I, (4) sites @\$4,000/site = \$16,000 total from each of the petroleum and the hazardous substance grants). EPA grant funds will be also used for the requisite costs associated with participation in the Program (Cost Estimate: \$1,000 per site, for a total of \$4,000 from each grant). Outputs associated with this task include the Phase I reports for each site.

**Task 4: Phase II Assessment Activities** – The City intends to conduct a Phase II Assessment for each site with a completed Phase I Assessment that identifies areas of concern requiring further investigation. The assessments will comply with the most current Federal and State standards, and will evaluate the site with the most stringent cleanup standards applicable to the intended future use of the site. The City will issue a request for proposals in compliance with all applicable procurement requirements (Cost Estimate: Phase II, four sites @\$35,000/site = \$148,000 for total from each of the petroleum and the hazardous substance grants). EPA grant funds will be used for the requisite costs levied for participation in the LSRP Program (Cost Estimate: \$2,000 per site for a total of \$8,000 per grant). Outputs associated with this task are the Phase II reports for each site.

**Task 5: Cleanup and Reuse Planning** – To ensure that sites are brought to the point of remediation and redevelopment, the city intends to contract with an environmental planning firm to conduct cleanup and reuse planning on an estimated four sites, two each from the petroleum and hazardous grant. The City will issue a request for proposals for this work in compliance with all applicable procurement requirements (Cost Estimate: two sites @ \$7,000 per site for a total of \$14,000 from each of the petroleum and the hazardous substance grants). Outputs associated with this task are the cleanup and reuse planning reports for each site.

Outputs under each of these tasks will be compiled on a quarterly basis by the brownfields management consultant and the Asbury Park brownfields coordinator, reported upon at the Brownfield Steering Committee meeting, and recorded in the quarterly reports.

*ii. Budget Table:*

**Table 4: Budget for Petroleum Assessment Grant Funds**

Budget Categories	Programmatic Assistance	Community Outreach	Phase 1 Assessment	Phase 2 Assessment	Cleanup and Reuse Planning	Total Cost
Personnel						
Fringe Benefits						
Travel	\$1,000					\$1,000
Equipment						
Supplies						
Contractual	\$7,500	\$9,000	\$16,000	\$140,000	\$14,000	\$186,500
Other		\$500	\$4,000	\$8,000		\$12,500
<b>Grand Total</b>	<b>\$8,500</b>	<b>\$9,500</b>	<b>\$20,000</b>	<b>\$148,000</b>	<b>\$14,000</b>	<b>\$200,000</b>

**Table 5: Budget for Hazardous Substances Assessment Grant Funds**

<b>Budget Categories</b>	<b>Programmatic Assistance</b>	<b>Community Outreach</b>	<b>Phase 1 Assessment</b>	<b>Phase 2 Assessment</b>	<b>Cleanup and Reuse Planning</b>	<b>Total Cost</b>
Personnel						
Fringe Benefits						
Travel	\$1,000					\$1,000
Equipment						
Supplies						
Contractual	\$7,500	\$9,000	\$16,000	\$140,000	\$14,000	\$186,500
Other		\$500	\$4,000	\$8,000		12500
<b>Grand Total</b>	<b>\$8,500</b>	<b>\$9,500</b>	<b>\$20,000</b>	<b>\$148,000</b>	<b>\$14,000</b>	<b>\$200,000</b>

c. Ability to Leverage: Leveraged funds will come from a variety of sources, including State grants, private developer contributions, in kind contributions, and technical assistance. It is anticipated that funds for the cleanup and redevelopment of the sites assessed under this program will come from developers, as well as from the State. New Jersey has a non-competitive Hazardous Discharge Site Remediation Fund (HDSRF) which provides up to 50% of the remediation funding for affordable housing projects. The HDSRF fund has an annual \$5 million cap available to municipalities such as Asbury Park with a BDA. Those sites with an intended reuse for retail or commercial are eligible for State remediation funding in the form of the Brownfield Redevelopers Reimbursement Program, which reimburses developers up to 75% of their remediation costs through future tax generation. In-kind contributions will be provided by the City in terms of the staff time for overseeing the brownfield program, including time spent on Brownfields Steering Committee meetings, procurement, and general management tasks.

The City is working cooperatively with New Jersey Transit to obtain a Transit Village designation in the first half of 2016. By doing so, the City will have access to resources from the NJDOT and NJ Transit, along with eight other state agency partners. The benefits of the Transit Village designation include priority funding and technical assistance grant eligibility. The City also receives Community Development Block Grant (CDBG) funds. In addition, as a municipality in Monmouth County, one of the counties hardest hit by Sandy, Asbury Park is able to take advantage of the Monmouth/Ocean set-aside that allocates \$50 million of the Community Development Block Grant Disaster Recovery (CDBG-DR) for qualified affordable housing projects in Monmouth and Ocean Counties.

**3. Community Engagement and Partnerships:**

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

i. Community Involvement Plan: Community involvement will be a key component of this project, and meetings will be held in the focus area to discuss the overall project, the selection of sites for assessment and reuse planning, and end use options. These discussions will take place at open and advertised Brownfield Steering Committee meetings. Representatives of neighborhood organizations, citizens groups, and business organizations will be part of the Steering Committee. City staff will also be available to answer questions and to present

information at meetings of various civic groups. Once sites are targeted for assessment, residents in the area will be notified in accordance with established outreach processes as follows:

- In compliance with State requirements, a sign will be posted at each site where investigation is taking place, which includes a contact for additional information;
- Direct written and/or oral communication with civic associations in whose neighborhoods targeted sites are located;
- Public notification in the local newspapers, including the *Asbury Park Press*; the free *Coaster* and *Tri-City News*;
- Public notification through open, public City Council meetings and quarterly Brownfield Steering Committee meetings;
- Public outreach activities by local non-profit organizations;
- Posting on the City's electronic sign located on Main Street; and
- Posting on the City's website, the local *Next Door* website and the *Asbury Park Sun* website.

All public meetings are videotaped and streamed on the local Asbury Park TV channel, so interested residents have access to the information even if they are unable to attend the meetings. Nearly 50% of residents within the City speak a language other than English (primarily Spanish) (ACS 2009-2013). Thus meeting notices will be published in both English and Spanish, and translators will be available at public meetings. In addition to this direct, formalized outreach, the city is partnering with several organizations (see below section), which have offered to use their networks, newsletters, and communication mechanisms to ensure that residents are made aware of the program and have multiple avenues to obtain information and provide input. Finally, as previously discussed, the city will reach out to property owners, lenders, and developers to provide outreach and education in the form of a targeted workshop to encourage them to participate in the EPA program and in brownfields redevelopment overall.

*ii. Communicating Progress:* The City is committed to making information on assessment programs available to the community both as a matter of principle and to ensure that the future use of the sites is consistent with community needs. Ongoing public Brownfield Steering Committee meetings will ensure that interested residents and/or business owners have an avenue to obtain information and provide input. Once a site has been selected to be assessed under the EPA grant program, our local partners will work with us to disseminate this information and serve as a vehicle to obtain public input. In addition, signs posted at each site will ensure that people seeking information about the project have a direct contact. This direct outreach and contact is appropriate for this community as there is typically excellent attendance at public meetings; and there is a very active CDC that services the focus area (Interfaith Partners) which is best suited to disseminate information directly to residents.

b. Partnerships with Government Agencies

*i. Local/State/Tribal Environmental Authority:* The City has entered into a Memorandum of Agreement with the NJDEP pertaining to the BDA along the Springwood Avenue corridor. A NJDEP Brownfields Case Manager, Michael Deeley, is assigned to this project and assists with the identification of State funds and other brownfields issues. We have an excellent relationship with Mike and work closely with him to ensure compliance. The New Jersey VCP was replaced with the Licensed Site Remediation Program in 2012 and the City brownfield projects comply with the applicable State statutes that govern this program. Each site we address will have an LSRP assigned to it.

ii. Other Relevant Governmental Partnerships: The City has excellent relationships with the NJDOT and NJ Transit. We have met with Transit officials in preparation for submitting an application for the Transit Village Initiative. The City is also working with the Monmouth County Open Space program to preserve green space. Our local Public Health Officer will be invited to attend all brownfields meetings, will be notified of each site selected for inclusion in the program, will receive copies of all reports, and will have an opportunity to provide input regarding the prioritization of sites for assessment. Asbury also counts EPA Region 2 among its list of partners. While we have not previously had an EPA Grant, we have participated in EPA workshops and have received encouragement from them to pursue this grant opportunity. Finally, this project builds upon the planning work conducted by Together North Jersey, an initiative funded by the US Department of Housing and Urban Development.

c. Partnerships with Community Organizations:

i. Community Organization Description and Role: The City has developed strong partnerships with a number of community-based organizations. The following will play a key role in the successful development and implementation of the EPA Assessment Grant:

- Asbury Park Chamber of Commerce: The Chamber of Commerce is a not-for-profit organization that serves as a business advocate. The Chamber will serve as a resource to reach prospective business owners and site end users. Jackie Pappas, Director, will be the main point of contact.
- Interfaith Neighbors: Interfaith Neighbors is a local faith-based nonprofit focused on housing issues. Interfaith Neighbors will serve as a resource to connect City leaders with community residents, and assist with the identification of community needs. Paul McEvily, Associate Executive Director, is the main point of contact.
- Committee for Quality of Life: The Committee for Quality of Life is volunteer organization seeking to improve the quality of life in the City. The Committee's goals include improving residents' safety, job creation, affordable and accessible recreation, and educational opportunities. They will serve as a resource for community outreach and provide input into the selection, prioritization and reuse of brownfield properties. Yvonne Clayton will be the main point of contact.
- Brownfield Development Area Steering Committee: The BDA Steering Committee was established to ensure that properties within the designated BDA are assessed in accordance with the NJDEP requirements. The Steering Committee will be expanded under this program, and will serve as a resource to prioritize sites for assessment and guide the overall program. Michele Alonso, Chair of the BDA committee, will be the main point of contact.
- Asbury Park Environmental Shade Tree Commission (ESTC): The ESTC assists residents with planting, trimming and removal of public trees, and sponsors Green Community Projects. The ESTC will serve as a resource by providing Master Gardner services, will identify appropriate plantings and/or tree canopies for properties within the focus area, and will assist with the identification of new green spaces within the focus area. Tom Piviniski and Gail Helfrick, members of the ESTC, will be the main points of contact.
- Together North Jersey (TNJ): TNJ is a consortium that includes local municipalities, counties, non-governmental organizations, community development corporations. Through a Sustainable Communities grant from HUD, DOT, and EPA; TNJ was tasked with developing a regional plan for sustainable development in the 13-county North Jersey Transportation Planning Authority region, which encompasses Asbury Park. TNJ's corridors plan included the proposed focus area of this grant, and they will continue to provide technical advice, data, and strategy development to move the project forward.

- **Workforce Investment Board:** The Monmouth County WIB’s mission is to create a progressive and innovative workforce development system that effectively serves county businesses and residents. WIB will use their extensive network to place local job candidates into any openings that result from the brownfields project.
- **NJ Transit:** NJ Transit is a quasi-governmental agency that manages the largest statewide public transportation system. Their support is crucial to the success of the project, as we undertake improvements to the train station area and pursue designation as a Transit Village. They will provide support to Asbury Park in the form of collaborative transit oriented development initiatives in the grant target area.

*ii. Letters of Commitment:* Commitment letters from the community-based organizations listed above are included in Attachment C. These letters describe the overall mission of each organization as well as the specific role the organization will play in helping to carry out EPA-funded activities.

#### **4. Project Benefits:**

##### **a. Health and/or Welfare and the Environment:**

*i. Health and/or Welfare Benefits:* By investigating sites, the City will be poised to remediate and/or encourage the remediation of brownfield sites in a key area in the City. These efforts will lead to the elimination of potential contaminant exposure pathways (i.e., inhalation of air particulates, direct contact or ingestion of soil, surface water runoff), in the community, primarily stemming from chlorinated solvents and petroleum discharges. This, in turn, may lead to a reduction in the high rates of cancer and chronic lower respiratory disease. In particular, a reduction in brownfield sites in the community and increased reliance on public transportation from transit oriented development in the project area is expected to reduce the shockingly high asthma rates in the city. Finally, the development of new affordable housing units in place of lead-contaminated brownfields will eliminate exposure pathways for lead.

*ii. Environmental Benefits:* The overall project is designed to link the western portion of the city to the downtown and transportation options. In accordance with the governing redevelopment plans and state stormwater requirements, new development will treat stormwater on site, and will incorporate green infrastructure where possible. This includes, in particular, the housing and plaza developments. Placing people and services in an area where they have access to safe, efficient, and reliable transportation options, including the rail and bus line that links them to rail, the airport, and other urban centers will result in removing cars from the streets and associated air emissions.

##### **b. Environmental Benefits from Infrastructure Reuse/ Sustainable Reuse:**

*i. Planning, Policies, and Other Tools:* The focus of this program is to foster mixed use, transit oriented development based on existing infrastructure, including the rail line, roads, sewers, and water. Our existing redevelopment plans encourage sustainable development. For example, both the Main Street Redevelopment Plan and the Springwood Avenue Redevelopment Plan states that “the protection of the natural environment is a key element to Asbury Park’s overall redevelopment effort. Building projects ... should incorporate resource efficiency through green building design, utilizing the green building rating system known as Leadership in Energy and Environmental Design (LEED).” The planning board is charged with requiring measures such as solar panels, green roofs, storm water recharging systems, solar powered lighting, high efficiency fixtures, locally manufactured building products with recycled content, and ENERGY STAR appliances.

ii. Integrating Equitable Development or Livability Principles: This project is based upon the Livability Principles. The redevelopment will include housing near the bus and rail line, providing equitable and affordable housing. It will increase economic competitiveness by bringing in new, diverse local businesses that can serve the expanding population. The benefits that the elimination of brownfield sites and the development of services and affordable housing will have on this existing, low income neighborhood are tremendous. Finally, the project will value communities and neighborhoods by strengthening the existing neighborhood fabric and working with local organizations to ensure that the redevelopment projects are carried out in a way that supports the existing neighborhood.

c. Economic and Community Benefits (long-term benefits)

i. Economic or Non-Economic Benefits: This project is expected to address a total of 8 brownfield sites. It is anticipated that of these, four will be affordable housing sites in the Springwood Avenue Corridor, and four will be located in the Main Street / Memorial Drive transit area with two sites targeted for mixed use / residential – commercial, one for a new firehouse, and one for a new community transit / pedestrian plaza. We selected sample sites to extrapolate the estimated benefits of this program. An example of affordable housing site is 1100-1202 Springwood Avenue, consisting of nine consolidated vacant lots owned by Asbury Park totaling 2 acres. Within the Springwood Avenue residential zone, the maximum allowable density is 45 units per acres. This would equate to 90 new residential units. Using the estimated cost per affordable housing unit provided by the New Jersey Council on Affordable Housing of \$160,000; this equates to leveraged development funds of \$14.4 million, and 72 temporary construction jobs. If four such developments occurred, the benefits would be 360 total units, \$57.6 million in leveraged construction jobs, and 288 temporary construction jobs. While affordable housing projects typically receive payment in lieu of taxes agreements, this would still generate an estimated \$100,000 in property taxes annually, increasing to \$167,000 once the PILOT expires.

For the mixed use development, we selected exemplary development Block 105; a one acre parcel located at the corner of Springwood Avenue and Memorial Drive. The Main Street Redevelopment Plan envisions this site as 10,000 square feet of retail and 20,000 square feet of office. Assuming the average regional development costs of \$180 per square foot for the office and \$100 per square foot for the retail, this project would attract \$4.6 million in private investment; create 23 temporary jobs; 45 permanent jobs; and generate approximately \$100,000 in annual tax revenue. This project envisions two such developments, as well as a new public pedestrian plaza and a new firehouse. Thus, for the two mixed use developments, the city can expect an estimated \$200,000 in additional taxes annually and an additional 90 permanent jobs.

ii. Job Creation Potential: Partnerships with Workforce Development Programs: Asbury Park is committed to ensuring that local residents benefit from the jobs that redevelopment will bring to the city. While we do not have a nearby EPA job training grant recipient, we are partnering with the County Workforce Development Board to ensure that local candidates are placed into the newly created jobs. In addition, we are exploring opportunities to secure commitments from developers to hire a percentage of local residents as a “license to do business” in the City. This effort is spearheaded by Deputy Mayor Amy Quinn, along with members of the City Council.

## 5. Programmatic Capability and Past Performance

a. Programmatic Capability: The City's brownfield program is housed within the Planning Department, and will be guided by the Brownfield Steering Committee, an expansion of the core BDA committee. Ms. Michele Alonso, a certified planner and Director of Planning and Redevelopment, will serve as the Brownfield Coordinator. She has extensive experience in urban brownfield redevelopment, having previously worked in the brownfield-rich communities of Jersey City and Newark. Ms. Alonso will be assisted in the management of the grants by a professional grant management company, to be secured via competitive procurement in accordance with all relevant state and federal procurement requirements. The grant management professional will be responsible for timely preparation of all quarterly reports, ACRES updates, MBE-WBE forms and Financial Status Reports. Qualified technical consultants will be sought through a RFP process following applicable state and Federal procurement requirements. Ms. Alonso will be supported by the legal, procurement, and finance departments within the City, along with the State Fiscal Monitor assigned to the City.

b. Audit Findings: Asbury Park has received audit findings for expenditure of FEMA funds provided in the wake of Superstorm Sandy. Due to the large number of projects, the city focused on documenting expenditure of permanent projects, and had not provided sufficient back up for emergency debris removal activities by the time of the audit. The city is currently pulling together this documentation in response to the FEMA finding.

c. Past Performance and Accomplishments:

i. Currently or Has Ever Received an EPA Brownfields Grant: Not Applicable

ii. Have Not Received an EPA Brownfields Grant But Have Received other federal and/or non-federal assistance agreements

The City is an entitlement community that received a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development in 2014 in the amount of \$449,808. There is \$31,578.57 remaining in the fund. The CDBG grant was used to address the needs of the underserved and to provide a suitable living environment; including prevention of homelessness, improving slum/blighted areas, neighborhood beautification, home buyers assistance and loans for emergency housing repairs. Accomplishments included: assistance to 69 families to restore energy services, and 4 families requiring an emergency home; over 5,000 code inspections in Census Tract 8073 to reduce violations and improve living conditions; rental assistance to 3 displaced families and forgivable loans to eligible first time home buyers; special events (national night out to focus on the reduction of crime in the City, back-to-school night, Christmas tree lighting, Kwanza celebration, energy fair), road improvements within and around the focus area; a new air conditioning unit and interior handicap door in the library, and job training funds to support programs sponsored by Interfaith Neighbors and the Faith Based Initiative Group. The City is also the recipient of a NJDEP Hazardous Discharge Site Remediation Fund (HDSRF) grant in the amount of \$33,550 for the property located at 101-103 Lake Avenue. The funding was used for the assessment and remediation of the property. Based on the results of the remedial action, the NJDEP issued a No Further Action designation for the property. The property is now being redeveloped into a passive recreation area. The City complied with all requirements of the grant. There are no funds remaining. Asbury Park takes compliance with grant requirements very seriously. Our grants have been expended on schedule with all reporting completed in a timely manner.

iii. Never Received and Type of Federal or Non-Federal Assistance Agreements: Not Applicable

**Asbury Park, New Jersey  
Attachment A:  
Threshold Documentation**

## **THRESHOLD CRITERIA**

### **City of Asbury Park, New Jersey**

1. Applicant Eligibility: The grant applicant is the City of Asbury Park, New Jersey. The City is an eligible grant applicant as it is a general purpose unit of a “Local Government” as defined under 40 CFR Part 31.

2. Letter from the State or Tribal Authority: A letter of support for this application was requested, and received on November 18, 2015 from the New Jersey Department of Environmental Protection. Please see Attachment B to the grant application.

3. Community Involvement: Community involvement will be a key component of the City’s assessment and redevelopment plan for the targeted neighborhood, and meetings will be held in the focus area to discuss the overall project and end use options. The identification of brownfield assessment sites, reuse and cleanup decisions will be made in an open and public manner, with City staff available to answer questions and to present information at meetings of various civic groups. During public meetings, input will be solicited on potential sites for priority assessment. BDA Steering Committee meetings are open to the public, and any interested person or organization will have an opportunity to participate in the prioritization process. Once sites are targeted for assessment, residents in the area will be notified in accordance with established outreach processed below. The City will maximize the use of free publications to increase the likelihood of reaching individuals who are financially struggling and may not have access to technology (i.e., websites, computers).

- Direct written and/or oral communication with civic associations in whose neighborhoods targeted sites are located;
- Public notification in the local newspapers, including the *Asbury Park Press*;
- Public notification in free newspapers, including the *Coaster and Tri-City News*;
- Public notification on *Asbury Park Sun* website;
- Public notification through open, public City Council meetings;
- Public outreach activities by local non-profit organizations;
- Posting on the City’s website;
- Posting on *Next Door* website, used to share information among residents of the City;
- Posting on the City’s electronic sign located on Main Street; and
- Open publicized Counsel and quarterly BDA Steering Committee meetings.

According to the 2009-2013 American Community Survey, nearly 50% of residents within the City speak a language other than English (primarily Spanish). The City recognizes the importance of outreach programs to non-English speaking residents, and meeting notices will also be published in Spanish and will provide assistance to residents who require translations.

4. Site Eligibility and Property Ownership Eligibility: Not applicable. This grant is a community-wide assessment grant.

**Asbury Park, New Jersey**  
**Attachment B:**  
**Letter from**  
**New Jersey Department of Environmental Protection**



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
SITE REMEDIATION PROGRAM  
OFFICE OF BROWNFIELD REUSE  
MAIL CODE 401-05K  
P.O. BOX 420  
TRENTON, NEW JERSEY 08625-0420  
[HTTP://WWW.STATE.NJ.US/DEP/SRP](http://www.state.nj.us/dep/srp)

BOB MARTIN  
Commissioner

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

November 18, 2015

The Honorable Gina McCarthy, Administrator  
US Environmental Protection Agency  
401 M Street SW  
Washington, DC 20460

RE: USEPA Community-Wide Brownfields Assessment Grant Application  
City of Asbury Park, New Jersey

Dear Administrator McCarthy:

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the City of Asbury Park application to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfield Assessment Grant to assess environmental impacts associated with discharges of hazardous substances and petroleum products at sites in the City of Asbury Park. The New Jersey Department of Environmental Protection acknowledges that the applicant plans to conduct site assessments.

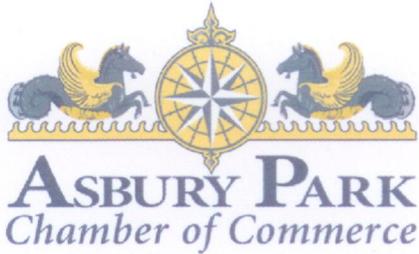
The City of Asbury Park has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The sites identified in the grant application represent priority brownfield redevelopment opportunities for the City.

Please accept this letter of support for the City of Asbury Park Community-Wide Brownfield Assessment Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 984-1790, or e-mailed at [Timothy.Bartle@dep.nj.gov](mailto:Timothy.Bartle@dep.nj.gov).

Sincerely,

Timothy Bartle, Chief  
Office of Brownfield Reuse

**Asbury Park, New Jersey**  
**Attachment C:**  
**Letters of Commitment from**  
**Community-Based Organizations**



December 4, 2015

John Moor  
Mayor  
City of Asbury Park  
One Municipal Plaza  
Asbury Park, NJ 07712

Honorable Mayor Moor,

The Asbury Park Chamber of Commerce is committed to advancing the economic development of Asbury Park to ensure the prosperity of businesses and citizens. We are a leading force in promoting the commercial, industrial, and civic interests of the City of Asbury Park (the City).

I am writing in support of the City's application for U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grants. Whatever sites and projects are chosen to be addressed by this program will have a tremendous impact on the redevelopment of several of Asbury Park's traditional commercial corridors. Projects funded by these grants will assist in the further revitalization of the City. The grants could greatly assist in local business development, and I strongly support this application. As a representative of local businesses, the Chamber is in an excellent position to serve as a clearinghouse for end users of these brownfield sites. In this capacity, we are able to assist the City in identifying both commercial developers and tenants that could ultimately occupy the redeveloped sites. We can also assist with disseminating information about the projects and could provide meeting space for public meetings.

The Brownfields Assessment Grants could have a major positive impact on local business development and Asbury Park as a whole, and I appreciate your pursuit of this application.

Please don't hesitate to get in touch to discuss next steps by phone 732-775-7676 or email [info@asburyparkchamber.com](mailto:info@asburyparkchamber.com).

Sincerely,

A handwritten signature in dark ink, appearing to read "Jacqueline L. Pappas". The signature is fluid and cursive, extending across the width of the text area.

Jacqueline L. Pappas, *Executive Director*  
The Asbury Park Chamber of Commerce



## Interfaith Neighbors

Neighbors Helping Neighbors

### Board of Trustees

Rabbi Sally Priesand,  
*President*

Vincent Petruzzello,  
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Sandy Mullaney

Carlo Sestito

James Vaccaro

December 9, 2015

The Honorable John Moor  
Mayor, City of Asbury Park  
One Municipal Plaza  
Asbury Park, NJ 07712

Dear Mayor Moor:

Interfaith Neighbors is a publically incorporated, 501(c)3, tax-exempt, community benefit organization that has worked with residents of Asbury Park and all of Monmouth County since 1988 to increase their self-sufficiency, meet basic needs, and build community through our many programs and services.

With respect to our involvement in Asbury Park, in 2007 Interfaith received approval from the New Jersey Department of Community Affairs for its *Asbury Park West Side Neighborhood Revitalization Plan* which is supported through investments from corporations participating in the state's Neighborhood Revitalization Tax Credit program. The Plan focuses on the development of quality affordable housing, economic development initiatives within the Springwood Avenue Corridor, and quality of life initiatives benefiting West Side residents. To date, approximately \$5,000,000 in tax credit investments have been received; total capital invested in West Side Neighborhood-related initiatives exceeds \$27,000,000.

As a part of this comprehensive revitalization effort, Interfaith Neighbors recently completed construction on **Springwood Center**, located at the intersection of Springwood Ave. and Atkins Ave. As you know, this project is a three-story, 27,500 square foot building developed on what had been a vacant parcel since the early 1970's. The mixed-use building is home to the City of Asbury Park Senior Center, offices for the local police department, Interfaith's Business Development Center, a non-profit workforce development agency, and eight affordable housing units on the third floor.

This award-winning development project was undertaken and completed within a long barren physical landscape, but the architectural boldness and activity within its doors represents an important signal to developers that the timing may be right for development of the remaining vacant lots within the Springwood Avenue Corridor.

I am therefore writing in support of Asbury Park's grant application to the U.S. EPA for Brownfields Assessment Grant funding. I understand that the Assessment funding will be used to investigate sites targeted for transit-oriented development in the Springwood Avenue Corridor as well as sites targeted for infill affordable housing. The Assessment Grants could provide our community with the necessary funding to move forward these brownfield revitalization projects.

If you receive this funding, Interfaith Neighbors will provide technical advice regarding potential housing development projects on priority sites and regarding smart growth-related economic development efforts. We will also assist with community outreach via our extensive network collaborative partners providing services or benefits to Asbury Park residents. We fully support these grant applications.

We look forward to working with you, members of City and Council, and City Administration on the continued revitalization of the West Side neighborhood.

Sincerely,



Paul L. McEvily  
Associate Executive Director and Corporate Secretary

QUALITY OF LIFE

CITY OF ASBURY PARK

---

December 15, 2015

The Honorable John Moor  
Mayor, City of Asbury Park  
One Municipal Plaza  
Asbury Park, New Jersey 07712

Dear Mayor Moor,

Improving the quality of life for the resident of the City of Asbury Park, New Jersey is the goal of the Code/Quality of Life committee established in the spring of 2015. The 12 member committee is made up of a cross-section of community members from all areas of the City, and I serve as the Chair of that Committee. The issues addressed by the Committee include, the health and safety of our residents the environment, greenspace, affordable housing, code enforcement, and the maintenance and condition of our parks and the City. Specifically, we have conducted and participating in periodic cleanup of the city, its parks and waterways. We are partnering with the Board of Education in an Anti-Bullying campaign for our youth, creating a program emphasizing the importance of recycling to the environment and the economy of the City. The Director of Code Enforcement is a member of the committee and has been instrumental in bringing to the attention of the city council ordinances to eliminate abandoned and vacant housing.

The Code/Quality of Life committee supports Asbury Park's grant application for environmental site assessment funding from the Environmental Protection Agency (EPA), which will allow the City's Brownfield Development Area Committee and the Planning Department to continue to work with us to identify and investigate high priority brownfields. Our committee understands the value of cleaning up brownfield sites so that underutilized blighted properties can be revitalized to productive uses.

If this EPA funding is awarded the Quality of Life committee will ensure that the public is informed as to the progress of the brownfield program, will provide outreach support, and will facilitate public meetings. Keeping the public actively informed is a key component to our mission and success.

Thank you for your consideration,

  
Councilwoman Yvonne Clayton,  
Chair, Quality of Life Committee  
c/o City of Asbury Park  
1 Municipal Plaza, Asbury Park, New Jersey  
Phone: (732) 710-6415

---

**Brownfield Development Area – Steering Committee**  
**ASBURY PARK, NEW JERSEY**

December 15, 2015

The Honorable John Moor  
Mayor, City of Asbury Park  
One Municipal Plaza  
Asbury Park, New Jersey 07712

Dear Mayor Moor:

The City of Asbury Park (the City) is home to a Brownfields Development Area (BDA) designated by the New Jersey Department of Environmental Protection, and has been working to design and implement remediation and reuse plans for sites within the BDA. This process invites various stakeholders, including owners of contaminated properties, potentially responsible parties, developers, community groups, technical experts for the local government and residents, and residents themselves, to participate in this cleanup and revitalization approach.

As the Chair of the BDA Committee for Asbury Park, I am writing to express my support of the City's applications for U.S. EPA assessment grants. This funding will be used to investigate sites that are critical to the redevelopment and future growth of the city. The areas targeted in these applications have approved redevelopment plans and are poised to maximize the EPA's investment. Main Street and Memorial Drive are a gateway into the City and the waterfront, a transportation hub, a focal point for government and civic activity, and a neighborhood shopping district. The Springwood Avenue Brownfield Development Area was once a prosperous commercial district that pulsed to the rhythms of jazz nightclubs. But riots during the late 1960s and early 1970s shattered this prosperity, leaving the district a shell of burned-down buildings and abandoned homes and businesses. Today, much of the area is vacant or is contaminated.

The Asbury Park BDA Committee is committed to working with the City, the EPA, property owners, and residents in outreach to keep our constituents educated and aware of the progress of brownfields investigation, cleanup, and redevelopment activities.

Thank you,

A handwritten signature in black ink that reads "Michele Alonso". The signature is written in a cursive, flowing style. To the right of the signature is a vertical line.

Michele Alonso  
Chair, Brownfield Development Area Steering Committee  
Director of Planning and Redevelopment  
c/o City of Asbury Park  
1 Municipal Plaza, Asbury Park, New Jersey  
Phone: (732) 502-5711

**ENVIRONMENT AND SHADE TREE COMMISSION**  
**ASBURY PARK, NEW JERSEY**

December 15, 2015

The Honorable John Moor  
Mayor, City of Asbury Park  
One Municipal Plaza  
Asbury Park, New Jersey 07712

Dear Mayor Moor:

Friday, December 04, 2015

Dear Mayor Moor:

The Asbury Park Environmental and Shade Tree Commission supports the U.S. Environmental Protection Agency (EPA) assessment grant application hazardous substances and petroleum funds that is being submitted by the City of Asbury Park, New Jersey (the City).

Over the past few years, the ESTC has:

- Planted more than 2350 trees throughout the City;
- Created a rain garden of indigenous plantings that diverts more than 750,000 gallons of polluted water annually;
- Created a community garden of 24 raised beds that provides much needed vegetables to senior and impoverished residents;
- Conducted regular cleanups of lakes and parks throughout the City;
- Collaborated with local merchants and created a garden on a fallow parcel of land at the entrance to the City's Central Business District on Cookman Avenue and Main St; and
- Provided educational outreach to our youth ranging from 3-4 year olds on nature walks, established vegetable gardens with a city Charter School and Asbury Park High School students.

With the funds available from the EPA the City will be able to address issues associated with contaminated sites, so that these underutilized, blighted properties can be revitalized to productive uses. Reengaging the underutilized land will aid stewardship and resiliency of the City and its residents. We further understand that the reuse of some of these contaminated sites may increase the amount of open and/or green space within the Community.

The ESTC looks forward to working with the City on revitalizing brownfield sites and will provide technical assistance that may be needed, which includes but may not be limited to: guidance regarding

the selection and planting of trees on redeveloped sites (i.e., location, type and number of trees); assistance with the design of public spaces as gardens, and educational outreach regarding the proper care and maintenance of plantings. The ESTC also understands the importance of community engagement as a critical tool in community planning, so the ESTC will also make available our monthly meetings to be used as a forum to discuss progress associated with the U.S. Environmental Protection Agency grants.

Sincerely,

A handwritten signature in black ink that reads "Tom Pivinski". The signature is written in a cursive, flowing style.

Tom Pivinski  
c/o Environmental and Shade Tree Commission  
1607 Emory Street  
Asbury Park, NJ 07712  
908-489-4391



**Edward J. Bloustein School of Planning and Public Policy**  
Rutgers, The State University of New Jersey  
33 Livingston Avenue  
New Brunswick, New Jersey 08901

www.togethernorthjersey.com

PH: (848) 932-2840 direct dial  
FAX: (732) 932-3714

December 4, 2015

City of Asbury Park  
Office of the Mayor  
One Municipal Plaza  
Asbury Park, NJ 07712

Honorable Mayor Moor;

In 2009, the U.S. Department of Housing and Urban Development (HUD) joined with the U.S. Department of Transportation, and the Environmental Protection Agency to create an Interagency Partnership for Sustainable Communities. In the context of the federal partnership, HUD created the Sustainable Communities Regional Planning Grant Program to support metropolitan and multijurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, infrastructure plans. HUD's goal is to empower jurisdictions to simultaneously consider the interdependent challenges of economic growth and revitalization, access to opportunity, public health, and environmental impact.

In 2011, HUD awarded Together North Jersey a grant to develop a Regional Plan for Sustainable Development in the 13-county North Jersey Transportation Planning Authority region. Together North Jersey is a consortium of local municipalities, counties, non-governmental organizations, community development corporations, and other interested organizations. Rutgers University serves as the administrative and fiscal agent for the grant. The Plan uses sustainability, transit system connectivity, and Transit-Oriented Development as the central framework for integrating plans, regulations, investments, and incentive programs at all levels of government to improve economic and environmental conditions, while promoting regional equity and resource efficiency. As you know, TNJ partnered with the City of Asbury Park, Interfaith Neighborhoods, Monmouth County, and other municipalities to evaluate a series of interconnecting transportation corridors in particular.

The Asbury Park study areas in "The Connecting Community Corridors Plan" are the target areas of your 2015 U.S. EPA Brownfield Assessment Grant applications. The Together North Jersey consortium supports these applications and commits to continue to work with the stakeholders and municipal, county, and state officials to provide technical advice, data sharing, and strategy development for these project areas.

Sincerely,

A handwritten signature in black ink that reads "John A. Carnegie".

John A. Carnegie, AICP/PP  
Project Director  
TOGETHER NORTH JERSEY

# *Monmouth County Workforce Development Board*

---

**Fran Keane**  
**Chairman**

**Eileen M. Higgins**  
**Executive Director**

December 15, 2015

Honorable Mayor John Moor  
City of Asbury Park  
Office of the Mayor  
One Municipal Plaza  
Asbury Park, NJ 07712

Dear Mayor Moor:

Through the Workforce Innovation and Opportunity Act and the New Jersey Unified Plan, the Monmouth County Workforce Development Board (WDB) is responsible for system-wide strategic analysis, policy development, and operational planning in the county workforce investment area. The Monmouth County WDB's mission is to create a progressive and innovative workforce development system that effectively serves county businesses and residents. This includes:

- Assisting employers in screening, recruiting and retaining skilled, qualified employees;
- Providing job search assistance, career planning, skills assessments, job counseling, and resume support for job seekers;
- One-Stop Career Center development and oversight;
- Setting the strategic direction for workforce programs;
- Creating forums for analyzing and discussing critical workforce issues to determine the best implementation strategies;
- Partnering with state and local elected officials;
- Conducting labor market analysis to better assess labor demand and to advocate for employer workforce needs.

The WDB has recently learned about the City of Asbury Park's efforts to apply for U.S. EPA Brownfields Assessment Grant funding to assess contamination in Asbury Park's business districts. We understand that the project could potentially provide job opportunities for Asbury Park and County residents. If Asbury Park is awarded funding, the Monmouth County WDB will work with the City to place candidates into any resulting jobs through our extensive network.

Thank you for your consideration of this important project. If you have any questions, please feel free to contact me at [eileen.higgins@dol.nj.gov](mailto:eileen.higgins@dol.nj.gov) or by calling 732-683-8850, ext. 2111.

Sincerely,



Eileen M. Higgins  
Executive Director

**Chris Christie**, Governor  
**Kim Guadagno**, Lieutenant Governor  
**Richard T. Hammer**, Acting Commissioner  
**Veronique Hakim**, Executive Director

**NJ TRANSIT**  
One Penn Plaza East  
Newark, NJ 07105-2246  
973-491-7000

December 16, 2015

The Honorable John Moor  
Mayor, City of Asbury Park  
1 Municipal Plaza  
Asbury Park, NJ 07712

**Re:** Asbury Park EPA Brownfields Assessment Grant Applications

Dear Mayor Moor:

NJ TRANSIT is pleased to support the City of Asbury Park's EPA Brownfield Assessment grant applications.

NJ TRANSIT is the nation's largest statewide public transportation system providing more than 915,900 weekday trips on 257 bus routes, three light rail lines, 12 commuter rail lines and through Access Link paratransit service. NJ TRANSIT is the third largest transit system in the country with 165 rail stations, 62 light rail stations and more than 19,000 bus stops linking major points in New Jersey, New York and Philadelphia.

NJ TRANSIT works with local, county and state partners to encourage growth and development where public transportation already exists. Among many other benefits, transit-oriented development reduces traffic congestion, improves air quality, and revitalizes surrounding areas. As such, we support transit-oriented development efforts throughout New Jersey.

It is our understanding that the areas targeted by the City of Asbury Park's 2015 U.S. EPA Brownfield Assessment grant applications will be used to investigate sites suitable for transit-oriented development. Specifically, these areas include the Main Street/Memorial Drive Redevelopment area, which borders the North Jersey Coast Line. As you know, these two parallel roads offer complimentary opportunities; Main Street serves as the City's main commercial spine and Memorial Drive serves as a higher-volume, secondary route with more underutilized parcels and opportunities for infill, redevelopment, and adaptive reuse. The existing Asbury Park Station not only serves as a gateway to the City, but can help stimulate development of the City's emerging Springwood Redevelopment Corridor, the Downtown, and the beach and boardwalk areas.

NJ TRANSIT fully supports both of the EPA Brownfield Assessment grant applications being submitted by Asbury Park and we look forward to working collaboratively with the City on these initiatives.

Sincerely,



John C. Leon  
Senior Director  
Office of Government and Community Relations

**Asbury Park, New Jersey**  
**Attachment D:**  
**Documentation of Leveraged Funds**



# Site Remediation Program

[SRP Home](#) | [DEP Home](#)[Financial Assistance](#) HDSRF

## Hazardous Discharge Site Remediation Fund (N.J.S.A. 58:10B-4)

HDSRF grants and loans are available to public entities, private entities, and non-profit organizations (as described in section 501(c)(3) of the federal internal revenue code) that perform a remediation pursuant to DEP's Site Remediation Program requirements.

The HDSRF was established in July 1993 to provide funding to public and qualifying private entities for the remediation of a suspected or known discharge of a hazardous substance or hazardous waste. The HDSRF is funded through a constitutionally-dedicated portion of the New Jersey Corporate Business Tax, and is administered through a partnership between the DEP and the New Jersey Economic Development Authority (EDA). The DEP evaluates an applicant's preliminary eligibility requirements, and the estimated remediation costs. Upon the DEP's recommendation for funding, the EDA evaluates an applicant's financial status, determines grant and/or loan eligibility and awards funding.

Questions regarding this application should be directed to the [HDSRF Coordinator](#) within the Office of Brownfield Reuse at (609) 984-1790. The NJDEP and NJEDA look forward to working with you.

- [HDSRF Application Form & Instructions](#)

A summary of grants and loans offered through the fund is available [here](#).

## Hazardous Discharge Site Remediation Fund (HDSRF) - Child Care Facility Grant Application

Hazardous Discharge Site Remediation Fund (HDSRF) grants are available to an existing or prospective owner or operator of a child care facility that is licensed or who has applied for a license with the Department of Children and Families (DCF). The grant is available for reimbursement up to a maximum amount of \$1500, for a complete Preliminary Assessment report.

[More information & application](#)

To report an environmental incident impacting NJ, call the Toll-Free 24-Hour Hotline  
**1-877-WARNDEP / 1-877-927-6337**

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Last Updated: May 21, 2013



# Site Remediation Program

[SRP Home](#) | [DEP Home](#)

[Financial Assistance](#) | [Office of Brownfield Reuse](#) | [HDSRF](#) | [Loans & Grants Chart](#)

## Hazardous Discharge Site Remediation Fund Loans & Grants

PUBLIC SECTOR ASSISTANCE				
APPLICANT	FUNDS	PHASE	AMOUNT	SPECIAL CONDITIONS
Municipalities, Counties & Redevelopment Entities	Grants <i>NJSA 58:10B-6(a)(2)(a)(iii)</i>	PA/SI/RI	100 % of PA/SI/RI (capped at \$3 million per applicant per year)	<ul style="list-style-type: none"> <li>Must have 1) tax sale certificate, 2) acquired through foreclosure or similar means, 3) own site or 4) pass a resolution to acquire site for redevelopment or recreation/conservation purposes.</li> <li>Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed.</li> </ul>
Municipalities, Counties & Redevelopment Entities <sup>[1]</sup>	Grants <i>NJSA 58:10B-6(a)(2)(a)(ii)</i>	Remedial Action  Affordable housing or Recreation/Conservation purposes	75% of RA for recreation or conservation 50% of RA for affordable housing  Program cap of \$5M per year <sup>[2]</sup>	<ul style="list-style-type: none"> <li>No ownership interest required <i>NJSA 58:10B-6 (a)(2)(b)</i></li> <li>Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed</li> <li>Rec./Cons. Grants-property must be preserved for conservation or recreation through a development easement or conservation easement or other restriction/easement restricting development</li> </ul>
<p>1. Applicant still subject to \$3M cap per year 2. EDA can only award a cumulative total in grants of \$5M per year for remedial actions involving recreation/conservation end uses or affordable housing</p>				
Municipalities, Counties & Redevelopment Entities	Grants BDA sites  <i>NJSA 58:10B-6(a)(2)(a)(i)</i>	Remediation (PA/SI/RI/RA)	100 % PA/SI/RI/ 75% RA (capped at \$5M per applicant per year)	<ul style="list-style-type: none"> <li>No ownership interest required <i>NJSA 58:10B-6 (a)(2)(b)</i></li> <li>Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed</li> <li>Rec./Cons. Grants-property must be preserved for conservation or recreation through a development easement or conservation easement or other restriction/easement restricting development</li> <li>No ownership interest required <i>NJSA 58:10B-5(f); and -6 (a)(2)(b)</i></li> <li>Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed</li> <li>Lien (for the amount expended for remedial action costs) placed on property if municipality, county or redevelopment entity does not acquire site.</li> </ul>
Municipalities, Counties & Redevelopment Entities	Grants Innovative technology, unrestricted & limited restricted use remedy <sup>[3]</sup> <i>NJSA 58:10B-6(a)(5)(b)</i>	Remedial Action (RA)	25% "project" costs of the remediation that is specifically for the use of innovative technology or implementation of limited restricted or unrestricted use.  \$250,000 cap <sup>[4]</sup> per project	<ul style="list-style-type: none"> <li>Must own site</li> <li>Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed</li> </ul>
<p>3. Limited restricted use remedial action is any RA that requires the continued use of institutional controls but not require the use of engineering controls; Unrestricted use remedial action is any RA that does not require the continued use of engineering or institutional controls in order to meet the established health risk or environmental standard. 4. Applicant still subject to \$3M cap per year</p>				
Municipalities, Counties and Redevelopment Entities	Loans Imminent & significant threat <i>NJSA 58:10B-6(a)(2)(a)(v)</i>	Remediation (PA/SI/RI)	100% of PA/SI/RI (capped at \$3 million per year)	<ul style="list-style-type: none"> <li>Must have 1) tax sale certificate, 2) acquired through foreclosure or similar means, 3) own site or 4) pass a resolution to acquire site for redevelopment or recreation/conservation purposes via voluntary conveyance.</li> <li>Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed</li> </ul>
Municipalities, Counties and Redevelopment Entities	Loans PA/SI/RI is completed <i>NJSA 58:10B-6(a)(2)(a)(iv); and 6(a)(2)(b)</i>	Remedial Action	100% of Remedial Action (capped at \$3 million per year)	<ul style="list-style-type: none"> <li>Must own site<sup>[5]</sup> <i>NJSA 58:10B-6(a)(2)(b)</i></li> <li>Must pass redevelopment plan or a realistic opportunity must exist that the site will be redevelopment within 3 years after the remediation is completed</li> </ul>
<p>5. No loans or grants for remedial action shall be awarded until the municipality, county or redevelopment entity owns the real property (except for sites within a BDA, or sites where the end use is recreation/conservation or affordable housing)</p>				
PRIVATE SECTOR ASSISTANCE				
APPLICANT	FUNDS	PHASE	AMOUNT	SPECIAL CONDITIONS
Persons <sup>[6]</sup>	Grants Innocent Party <sup>[7]</sup> <i>NJSA 58:10B-6(a)(4)</i>	Remediation (PA/SI/RI/RA)	50% of Remediation (capped at \$1M per /project)	<ul style="list-style-type: none"> <li>Acquired site prior to December 31, 1983</li> <li>Hazardous substance/waste was not used by applicant</li> <li>Applicant did not discharge any hazardous substance/waste at area where discharge is discovered <i>NJSA 58:10B-6a(4)</i></li> </ul>
<p>6. Persons is defined as an individual, corporation, company, partnership, firm, or other private business entity 7. Applicant must meet innocent party criteria established at NJSA 58:10B-6(a) 4 that are outlined in the special conditions section above</p>				

<b>Persons</b> Qualifying Persons	<b>Grants</b> Innovative technology, unrestricted & limited restricted use remedy <sup>[8]</sup> <i>NJSA 58:10B-6(a)(5)(b)</i>	<b>Remedial Action</b>	25% of the "project costs" for the RA that is specifically for the use of innovative technology or an unrestricted/ limited restricted use  \$250,000 cap <sup>[9]</sup> per project	<ul style="list-style-type: none"> <li>▪ "Qualifying person" means any person who has a net worth of not more than \$2M</li> <li>▪ "Project costs" means that portion of the total costs of a remediation that is specifically for the use of an innovative technology, or to implement an unrestricted/limited restricted use remedial action <i>NJSA 58:10-5a(6)</i></li> </ul>
<p>8. Limited restricted use remedial action is any RA that requires the continued use of institutional controls but not require the use of engineering controls; Unrestricted use remedial action is any RA that does not require the continued use of engineering or institutional controls in order to meet the established health risk or environmental standard</p> <p>9. Applicant still subject to \$1M cap per year</p>				
<b>Persons</b>	<b>Loans</b> for sites with imminent & significant threat <i>NJSA 58:10B-6(a)(2)(b)</i>	<b>Remediation (PA/SI/RI/RA)</b>	100% Remediation (capped at \$1million per year)	<ul style="list-style-type: none"> <li>▪ Eligible to the extent that applicant is not capable of establishing a remediation funding source <i>NJSA 58:10B-6c</i></li> </ul>
<b>Persons</b>	<b>Loans</b> for sites in qualifying municipality <i>NJSA 58:10B-6a(1)</i>	<b>Remediation (PA/SI/RI/RA)</b>	100% of Remediation (capped at \$1M per year)	<ul style="list-style-type: none"> <li>▪ Eligible to the extent that applicant is not capable of establishing a remediation funding source <i>NJSA 58:10B-6c</i></li> </ul>
<b>Persons</b>	<b>Loans</b> Voluntary Cleanup, EOZ, Innovative Technology, Unrestricted/ Limited Restricted ) <i>NJSA 58:10B-6(a)(5)</i>	<b>Remediation (PA/SI/RI/RA)</b>	100% of Remediation (capped at \$1M per year)	Exempt from demonstrating the ability to establish remediation funding source <i>NJSA 58:10B-5A(1); 58:10B-6c</i>
<b>Persons</b>	<b>Loans</b> Discharge of Hazardous Substance/ Spill Act <i>NJSA 58:10B-5(b), 10B-6(a)(2)(b)</i>	<b>Remediation (PA/SI/RI/RA)</b>	100% of Remediation (capped at \$1M per year)	Eligible to the extent that applicant is not capable of establishing a remediation funding source <i>NJSA 58:10B-5A(1); 58:10B-6c</i>
<b>Non Profits</b> <sup>[10]</sup>	<b>Grants</b> <i>NJSA 58:10B-25.3</i>	<b>PA/SI/RI</b>	Pilot Program capped overall at \$5M <sup>[11]</sup> <i>NJSA 58:10B-25.3</i>	All of the limitations and conditions for the award of loans and grants to municipalities shall apply to the award of grants to non profit organizations
<p>10. Non profits described in section 501(c)(3) of the federal Internal Revenue Code that are exempt from taxation pursuant to section 501(a)</p> <p>11. Criteria for program to be developed by DEP in consultation with EDA</p>				
<b>END NOTES</b>				
1. Awards can only be made for sites on which there has been or is suspected to be a discharge of a hazardous substance/waste				

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**1-877-WARNDEP / 1-877-927-6337**

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Last Updated: May 21, 2013



[Home](#) > [Financing and Incentives](#) > [Large Business & Development](#) > Brownfields and Contaminated Site Remediation Program

# Brownfields and Contaminated Site Remediation Program

Developers in New Jersey who need financial assistance to clean up and redevelop polluted sites and closed municipal landfills may enter into a redevelopment agreement with the EDA and be eligible to recover a portion of their remediation costs.



## Dollar

### Amount

Up to 75% of approved costs associated with the remediation effort

No financial limitation on the total amount to be recovered



## Uses

Financial assistance toward approved remediation costs



## Benefits

8 state taxes, including sales, business use and corporate taxes, can be used to reimburse the developer of remediation costs

Reimbursements are based on tax collections; there is no financial limitation on the total amount to be recovered



## Eligibility

Non-responsible parties agreeing to undertake and complete the environmental cleanup of the site to the satisfaction of the NJ Department of Environmental Protection

**PROGRAM DETAILS:** The Brownfields and Contaminated Site Remediation Program was designed to restore key brownfields sites to productive use through incentives making the redevelopment more affordable. This reimbursement program is funded by new sales taxes derived from the businesses that are located on these formerly contaminated and unusable properties.

- Developers are required to attend a pre-application meeting with members from the EDA, Department of Treasury and the Department of Environmental Protection.
- Applicants are required to provide a detailed summary of the development project and the ability to generate new sales taxes.
- To qualify, a developer must be a non-responsible party agreeing to undertake and complete the environmental clean up of the site to the satisfaction of the New Jersey Department of Environmental Protection.
- All work on an approved project must be completed under prevailing wage.

**FEES\*:**

Division of Taxation Tax Clearance Certificate Application Processing Fee: \$75 for standard processing; \$200 for expedited processing (response within three business days)

\*All fees are non-refundable.



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
SITE REMEDIATION PROGRAM  
OFFICE OF BROWNFIELD REUSE  
MAIL CODE 401-05K  
P.O. Box 420  
TRENTON, NEW JERSEY 08625-0420  
[HTTP://WWW.STATE.NJ.US/DEP/SRP](http://www.state.nj.us/dep/srp)

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

BOB MARTIN  
Commissioner

September 30, 2013

Donald Sammet, Steering Committee Chair  
City of Asbury Park  
One Municipal Plaza  
Asbury Park, NJ 07712

Re: Springwood Avenue Brownfield Development Area  
Memorandum of Understanding and Continued Designation

Dear Mr. Sammet:

Please find enclosed two copies of the executed Memorandum of Understanding (MOU) for the referenced Brownfield Development Area for your files. Please provide one copy to the municipal official responsible for complying with the Municipal Commitments. It is important at this time to reflect again on the conditions and commitments of the MOU as today marks the end of a semi-annual reporting period. This office looks forward to receiving both the semi-annual Progress Report and the semi-annual Remediation Phases Completed/Planned Table by the end of October. Your prompt attention to this commitment is appreciated. It is through these reports that the Department assesses the progress being made toward the goals of remediation and reuse of the BDA.

Your BDA is currently assigned to Michael Deely of my staff. He will act as your advisor and is available to assist you through the BDA process. You can reach Michael Deely by telephone at (609) 633-1332 or by email at [Michael.deely@dep.state.nj.us](mailto:Michael.deely@dep.state.nj.us).

Please contact me if you have any questions or concerns. I can be reached by telephone at (609) 984-1790 or by e-mailed at [Timothy.Bartle@dep.state.nj.us](mailto:Timothy.Bartle@dep.state.nj.us).

Sincerely,

Timothy T. Bartle, Chief  
Office of Brownfields Reuse

enclosure

C: Michael Deely, Office of Brownfield Reuse, BDA Advisor

**MEMORANDUM OF UNDERSTANDING  
AMONG PARTIES TO  
DEP'S BROWNFIELD DEVELOPMENT AREA ("BDA") PROGRAM**

WHEREAS, the Parties (the "Parties") to this Memorandum of Understanding ("MOU") are the New Jersey Department Of Environmental Protection ("DEP"), the Springwood Avenue Brownfield Development Area Steering Committee (the "Steering Committee"), and the City of Asbury Park ("Municipality");

AND WHEREAS, the Parties attest that they have the authority to be bound by this MOU, and all Parties agree not to contest their entry into the MOU, nor the terms and conditions of this MOU;

AND WHEREAS, the New Jersey Legislature has found that brownfields can pose health risks to our residents, threaten our environment, and can also blemish neighborhoods, and has therefore called for a timely and efficient regulatory response. N.J.S.A. 58:10B-1.2.;

AND WHEREAS, DEP hereby enters into this MOU in partnership with the Steering Committee and the Municipality pursuant to DEP's authority to formulate comprehensive policies to promote environmental protection and redevelopment in Brownfield Development Areas (BDAs) under N.J.S.A. 13:1D-1 et seq. and N.J.S.A. 58:10B-24;

AND WHEREAS addressing the issue of under-utilization of brownfield neighborhoods is critical to meaningful revitalization, by focusing on expedited restoration of entire communities - not simply scattered, individual properties - a plan for the revitalization of the BDA designated by this MOU can emerge as the model for smart growth through regional rebirth.

AND WHEREAS, the BDA designation provides a framework and resources to empower affected communities to address brownfields where additional assistance may be needed, although, designation as a BDA will not affect or limit in any way utilization or application of New Jersey's other brownfield or remediation programs on properties within a BDA and, in addition, designation as a BDA does not create or impose any additional regulatory or approval requirements on properties within the BDA;

AND WHEREAS, the Steering Committee (comprised of the participating stakeholders identified in Attachment 1), DEP and the Municipality have agreed on the specific brownfield sites within the Sigsbee Avenue Brownfield Development Area (the "BDA"), that are further identified in Attachment 2 hereto, and DEP has accepted such Steering Committee and brownfield sites within the designation of the BDA;

NOW THEREFORE, intending to be legally bound, the Parties agree as follows:

#### **I. DEP GOALS AND COMMITMENTS**

By entering into this MOU, DEP agrees to:

1. Assign Office of Brownfield Reuse staff with overall responsibility for providing advice on how to advance remediation of all brownfield properties within the BDA. This individual will be available to assist in guiding the Steering Committee throughout the BDA process.
2. As promptly as possible, hold an Initial Meeting with the Steering Committee. At the Initial Meeting, among other things, identify sites in Attachment 2 for

which remediation activities pursuant to N.J.A.C. 7:26E will be required and the resources available to complete these activities.

3. Conduct a review of all available background information required to recommend a streamlined remediation strategy that incorporates redevelopment goals.
4. Work in concert with the Steering Committee and the Municipality in a manner that strives to achieve compliance and avoid violations of the DEP's remediation requirements.
5. Approach the BDA remediation and reuse as a partnership with the Steering Committee and the Municipality.
6. Act as the liaison for all inquiries by the Steering Committee and the Municipality as it relates to the remediation of the brownfield sites identified in Attachment 2.
7. Facilitate meetings with other programs within DEP, and other state and federal governmental entities.
8. Annually consider any modifications to the BDA made by the Steering Committee.

## **II. STEERING COMMITTEE COMMITMENTS**

By entering into this MOU, the Steering Committee agrees to:

9. Diligently pursue community goals for the BDA, as expressed in the BDA Application, and keep DEP informed if such goals change from time to time.

10. Encourage remediating parties and developers working within the BDA to complete site remediation activities that comply with all state laws, regulations, policies and guidance.
11. Require contracted professionals, including Licensed Site Remediation Professionals and attorneys, to perform in a fiscally responsible manner.
12. Be reasonably available for discussions or meetings with DEP, when necessary.
13. Encourage property owners to provide reasonable site access to Steering Committee members to advance BDA goals.
14. Conduct quarterly Steering Committee meetings, at a minimum, that accommodate the schedules of those on the Steering Committee.
15. Submit semi-annual Progress Reports to DEP for the time period April 1 to September 30 and for the time period October 1 to March 31. These reports are due 30 days after the last day of the reporting period outlined herein. These progress reports should describe the advancement in the remediation and the redevelopment of each of the sites in BDA identified in Attachment 2.
16. Submit semi-annual Remediation Phases Completed/Planned Table for the time period April 1 to September 30 and for the time period October 1 to March 31 on the phases completed in 6 month period and the phases planned to be initiated in the subsequent 6 months. Information must be submitted using the table format in Attachment 3 and is due 30 days after the last day of the reporting period outlined herein.

17. Submit requests to DEP regarding changes to the BDA Steering Committee members identified in Attachment 1, or the list of brownfield sites in Attachment

### **III. MUNICIPALITY COMMITMENTS**

By entering into this MOU, the Municipality agrees to:

18. Provide copies, upon request, of Ordinances, Resolutions, Redevelopment Agreements or other pertinent documents to DEP regarding the BDA.
19. Notify DEP of any changes in site ownership or lot and block designations.
20. Notify DEP of changes in approved redevelopment plan, such as invalidation or properties included or excluded.
21. Notify DEP of the designation or the dismissal of a designated redeveloper for any property within the BDA.
22. Notify DEP of the retention or dismissal of a Licensed Site Remediation Professional for any property under municipal control within the BDA.
23. Integrate municipal decisions regarding zoning, infrastructure, and planning, to the extent lawful and appropriate, with schedules and plans to remediate and reuse sites within the BDA.
24. Communicate and coordinate local visions and ideas for redevelopment among the Steering Committee, DEP, the municipality, the community and other affected or interested parties.
25. Routinely consider passage of any additional Ordinances or Resolutions that may further the goals of the BDA remediation and reuse.

26. Notification to DEP required in paragraphs 19 through 21 shall be included in the semi-annual Progress Report required pursuant to this MOU.

#### **IV. ADDITIONAL COVENANTS BY THE PARTIES AND GENERAL CONDITIONS**

27. Each Party agrees to employ its best efforts to function as a true partner in the BDA process by, among other things, communicating with and educating each other, and the community, concerning technical, financial and policy issues that are central to the successful BDA, making themselves available at reasonable times for meetings, conference calls and other appointments; and adhering to adopted schedules and timetables.
28. All Parties commit to working together in partnership to resolve issues and disputes in a cost-effective and efficient manner.
29. Although the Parties will work closely in the BDA process toward their common remediation, reuse and revitalization goals under this MOU, no Party is agreeing, by entry into this MOU, to function as an agent or insurer for any other Party, and no Party is agreeing under the MOU to indemnify any other Party.
30. No covenant by any Party to this MOU is intended to waive any rights, obligations, or defenses that any Party may already possess pursuant to law.
31. Individuals may not be added or deleted from the designated Steering Committee, identified in Attachment 1 hereto, without the written consent of all Parties.
32. Properties may not be added to or deleted from the designated BDA, as identified in Attachment 2 hereto, without the written consent of all parties.

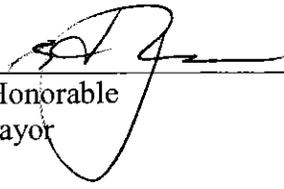
**V. MOU Duration and Termination**

33. This MOU may be terminated by DEP, among other reasons, upon a finding of insufficient progress toward the goals of remediation and reuse of the BDA. Such finding or other reason for termination shall be provided through written notice to all other Parties.
34. This MOU may be terminated by the Steering Committee and/or the Municipality at any time for any reason through written notice to all other Parties.
35. Unless terminated pursuant to Paragraph 33 or 34 above, this MOU will remain in effect.
36. If this MOU is terminated, such termination will have no effect on the continuing viability of any other documents or agreements, for any property within the BDA, or any other documents relating to the BDA, the properties within the BDA or persons or entities associated with the BDA
37. Each undersigned representative of the DEP, the Steering Committee, and the Municipality hereby, certifies that he or she is authorized to enter into this MOU and to bind the parties to the terms of the MOU. The parties, intending to be legally bound, do hereby execute this MOU and commit to its principles and its responsibilities
38. This MOU shall become effective on the date the last signatory is placed on this MOU

**VI. SIGNATORIES**

THE Mayors OF Asbury Park

Date: 1-18-13

By:   
Name: Honorable  
Title: Mayor

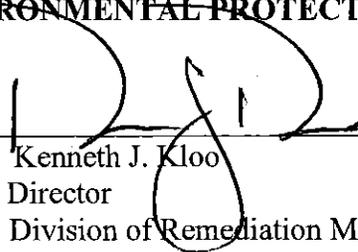
Springwood Avenue BDA STEERING  
COMMITTEE

Date: January 9, 2013

By:   
Name:  
Title: Steering Committee Chair

**NEW JERSEY DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

Date: 1/1/2013

By:   
Name: Kenneth J. Kloof  
Title: Director  
Division of Remediation Management

**ATTACHMENT 1**

**BDA STEERING COMMITTEE**

STEERING COMMITTEE**	AFFILIATION	EMAIL	PHONE
1. Eric Cohen	Private - EAC Architecture	<a href="mailto:ecarchitecture@aol.com">ecarchitecture@aol.com</a>	732-233-8128
2. Jesse Kendle	Advisory Committee		732-988-9315
3. Stuart Koperweis	Advisory Committee	<a href="mailto:stuart@s3xllc.com">stuart@s3xllc.com</a>	201-245-4344
4. Joe Marmora	Private - Interfaith Neighbors, Inc. – Director	<a href="mailto:joem@interfaithneighbors.org">joem@interfaithneighbors.org</a>	732-775-0525
5. Paul McEvily	Private - Interfaith Neighbors, Inc – Associate Director	<a href="mailto:paulm@interfaithneighbors.org">paulm@interfaithneighbors.org</a>	732-775-0525
6. Vernice McGriff	Resident and Advisory Committee		732-988-0567
7. David Parreott	Public – Planning Board and Property Owner	<a href="mailto:parreottir@yahoo.com">parreottir@yahoo.com</a>	732-774-1607
8. Trina Scordo	Advisory Committee	<a href="mailto:tsscordo@juno.com">tsscordo@juno.com</a>	732-682-1321
9. Geneva Smallwood	Public – Board of Education	<a href="mailto:evangelistg@mvway.com">evangelistg@mvway.com</a>	732-500-2843
10. Marion Stephens	Public – STARS Community Development Corporation	<a href="mailto:Steve.stephens2@verizon.net">Steve.stephens2@verizon.net</a>	732-620-7212
11. Earl Young	Resident and Advisory Committee	<a href="mailto:ebigeyoung@netscape.com">ebigeyoung@netscape.com</a>	732-233-8987
12. Ed Johnson	Public – Mayor and Chair of Steering Committee	<a href="mailto:councilmanjohnson@verizon.net">councilmanjohnson@verizon.net</a>	732-233-8987
13. Terence Reidy	Public – City Manager	<a href="mailto:Terence.reidy@cityofasburypark.com">Terence.reidy@cityofasburypark.com</a>	732-502-5753
14. Donald Sammet, <b>Committee Chair</b>	Public – Director of Planning and Redevelopment	<a href="mailto:Donald.sammet@cityofasburypark.com">Donald.sammet@cityofasburypark.com</a>	732-502-5711

Indicate Steering Committee Chair\*\*

**ATTACHMENT 2**

**LIST OF BROWNFIELD SITES IN BDA**

NAME OF SITE	STREET ADDRESS	BLOCK, LOT	ACREAGE
1. 1500 Springwood Avenue	1500 Springwood Avenue	Block 94, Lot 11	0.07
2. 61-63 Ridge Avenue	61-63 Ridge Avenue	Block 94, Lots 9 and 10	0.07
3. 1220-1224 Springwood Avenue	1220-1224 Springwood Avenue	Block 98, Lot 1	0.17
4. 1206 Springwood Avenue	1206 Springwood Avenue	Block 100, Lot 3	0.07
5. 1208-1210 Springwood Avenue	1208-1210 Springwood Avenue	Block 100, Lots 1 and 2	0.21
6. 1406-1422 Springwood Avenue	1406-1422 Springwood Avenue	Block 96, Lot 1	0.86
7. 43 Dewitt Avenue 1400 Springwood Avenue	43 Dewitt Avenue 1400 Springwood Avenue	Block 96, Lots 39 and 40	0.10
8. 1004 Springwood Avenue	1004 Springwood Avenue	Block 104, Lot 7	0.13
9. 1320-1322 Springwood Avenue	1320-1322 Springwood Avenue	Block 97, Lots 1 and 49	0.12
10. 101-103 Lake Court	101-103 Lake Court	Block 84.03, Lots 1 and 2	0.15
11. 1012 Springwood Avenue	1012 Springwood Avenue	Block 104, Lot 3	0.05
12. 1201-1207 Springwood Avenue	1201-1207 Springwood Avenue	Block 85, Lots 33, 34, and 35	0.51

**ATTACHMENT 3**

**REMEDATION TASKS COMPLETED/PLANNED**

Reporting Period (check one/complete year)

April 1, 2012 – September 30, 2012

October 1, 2009 – March 31, 2010

Date Planned (DP) / Upon Funding Approval (UFA) / To Be Determined (TBD)

NAME OF SITE	ACREAGE	PA Date Completed	SI Date Completed	RI WP Date Completed	RJR Date Completed	RAWP Date Completed	RAR Date Completed	NFA/RAO Date Completed	NFA/RAO INCL. INSTIITNL CNTRLS(Y/N) DP
1. 1500 Springwood Avenue	0.07	TBD							
2. 61-63 Ridge Avenue	0.07	UFA	12/29/2005	UFA					
3. 1220-1224 Springwood Avenue	0.17	TBD							
4. 1206 Springwood Avenue	0.07	TBD							
5. 1208-1210 Springwood Avenue	0.21	TBD							
6. 1406-1422 Springwood Avenue	0.86	TBD							
7. 43 Dewitt Avenue 1400 Springwood Avenue	0.10	5/10/2011							
8. 1004 Springwood Avenue	0.13	7/25/2011							
9. 1320-1322 Springwood Avenue	0.12	6/10/2010					1/25/2011		
10. 101-103 Lake Court	0.15	6/10/2010	4/12/2012						
11. 1012 Springwood Avenue	0.05	UFA							
12. 1201-1207 Springwood Avenue	0.51	12/2003 Updated 7/6/09	7/20/09	N/A	N/A	7/20/09	5/25/2010	5/31/2010	Unrestricted Use

**Chris Christie**, Governor  
**Kim Guadagno**, Lieutenant Governor  
**Richard T. Hammer**, Acting Commissioner  
**Veronique Hakim**, Executive Director

**NJ TRANSIT**  
One Penn Plaza East  
Newark, NJ 07105-2246  
973-491-7000

December 16, 2015

The Honorable John Moor  
Mayor, City of Asbury Park  
1 Municipal Plaza  
Asbury Park, NJ 07712

**Re:** Asbury Park EPA Brownfields Assessment Grant Applications

Dear Mayor Moor:

NJ TRANSIT is pleased to support the City of Asbury Park's EPA Brownfield Assessment grant applications.

NJ TRANSIT is the nation's largest statewide public transportation system providing more than 915,900 weekday trips on 257 bus routes, three light rail lines, 12 commuter rail lines and through Access Link paratransit service. NJ TRANSIT is the third largest transit system in the country with 165 rail stations, 62 light rail stations and more than 19,000 bus stops linking major points in New Jersey, New York and Philadelphia.

NJ TRANSIT works with local, county and state partners to encourage growth and development where public transportation already exists. Among many other benefits, transit-oriented development reduces traffic congestion, improves air quality, and revitalizes surrounding areas. As such, we support transit-oriented development efforts throughout New Jersey.

It is our understanding that the areas targeted by the City of Asbury Park's 2015 U.S. EPA Brownfield Assessment grant applications will be used to investigate sites suitable for transit-oriented development. Specifically, these areas include the Main Street/Memorial Drive Redevelopment area, which borders the North Jersey Coast Line. As you know, these two parallel roads offer complimentary opportunities; Main Street serves as the City's main commercial spine and Memorial Drive serves as a higher-volume, secondary route with more underutilized parcels and opportunities for infill, redevelopment, and adaptive reuse. The existing Asbury Park Station not only serves as a gateway to the City, but can help stimulate development of the City's emerging Springwood Redevelopment Corridor, the Downtown, and the beach and boardwalk areas.

NJ TRANSIT fully supports both of the EPA Brownfield Assessment grant applications being submitted by Asbury Park and we look forward to working collaboratively with the City on these initiatives.

Sincerely,



John C. Leon  
Senior Director  
Office of Government and Community Relations



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<a href="#">Engineering</a>	<a href="#">In the Works</a>	<a href="#">Capital Program</a>	<a href="#">Freight, Air and Water</a>	<a href="#">Doing Business</a>

- [Transit Village Initiative Overview](#)
- [Frequently Asked Questions](#)
- [Transit-Oriented Development Criteria and Scoring Guide](#)
- [Application Manual of Best Practices for Transit-Oriented Development](#)
- [Helpful Links](#)
- [Contact Us](#)



## Overview

The New Jersey Department of Transportation (NJDOT) and NJ TRANSIT spearhead a multi-agency Smart Growth [partnership](#) known as the Transit Village Initiative. The Transit Village Initiative creates incentives for municipalities to redevelop or revitalize the areas around transit stations using design standards of [transit-oriented development \(TOD\)](#). TOD helps municipalities create attractive, vibrant, pedestrian-friendly neighborhoods where people can live, shop, work and play without relying on automobiles.



Municipalities that are committed to TOD may be eligible for NJDOT Transit Village designation.

The Transit Village Initiative is an excellent model for Smart Growth because it encourages growth in areas where infrastructure and public transit already exist. Municipalities must meet the [Transit Village Criteria](#) and complete a [Transit Village Application](#) in order to be designated a Transit Village

In addition to community revitalization, the Transit Village Initiative seeks to reduce traffic congestion and improve air quality by increasing transit ridership. Studies have shown that adding residential housing options within walking distance of a transit facility; typically a one-half mile radius, increases transit ridership more than any other type of development. Therefore, one of the goals of the Transit Village Initiative is to bring more housing, businesses and people into the neighborhoods around transit stations.

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P.O. Box 600  
Trenton, NJ 08625-0600



Last Updated: April 1, 2014



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<a href="#">Engineering</a>	<a href="#">In the Works</a>	<a href="#">Capital Program</a>	<a href="#">Freight, Air and Water</a>	<a href="#">Doing Business</a>

- [Transit Village Initiative Overview](#)
- [Frequently Asked Questions](#)
- [Transit-Oriented Development Criteria and Scoring Guide Application](#)
- [Manual of Best Practices for Transit-Oriented Development](#)
- [Helpful Links](#)
- [Contact Us](#)



## Helpful Links

### State Agency Partners

The following links are for the state agencies that sit on the Transit Village Task Force and work together to direct State funding into the designated Transit Villages.

- [Main Street New Jersey](#)
- [New Jersey Council on the Arts](#)
- [New Jersey Department of Community Affairs](#)
- [New Jersey Department of Environmental Protection](#)
- [New Jersey Economic Development Authority](#)
- [New Jersey Housing and Mortgage Finance Agency](#)
- [New Jersey Office of Smart Growth](#)
- [New Jersey Redevelopment Authority](#)
- [NJ TRANSIT](#)

### Transit-Oriented Development (TOD) Resources

- [Congress for the New Urbanism](#)
- [Delaware Valley Regional Planning Commission - TOD](#)
- [NJ TRANSIT - Transit Friendly Land Use](#)
- [Reconnecting America - Center for TOD](#)
- [Sierra Club - Livable Communities](#)
- [Smart Growth Online](#)
- [The Brookings Institution - TOD: Moving From Rhetoric to Reality](#)
- [Transit Friendly Development Newsletter](#)

### Other Related Links

- [Rutgers Voorhees Transportation Center \(VTC\) Research](#)



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**Display Organization Data for**

2015

**Website:** <http://cityofasburypark.com>

### Field Office

Newark Field Office  
One Newark Center, 13th Floor  
Newark, NJ 07102-5260  
P: 973-776-7288

## CDBG: Community Development Block Grant Program

CDBG provides grants to states and localities to provide decent housing and a suitable living environment, and to expand economic opportunities, principally for low- and moderate-income persons.



### Contacts

---

#### Point of Contact

Cassandra Dickerson  
Department Head  
Office of Community Development  
1 Municipal Plaza  
Asbury Park, NJ 07712-7026  
P: 732-502-5755

E: [cassandra.dickerson@cityofasburypark.com](mailto:cassandra.dickerson@cityofasburypark.com)

## 2015 CDBG Awards

[View All CPD Awards](#)

### Award Amount

\$437,084.00

## 2015 CDBG Reports

[View Reports](#)

### Note:

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For information on legacy programs, please see the [Manage a Program](#) page.

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**FUND FOR RESTORATION OF MULTI-FAMILY HOUSING – THIRD ROUND  
MONMOUTH/OCEAN SET-ASIDE PROGRAM GUIDELINES**

**Approved: May 21, 2015**

The Department of Community Affairs (“DCA”) Community Development Block Grant – Disaster Recovery (“CDBG-DR”) Action Plan Amendment 11 (“AP-11”) was approved by the U.S. Department of Housing and Urban Development on April 20, 2015. AP-11 allocates \$215 million in CDBG-DR funds to the New Jersey Housing and Mortgage Finance Agency (the “Agency”) for administration of the Fund for Restoration of Multi-Family Housing (“FRM –Third Round”).

The Agency has awarded FRM funds to more than 50 projects that will provide approximately 3,800 units of affordable housing in response to Superstorm Sandy, including approximately 1,100 units in Monmouth and Ocean counties. However, such awards do not yet satisfy the Agency’s obligation to meet certain funding benchmarks prescribed in the Voluntary Compliance Agreement and Conciliation Agreement (“VCA”) entered into by and between HUD, the Latino Action Network, NAACP, Fair Share Housing Center, the State of New Jersey and DCA on May 29, 2014. In an effort to facilitate satisfaction of the VCA requirements, the Agency shall proceed with an initial rollout of FRM-Third Round funds by setting aside a minimum of \$50 million (“FRM-Monmouth/Ocean Set-Aside”) for qualified projects that meet ALL of the following criteria:

- Family (non-age restricted) project;
- Located outside of a Targeted Urban Municipality as defined at N.J.A.C. 5:80-33.2 (“non-TUM”);
- Located in Monmouth or Ocean County; and
- Located in a municipality that sustained major or severe renter damage based on the attached “Major and Severe Renter Damage by Municipality” chart or physically borders a town, or multiple towns, that appear on the aforementioned chart.

Note: The FRM-Monmouth/Ocean Set-Aside is not a distinct funding round, but rather, a subset of the FRM-Third Round. As such, the FRM-Monmouth/Ocean Set-Aside in and of itself shall not be considered a “subsequent funding round” under the VCA.

**Step 1. Application Submission:** Projects that fit all of the above criteria may apply for the FRM-Monmouth/Ocean Set-Aside upon satisfactory submission of the following:

- Part 1 of the Unified Application for Multi-family Rental Housing Production Programs (“UNIAP”);
- A description of the project;
- Section I of the FRM Document Checklist;
- Section II of the FRM Document Checklist;
- Documentation the application meets a minimum score of 31 points based on the selection criteria under Section 5 below;
- Self Score Sheet; and
- Sponsor Certification.

The UNIAP, Application Guide, Scoring Sheet, FRM Document Checklist, list of Targeted Urban Municipalities and Sponsor Certification are available on-line. Applications under the FRM-Monmouth/Ocean Set-Aside shall be accepted by the Agency on a rolling basis; however, an application shall not be considered for funding until all of the requirements listed above have been submitted to the satisfaction of the Agency. **To qualify under the FRM-Monmouth/Ocean Set-Aside, CDBG-DR funds must be committed to a project no later than the November 5, 2015 Agency Board meeting.** Any funds remaining under the FRM-Monmouth/Ocean Set-Aside after November 5, 2015 shall be made available to projects applying in the full FRM-Third Round.

**Step 2. Agency Review and Approval:** FRM-Monmouth/Ocean Set-Aside funds shall be awarded on a rolling basis (based on application date) to eligible Applicants that meet the minimum score based on the objective selection criteria, tiebreaker and equitable distribution provisions as outlined below. FRM-Monmouth/Ocean Set-Aside funds will be awarded on a rolling basis to eligible projects until all funds are expended. If all FRM-Monmouth/Ocean Set-Aside funds are expended before all eligible FRM-Monmouth/Ocean Set-Aside projects are funded, unfunded projects will be considered for funding in connection with the expenditure of the remaining FRM-Third Round funds.

	<b>FRM-Monmouth/Ocean Set-Aside Guidelines</b>
<b>PROGRAM OVERVIEW</b>	The FRM-Monmouth/Ocean Set-Aside offers subsidies in the form of loans to developers of eligible affordable and mixed-income rental housing in the State of New Jersey (the “State”). This program will be funded with Community Development Block Grant-Disaster Recovery (“CDBG-DR”) monies appropriated pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013) (the “Disaster Relief Act”). The Agency will receive the CDBG-DR funding from the New Jersey Department of Community Affairs (“DCA”). The FRM-Monmouth/Ocean Set-Aside allows developers to apply directly to the Agency for subsidies while simultaneously applying for low-interest mortgage financing and Federal Low Income Housing Tax Credits (“LIHTCs”) made available through the Agency.
<b>1. Eligible Applicants</b>	Private for-profit and nonprofit housing developers and public housing authorities capable of developing and managing large multi-family housing developments.
<b>2. Eligible Project Locations</b>	Non-TUM, family projects located within Monmouth or Ocean County that are also located within a municipality that sustained major or severe renter damage based on the attached “Major and Severe Renter Damage by Municipality” chart or physically borders a town, or multiple towns, that appear on the aforementioned chart are eligible to apply for the FRM-Monmouth/Ocean Set-Aside.
<b>3. Eligible Types of Projects</b>	Projects must: (a) rehabilitate or replace affordable rental units that were damaged as a result of the storm; (b) build new rental housing that addresses an unmet need resulting from the storm; or (c) convert existing structures into affordable housing that addresses an unmet need resulting from the storm. This conversion may include conducting substantial rehabilitation and, as a result, transitioning market rate units to

<b>FRM-Monmouth/Ocean Set-Aside Guidelines</b>	
	<p>affordable units, changing a property that was not a rental housing use into permanent, affordable rental housing or rehabilitating vacant, dilapidated units.</p> <p>Subsidy loans under the FRM-Monmouth/Ocean Set-Aside may be used in conjunction with 4% LIHTCs allocated by the Agency, HMFA Multi-Family Revenue Bond financing, HMFA conduit bond financing or may be used without these funding sources as stand-alone (CDBG funds only) financing.</p>
<b>4. Resolution of Need</b>	A Resolution of Need shall be submitted by the time of final commitment of funds, which is the date of Agency Board approval.
<b>5. Selection Criteria</b>	<p>FRM-Monmouth/Ocean Set-Aside funds shall be awarded on a rolling basis to projects that score at least 31 points based on the following selection criteria (76 points total):</p> <ol style="list-style-type: none"> <li>1. <u>Readiness to Proceed (5 points)</u>. Projects that will start construction and/or close with their lender or syndicator within 90 business days of the FRM-Monmouth/Ocean Set-Aside award shall receive 5 points. Applicant shall submit to the Agency a fully executed partnership/operating agreement, closing documents and/or photos of construction commencement within 90 days of the FRM-Monmouth/Ocean Set-Aside award.</li> <li>2. <u>Sandy Damage (Up to 22 points)</u>. Projects in, or adjacent to, a municipality that sustained major or severe renter damage based on the attached “Major and Severe Renter Damage by Municipality” chart, shall receive up to 22 points according to the following scale: <ul style="list-style-type: none"> <li>• <b>Red</b> municipalities: 22 points</li> <li>• <b>Orange</b> municipalities : 18 points</li> <li>• <b>Yellow</b> municipalities: 14 points</li> <li>• <b>Green</b> municipalities: 10 points</li> <li>• <b>Blue</b> municipalities: 6 points</li> </ul> <p>If a project location town physically borders a town, or multiple towns, that appear on the attached chart, then for damage that project scores <i>the higher of</i> (i) half of the points allotted for the highest scoring physically bordering municipality, or (ii) its own points if the project location town appears in the attached chart.</p> </li> <li>3. <u>Supportive Housing (up to 15 points)</u>. Projects that provide five units or 5% of the total project units, whichever is greater, as supportive housing units, as the term “supportive housing unit” is defined at <u>N.J.A.C. 5:80-33.2</u>, and that meet</li> </ol>

**FRM-Monmouth/Ocean Set-Aside Guidelines**

the criteria at N.J.A.C. 5:80-33.12(c)(14) shall receive 10 points.

An additional 5 points shall be awarded to projects that agree to accept HUD Section 811 Supportive Housing for Persons with Disabilities - Project Rental Assistance (“PRA”).

**Target Section 811 Populations:** Individuals between the ages of 18 and 62 with physical, psychiatric and/or developmental disabilities who seek to leave state psychiatric hospitals, developmental centers and nursing homes or who are at risk of institutionalization due to a lack of supportive housing that meets their needs.

**Use Restriction:** Housing assisted with Section 811 PRA must have a minimum 30-year use restriction for extremely low-income persons with disabilities. Please refer to the attached NOFA for additional details on the comprehensive requirements for participation in this program.

**PRA Awards:** The Section 811 Centralized Implementation and Monitoring Team (CIMT) will identify projects that would be marketable/desirable projects for participation on the Section 811 PRA program from the pool of successful FRM-Monmouth/Ocean Set-Aside applications. **An award of FRM-Monmouth/Ocean Set-Aside funding under these selection criteria does not constitute a guarantee of a Section 811 PRA award; therefore, FRM-Monmouth/Ocean Set-Aside applications will not be underwritten assuming an award of Section 811 PRA.**

4. **Provision of Social Services (Up to 6 points).** Up to 6 points (2 points per service) shall be awarded for the provision of up to three social services for the term of the affordability period. Applicants shall support their claim to provide social services by providing those items set forth at N.J.A.C. 5:80-33.15(a)5.
5. **Leveraging (Up to 10 points).** Applicants that are able to leverage other funding sources to realize their projects shall receive up to 10 points based on the following sliding scale. For projects with LIHTC equity as a funding source, Applicants may value the LIHTCs using a tax credit equity pricing between \$0.93 and \$1.00 (if applicable). For purposes of this category, Total Development Cost (“TDC”) is defined as the cost to complete the development of the project:

**FRM-Monmouth/Ocean Set-Aside Guidelines**

- Less than 5% of TDC from non-CDBG-DR funds: 0 points
  - 5%-20% of TDC from non-CDBG-DR funds: 2 points
  - 20.01% - 40% of TDC from non-CDBG-DR funds: 4 points
  - 40.01% - 60% of TDC from non-CDBG-DR funds: 6 points
  - 60.01% - 80% of TDC from non-CDBG-DR funds: 8 points
  - 80.01%+ of TDC from non-CDBG-DR funds: 10 points
6. Cost per Unit (Up to 9 points). Up to 9 points shall be awarded based on the amount of CDBG-DR funds requested per CDBG-DR eligible unit in accordance with the following scale:
- CDBG-DR request is \$40,000 or less per CDBG-DR eligible unit = 9 points
  - CDBG-DR request of \$40,001 - \$80,000 per CDBG-DR eligible unit = 6 points
  - CDBG-DR request of \$80,001 - \$120,000 per CDBG-DR eligible unit = 3 points
  - CDBG-DR request exceeding \$120,000 per CDBG-DR eligible unit = 0 points.
7. Higher Opportunity Area (Up to 9 points). Each of the following is worth 3 points, up to a maximum of 9 points:
- a. A project that is fully located within 1/2 mile of public transportation as documented in the project market study;
  - b. A project that is fully located within a school district wherein 66% or more of the students are either proficient or advanced proficient on the NJ ASK 4 in both math and language arts based on data available from the New Jersey Department of Education as of the application deadline. The Agency shall rely upon the data effective in the calendar year of the application deadline as well as the preceding year; and
  - c. A project that is fully located within a municipality with public and private sector jobs that total at least 95% of the housing units. To confirm that a project satisfies this point category, the Agency shall use the annual average of total public and private sector jobs (including suppressed data) from the New Jersey Department of Labor Quarterly Census of

	<b>FRM-Monmouth/Ocean Set-Aside Guidelines</b>
	<p>Employment and Wages, Municipal Annual Reports, and the number of housing units according to the five-year American Community Survey, Table B25001, U.S. Department of the Census as of the application deadline. NJHMFA shall rely upon the data effective in the calendar year of the application deadline as well as the preceding year.</p> <p>d. Mixed income projects with a minimum 20% affordability component and minimum 40% market rate component.</p>
<b>6. Tiebreaker</b>	<p>In the event of insufficient funds under the FRM-Monmouth/Ocean Set-Aside and a tie score between projects based on the Selection Criteria, FRM-Monmouth/Ocean Set-Aside funds shall be awarded to the Applicant requesting the least amount of CDBG-DR funds per CDBG-DR eligible unit.</p>
<b>7. Equitable Distribution</b>	<p>FRM-Monmouth/Ocean Set-Aside projects shall not be subject to the municipal limits referenced in prior FRM funding rounds provided the market study clearly demonstrates the need for the housing and addresses any saturation issues that may be created by the additional housing being provided in the market area.</p> <p>In the event there are not enough eligible applications from the most underserved counties and/or outside of TUMs and/or serving families with children to satisfy the VCA requirements as of the funding of the FRM-Monmouth/Ocean Set-Aside, sufficient funds shall be reserved in the full FRM-Third Round and one subsequent funding round to meet those targets. If, after the full FRM-Third Round and one subsequent round, the targets have not been met, FRM funds shall be allocated as required to generally meet the needs of low and moderate income households. The FRM-Monmouth/Ocean Set-Aside in and of itself shall not be considered a “subsequent funding round” under the VCA.</p>
<b>8. Subsidy Loan Amounts/Maximum Award</b>	<p>Consistent with AP-11, the maximum award of CDBG-DR funding shall be \$170,000 per CDBG-DR unit. Standard Agency Underwriting Guidelines will apply. See the Multi-Family Underwriting Guidelines and Financing Policy.</p> <p>FRM-Monmouth/Ocean Set-Aside subsidy loan amounts will be approved only after documentation of other sources of funding have been identified in accordance with Duplication of Benefits provisions of the federal Stafford Act. CDBG subsidy loan amounts cannot exceed the amount needed after other assistance for the project has been considered. Other assistance includes FEMA, Small Business Administration, insurance, and other assistance received or reasonably expected to be received for the project.</p>

<b>FRM-Monmouth/Ocean Set-Aside Guidelines</b>	
<b>9. Types of Available Funding</b>	<p>FRM-Monmouth/Ocean Set-Aside subsidy funding will be provided to projects in the form of loans.</p> <p><u>Loan types:</u>            (1) Construction loans;            (2) Construction loans which convert to permanent financing;            (3) Permanent loans for take-out financing.</p> <p>If needed, other loan types such as conditional bridge loans may be authorized to ensure project feasibility.</p>
<b>10. Agency Mortgage Required</b>	<p>In the event any permanent mortgage debt is needed for any project funded by the FRM-Monmouth/Ocean Set-Aside, the first mortgage loan must be an Agency-provided permanent mortgage loan.</p>
<b>11. Financing Term</b>	<p>Unless otherwise authorized, the estimated financing term of the FRM-Monmouth/Ocean Set-Aside subsidy loan shall match that of the Agency mortgage financing and/or the LIHTC requirement, whichever is applicable.</p>
<b>12. Security, Collateral and Lien Status</b>	<p>Each FRM-Monmouth/Ocean Set-Aside subsidy loan shall be secured by a note and mortgage.</p> <p>An FRM-Monmouth/Ocean Set-Aside subsidy loan may take a subordinate position behind other lenders only where either: (a) the project is receiving <b>no</b> Agency financing; or (b) in the case of an Agency conduit bond financing.</p>
<b>13. Eligibility for Sales Tax Exemption</b>	<p>Sales of materials or supplies to housing sponsors utilizing Agency construction financing are eligible for exemption from New Jersey State sales tax.</p> <p>Sales of materials or supplies to contractors for the purpose of erecting housing projects which have received Agency construction financing and other local, state or federal subsidies are eligible for exemption from New Jersey State sales tax. For the purpose of this exemption, the project must have a governmental subsidy other than the FRM loan.</p>
<b>14. Mortgage Interest Rate</b>	<p>An FRM-Monmouth/Ocean Set-Aside subsidy loan provided during construction shall be at a 0% interest rate.</p> <p>FRM-Monmouth/Ocean Set-Aside subsidy permanent loans shall be at a 1% interest rate compounded annually.</p>
<b>15. Cash Flow Repayments</b>	<p>Repayment shall not begin until two (2) years from the date when the project is placed in service. Repayment of an FRM-Monmouth/Ocean Set-Aside subsidy loan for any project shall occur annually and shall be equal to 50% of available cash flow (or 25% of cash flow for SNHTF or</p>

	<b>FRM-Monmouth/Ocean Set-Aside Guidelines</b>
	<p>SSNHF projects) remaining after the payment of operating expenses, required reserves and amortized mortgage debt service and at the earlier of 10 years or the payment of the deferred developer's fee. Upon maturity of the loan or upon expiration of the affordability controls, whichever comes first, the balance of any unpaid principal balance, together with all accrued interest thereon, shall become due and payable.</p> <p>Any deferred developer fee may be taken by the developer as return on investment, but only after the applicable FRM-Monmouth/Ocean Set-Aside subsidy loan repayment requirements have been met.</p> <p>The Agency will require the developer to submit annual financial statements to document the project's available cash flow.</p>
<b>16. Recapture Date</b>	FRM funds must be drawn down by the later of two (2) years from the date of closing or the payoff of the 2 <sup>nd</sup> note.
<b>17. Debt Service Coverage Ratio</b>	Projected cash flow repayments of FRM-Monmouth/Ocean Set-Aside subsidy loans shall <b>not</b> be included when calculating the debt service coverage ratio for multi-family mortgage financing and/or for LIHTCs. However, in all cases, the maximum mortgage supportable at a minimum of 1.15 debt service ratio must be obtained before FRM-Monmouth/Ocean Set-Aside subsidy loan amounts will be determined.
<b>18. Other Underwriting</b>	FRM-Monmouth/Ocean Set-Aside subsidy loans shall be considered an Agency loan and must meet the requirements of the Agency multi-family underwriting guidelines and/or the LIHTC program, as applicable.
<b>19. Priority for Sandy-Impacted Residents</b>	Projects funded by the FRM-Monmouth/Ocean Set-Aside shall be required to register the project with the Housing Resource Center. In addition, during the first 90 days of lease-up, priority shall be given to low and moderate income applicants who were displaced by and/or experienced major or severe damage from Superstorm Sandy based on either FEMA registration or alternative proof of damage, impact or displacement.
<b>20. Other Requirements</b>	The project sponsor shall ensure that the project complies with all applicable federal and/or State statutory and regulatory requirements concerning, but not limited to, environmental review, fair housing, Section 3 of the Housing and Urban Development Act of 1968 compliance, compliance with the Davis-Bacon Act as well as all other labor standards provisions, and equal opportunity requirements and compliance with applicable Office of Management and Budget ("OMB") Circulars, program income, and other CDBG-DR financial requirements.
<b>21. Other Junior Financing and Subordinate</b>	Projects funded by the FRM-Monmouth/Ocean Set-Aside must meet the requirements of the Agency multi-family underwriting guidelines and/or

<b>FRM-Monmouth/Ocean Set-Aside Guidelines</b>	
<b>Debt</b>	the LIHTC program, as applicable.
<b>22. Project Fees</b>	<p>Maximum limitations on the contractor fee and/or the developer fee shall be those placed on the project by the Agency multi-family underwriting guidelines and/or the LIHTC program.</p> <p>FRM-Monmouth/Ocean Set-Aside subsidy loan funds shall be reduced to ensure that the non-deferred portion of the developer fee for all projects shall not exceed 8 percent of the total development cost excluding acquisition (that is land and building), working capital, marketing expenses, escrows, operating deficit reserves, step-in-the-shoes costs and costs associated with syndication. A developer fee of up to 4.00 percent shall be permitted for building acquisition costs.</p>
<b>23. Tenant Income Requirements</b>	Projects funded by the FRM-Monmouth/Ocean Set-Aside must meet the requirements of the Agency multi-family underwriting guidelines and/or the LIHTC program, as applicable.
<b>24. Affordability Controls</b>	<p>At least 50 percent of the units of each bedroom size in each FRM – Monmouth/Ocean Set-Aside development shall be affordable to households at or below 50 percent of Area Median Income, including that at least 10 percent of units of each bedroom size shall be affordable to households at or below 30 percent of Area Median Income.</p> <p>State Uniform Housing Affordability Control, N.J.A.C. 5:80, requirements on bedroom distribution shall control.</p> <p>Any loan agreement entered into for FRM-Monmouth/Ocean Set-Aside subsidy funds shall incorporate contractual guarantees and procedures to ensure that any unit of housing provided for low and moderate income households shall continue to be occupied by low and moderate income households for the greater of: 15-year affordability or the length of affordability and/or extended use period required by any non-FRM source of funding used in the project by deed restriction.</p>
<b>25. Energy Efficiencies and Green Building Standards</b>	Projects funded by FRM-Monmouth/Ocean Set-Aside subsidy funds must meet the requirements of the Agency multi-family underwriting guidelines and/or the LIHTC program, as applicable as well compliance with ENERGY STAR (for new construction and reconstruction) or HUD Community Planning and Development (“CPD”) Green Building retrofit checklist (for rehabilitation).
<b>26. No Cause Eviction</b>	Unless required by federal statute or regulation, no household occupying, or which hereafter occupies, an affordable unit approved for FRM-Monmouth/Ocean Set-Aside funding shall be evicted solely because the household income rises above the initial income eligibility ceiling.

<b>FRM-Monmouth/Ocean Set-Aside Guidelines</b>	
<b>27. Authority to Approve award of Application</b>	The Agency Board shall approve all awards.
<b>28. LEP Marketing</b>	To ensure access to persons with Limited English Proficiency (LEP), all FRM-Monmouth/Ocean Set-Aside-funded housing shall be marketed in English and the major foreign languages spoken in the county in which the project is located, as indicated in the attached chart.
<b>29. Application Date</b>	For competitive funding rounds, the “application date” shall mean the deadline date published by the Agency for submission of a complete application. For non-competitive funding rounds with a rolling application process (where documents may be submitted piecemeal), the “application date” shall mean the date the application is presented to the Agency Board for consideration.
<b>30. Complete Application</b>	An application submitted to the Agency, including the application fee, completed application forms and certifications that meet all eligibility requirements and applicable selection criteria.

Note: These guidelines may be amended from time to time due to changes in New Jersey Department of Community Affairs’ Community Development Block Grant Disaster Recovery Action Plan (the “Action Plan”). Please refer to the Agency’s website for the most current version of these guidelines.

**14. Areas Affected by Project:**

Asbury Park, NJ

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Asbury Park

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

21-6000035

\* c. Organizational DUNS:

0498732350000

**d. Address:**

\* Street1:

1 Municipal Plaza

Street2:

\* City:

Asbury Park

County/Parish:

Monmouth

\* State:

NJ: New Jersey

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

07712-7026

**e. Organizational Unit:**

Department Name:

Planning and Redevelopment

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Ms.

\* First Name:

Michele

Middle Name:

\* Last Name:

Alonso

Suffix:

Title:

Director of Planning and Redevelopment

Organizational Affiliation:

City of Asbury Park, Department of Planning and Redevelopmen

\* Telephone Number:

732-502-5724

Fax Number:

\* Email:

michele.alonso@cityofasburypark.com

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

1235-AP SF 424 areas affected.pdf

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

City of Asbury Park 2016 US EPA Brownfields Community-Wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed: