



Brownfield Case Studies Underway

The North Jersey Transportation Planning Authority, Inc. (NJTPA) and New Jersey Institute of Technology (NJIT) are now conducting Phase II of their joint project to explore freight-related redevelopment of brownfield sites. Phase II focuses on the detailed investigation of several case study sites.



During Phase I, the project team conducted an "environmental scan" that identified a large number of brownfield sites near the port and airport. These sites are potentially valuable resources for helping the region accommodate and benefit from the huge expected growth in freight business activity over the next decade. The team also conducted community outreach and a detailed market analysis.



In Phase II, the project team is using case studies of selected sites to better understand the opportunities and obstacles involved in freight-related redevelopment. The case study sites (see below) are of various sizes and represent varying prospects for freight reuse.

The site investigations, now underway with the assistance of the lead project consultant Schoor DePalma, include assessing contamination, estimating remediation costs, conducting community outreach, analyzing transportation needs, evaluating redevelopment options and assessing property valuations for freight uses.

The insights gained during these investigations will be useful not only in promoting freight-related redevelopment of the case study sites but will be applicable to sites in

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Case Study Sites

The following sites will serve as case studies based on agreements with public and private owners. Additional sites may be added.

- Newark – The former site of Allied Steel Drum. Wilson Ave. 13 acres.
- Kearny – The former site of Koppers Coke, Diamond Shamrock and Standard Chlorine. Route 7 along Hackensack River. 175 acres.
- Carlstadt – The former site of Aresynco. Route 17. 12 acres.
- Jersey City – Garfield Avenue. Former industrial site. 14 acres.
- Carteret – Former manufacturing site. Near Turnpike Exit 12. 130 acres.
- Elizabeth – Former site of Reichold Chemical. Near Turnpike Exit 13. 20 acres.

Project Purpose

NJTPA and NJIT are conducting an innovative project to explore the opportunities for freight-related redevelopment of abandoned industrial brownfield sites. The project is funded under the federal Transportation and Community and System Preservation Pilot program which is administered by the Federal Highway Administration.

The project seeks to harness a major economic development opportunity brought about by the huge projected growth of freight traffic through the port, airport and rail terminals in northern New Jersey. Port volume alone is expected to double in 10 years and increase as much as sixfold by 2040.

While the increase in freight will create thousands of new jobs -- including many in trucking, warehousing, packaging and assembly -- the region could face increased roadway congestion, loss of precious open space and deterioration in air quality if freight businesses locate on the fringes of the region far from the port.

The NJTPA-NJIT project seeks to encourage freight related redevelopment of brownfield sites near the port and airport. The project is developing a comprehensive analysis, methodology and set of recommendations that will facilitate efforts by government and the private sector to this end. Benefits of the project will be to reclaim brownfield sites, reduce congestion, protect the regional environment, provide new jobs to urban residents and achieve efficient goods movement.

www.NJTPA.org

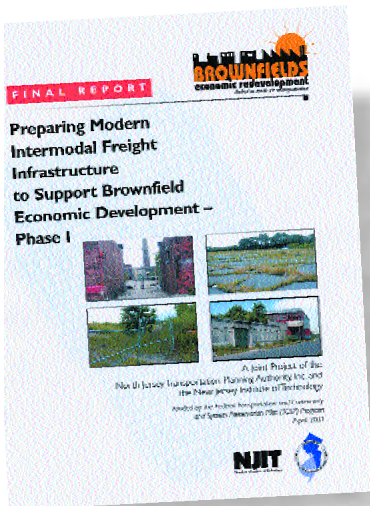
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Case Studies continued

surrounding areas, throughout the North Jersey port district and at other major ports nationwide. The project team plans to create a methodology and workbook based on the case studies for use by local governments and the private sector.

The commencement of case studies is a major milestone for the project. To reach this point, over the past year, the project team conducted an extensive analysis of data bases of possible contaminated sites, created a computer Geographic Information System (GIS) to map the sites, inspected over 1,100 promising sites and participated in over 60 meetings with property owners, local officials and others to secure agreements needed to gain access to the case study sites.

In addition to producing a redevelopment methodology, the project team will create a Transportation and Community Action Plan containing recommendations for infrastructure improvements, redevelopment policies and other measures that will facilitate brownfields reuse for freight-related activities. Some preliminary recommendations were provided in the Phase I final report (see below).



Phase I Findings

A final report for Phase I is available from the NJTPA website: www.njtpa.org. Among its conclusions:

- The state and region should develop a comprehensive plan for the port district to accomplish redevelopment of brownfield sites for freight related uses.
- The Portway project, a proposed partially dedicated freight roadway, will be an important element of this plan. Clusters of modern warehouses and freight facilities could be established along the Portway alignment.
- The International Intermodal Transportation Corridor and Center (IITCC) can provide institutional framework for implementing a comprehensive brownfields plan in the port district.
- State environmental agencies should target the port district for special brownfield efforts including expanding technical and financial assistance to property owners.
- The state should work with the Port Authority, freight companies and municipalities to limit the length of time empty freight containers can be stored at the port.
- The state should seek to stem the tide of unfettered warehouse development in greenfield areas.
- The Port Authority should immediately consider land-banking key brownfields sites in anticipation of its future port expansion needs.

Consultant Team

The principal consultant for Phase II is **Schoor DePalma** which will conduct and oversee all case study work. **Beacon Realty** will be the subconsultant conducting real estate analysis, and **Anne-Strauss Weider** will be the subconsultant for site specific market analysis. **Bruce Mackie** has been retained as the independent evaluator for the project.

IITC Coordination

The NJTPA-NJIT Brownfields Project is being closely coordinated with the International Intermodal Transportation Center at NJIT. The Center is a federally funded effort to facilitate public and private cooperation to develop an economic corridor of interlinked businesses served by efficient goods movement infrastructure. The Brownfields Project is providing insights about land use and transportation issues for this effort. Staff and technical resources are being shared and stakeholder outreach (including an Advisory Committee) are also being coordinated. The IITC website is at www.transportation.njit.edu/iitc.

EPA Supports Testing

The US Environmental Protection Agency (EPA) is providing in-kind support for evaluating environmental contamination at selected case study sites. One goal is to demonstrate the usefulness of field-based analytical methods (FAMs) which can greatly reduce the cost and time required to assess environmental contamination. Rather than repeatedly sending soil samples to labs, FAMs include the use of hand-held equipment and mobile labs.

Steering Committee

NJ Department of Transportation; NJ Department of Environmental Protection; NJ Office of State Planning; NJ State Employment Training Commission; NJ Commerce and Economic Growth Commission; NJ Redevelopment Authority; NJ Transit; NJ Department of Labor; NJ Economic Development Authority; NJ Office of Maritime Resources; NJ Brownfields Redevelopment Task Force; Port Authority of NY & NJ; U.S. EPA, Region 2; Federal Highway Administration.