CITY OF JERSEY CITY
OFFICE OF THE MAYOR
CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5500 | F: 201 547 5442

STEVEN M. FULOP
MAYOR OF JERSEY CITY

STEVEN M. FULOP
MAYOR OF JERSEY CITY

November 16, 2017

United States Environmental Protection Agency
Attn: Ms. Lya Theodoratos
290 Broadway 18th Floor
New York, NY 10007

Re: Jersey City Redevelopment Agency
EPA Brownfields Site-Specific Cleanup Grant Application
Mill Creek, Block 15801 Lot 77

Dear Ms. Theodoratos:

Enclosed please find an application for an EPA Brownfields Site-Specific Cleanup Grant for the above-referenced site for the City of Jersey City.

Pertinent applicant information follows:

a. Applicant: City of Jersey City
280 Grove Street
Jersey City, New Jersey 07302

b. Funding Requested:
i) Grant Type - Cleanup
ii) Federal Funds Requested - $200,000
iii) Contamination - Hazardous Substances

c. Location: The City of Jersey City, Hudson County, New Jersey

d. Property Information: Mill Creek, Block 15801 Lot 77
Jersey Ave Ins.
Jersey City, New Jersey 07302

e. Contacts:
i) Project Director: Mr. Benjamin Delisle,
Director of Development
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, New Jersey 07302-3839
Email: DelisleB@jcnj.org
Phone: (201) 761-0822
Fax: (201) 761-0831

ii) Chief Executive: Mayor Steven Fulop
280 Grove St, Jersey City, NJ 07302
Phone: (201) 547-5200
Fax: (201) 547-4288/5442

f. Population: i) Population of the City of Jersey City: 259,651 (2011-2015 American Community Survey)
ii) Population of jurisdiction targeted by this grant: 259,651 (2011-2015 American Community Survey)
iii) Statement regarding persistent poverty: Hudson County is not a county experiencing "persistent poverty."

g. Other Factors Checklist Please see attached.

I am excited about the opportunity that this funding will provide to the citizens of the City of Jersey City and look forward to a favorable response. Thank you for your consideration.

Sincerely,

Steven M. Fulop
Mayor

Appendix 3
Cleanup Other Factors Checklist

Name of Applicant: City Of Jersey City

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.

Other Factor	**Page #**
None of the Other Factors are applicable.	X
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

CITY OF JERSEY CITY, NEW JERSEY
US EPA: CLEANUP GRANT PROPOSAL
MILL CREEK – Block 15801, Lot 77
November 16, 2017

1. Community Need

a. Target Community and Brownfields

i. Community and Target Area Descriptions

The City of Jersey City, the county seat of Hudson County, encompasses 21.1 square miles along the Hudson River across from New York City. First settled in the 1660s, Jersey City became an international transportation hub for both people and goods. Immigrants arrived via Ellis Island, which is located in Jersey City, and goods arrived via canal, rail, and ship. The railroads became the largest employers in the City throughout the early 20th Century. Supported by this robust transportation infrastructure, manufacturing was another pillar of the city's economy until its decline and the urban flight of the 1960s. Jersey City's population peaked in 1930 at over 315,000 and then continued to decline until 1980. Since that time, the city's population has steadily grown, and Jersey City is currently the second-most populous city in New Jersey, with a population density that is over 200 times the average for the United States. Given this population density, practically every neighborhood has to contend with brownfields: prior inventory efforts indicate over 7,100 acres of brownfields in the city.

The Mill Creek area consists of almost a dozen parcels contained within the state designated Grand Jersey Brownfield Development Area (BDA). BDA designation acknowledges that the area contains multiple brownfield sites with similar contamination, the redevelopment of which would have significant positive impacts on the community. The Grand Jersey BDA is situated in the southeast portion of Jersey City extending to the Hudson River. It consists of 24 acres of contaminated vacant or underutilized properties adjacent to the Morris Canal Basin, which provides recreational boating access to the New York Harbor/Hudson River. To the west is Interstate 78 and to the south is Liberty State Park, the largest open space in Hudson County that provides access to Ellis Island. A hospital complex, the Jersey City Medical Center, was constructed in 2004 and borders the BDA to the northeast. A light rail line runs through the BDA. The site that is the target of this application is the south western most tax lot of the BDA (Tax Lot 77), where Mill Creek emerges from beneath Interstate 78 to receive discharges from the combined sewer outfall. From here the creek travels east through Lot 73 where it discharges into the marina that opens to the Hudson River. The 24 acre redevelopment area and BDA will become a vibrant mixed use community served by a new medical center and new light rail stop, and linked to open space via the target Mill Creek Lot 77.

ii. Demographic Information and Indicators of Need

According to the 2011-2015 American Community Survey, Jersey City represents approximately 40% of the County's population and is the second biggest city in New Jersey after Newark. Jersey City is an area of almost unbelievable population density. The U.S. average is just under 90 people per square mile, and New Jersey's average is approximately 1,211 people per square mile. According to the 2011-2015 ACS, Jersey City's population density is almost unfathomable at over 17,500 people per square mile. Amidst this density, Jersey City is an extremely ethnically

diverse city as a major port of entry for immigration in the United States. In 2015 there were 2,600 English language learners enrolled in Jersey City's school system who spoke more than 40 languages. Second to English, Spanish is the most common native language spoken.

Jersey City suffers from pockets of poverty characterized with clusters of sensitive populations. The poverty rates for families in Jersey City are typically twice the national averages. For example, in the Mill Creek census tract (CT 73), nearly 30% of families are below the poverty line. A high percentage of elders are also at risk with 18.4% living in poverty in the target site area. Other sensitive neighborhood populations near the target site include the Jersey City Medical Center/RJW Barnabas Health, a 15 acre medical campus that serves residents as one of seven Level II Trauma Centers in the state. While the day to day population of the medical center is transient, its location near to the targeted site cannot be discounted as it represents a substantial number of ill and infirm populations that could be impacted by the site.

Demographic Information for Jersey City [1]

	US	**New Jersey**	**Jersey City**	**Targeted Census Tract #73**
Population	316,127,513	8,904,413	259,651	1,791
Persons Per Square Mile	79.6	1,134.4	17,146.8	*Not Available*
Unemployment	8.3%	8.8%	9.4%	1.6%
Poverty Rate	15.5%	10.8%		0.8%
Families Below Poverty	11.3%	8.2%	17.8%	28.8%
Individuals 65+ Below Poverty	9.4%	8.0%	16.0%	18.4%
% Occupancy Housing without Vehicles	9.1%	11.7%	38.5%	28.4%
Percent Minority[2]	37.8%	42.8%	78.5%	50.5%
Median Household Income	$ 53,889	$ 72,093	$ 59,537	$ 136,419
Language other than English	21%	30.5%	52.6%	39.5%
Vacancy Rate	12.3%	10.9%	11.0%	16.4%
Non-institutionalized civilian population under 18 with disabilities	4.1%	3.6%	3.6%	7.4%
Violent Crimes[3]	386.9%	290.2%	734.2%	*Not available*

[1]Data from 2011-2015 American Community Survey, unless otherwise indicated.
[2]Data derived from the Hispanic or Latino And Race population table.
[3]From Sources: FBI, Uniform Crime Reports, prepared by the National Archive of Criminal Justice Data; Rates are the number of reported offenses per 100,000 population

iii. Descriptions of the Brownfields

As part of the former Communipaw Bay, up to 12 feet of contaminated historic fill material was placed in the Mill Creek area starting in the late 1800s to allow for heavy industrial usage and livestock trade. Railroad facilities have been active in the area since the 1800s transporting livestock and other goods from the area. Historically, the northern part of the area was utilized for industrial storage/dumping by the adjoining properties, which consisted of heavy industrial purposes, such as steel construction, scrap metal processing, metal supply warehousing, smelting and refining, and livestock trade. A remnant of the Mill Creek remains, running from Lot 77 where the Mill Creek combined sewer outfall is located to a marina that discharges into the

Hudson River. The target site consists of the creek fragment running through the center of the site from west to east, and the north and south banks. A portion of a former asphalt parking lot is present on the northern bank, and the southern bank is currently vegetated.

The target site is home to the largest CSO (combined sewer outfall) in the City, and functions as a conveyance ditch between this and the Morris Canal Basin. Over 700 acres of the surrounding area, which historically included much commercial and industrial use, drains into this conveyance ditch. An 84-inch diameter combined sewer outfall and a 60-inch stormwater outfall each discharge to this site. As a result, the water, sediment, and banks have been impacted by over a century of surrounding commercial and industrial operations, as well as current runoff and sewage overflow.

The site's soils are some of the most severely contaminated within Jersey City. Soil and sediment at the site are known to be impacted with contamination above NJDEP Soil Remediation Standards (SRS). Contaminates include polychlorinated biphenyls (PCBs), dioxins, semi-volatile organic compounds including poly-aromatic hydrocarbons (PAHs), hexavalent chrome, petroleum hydrocarbons and metals often at levels best measured as percentage rather than parts per million. Previous site and remedial investigations identified PCBs at concentrations as high as 154,000 mg/kg. PCBs at elevated concentrations like this are not consistent with imported historic fill and as such are assumed to be discharge related, likely via surface water movement from the adjacent properties.

b. **Welfare, Environment and Public Health Impacts**

i. Welfare Impacts

Residents of Jersey City are negatively affected by economic impacts as well as the direct health impacts stemming from the cumulative issues associated with living among a prevalence of brownfields. Many in Jersey City still live in pockets of endemic poverty, struggle with high unemployment and live in substandard housing. In the areas of the City where the socioeconomically disadvantaged residents are clustered, such as bordering the BDA area, there is also an inordinate frequency of brownfield sites and a commensurate dearth of accessible open space. Despite the proximity of the site to Liberty State Park, Interstate 78 and the contaminated Mill Creek effectively block neighborhood access to this amenity. This extreme lack of open space available to residents puts them at a greater risk for obesity and a host of related health concerns such as diabetes, heart disease, etc. It is these residents who could benefit the most from the transformation of brownfield sites to accessible open space amenities.

To compensate for the quality of life deficits resulting from high population densities, creating additional quality open space for the City of Jersey City's cramped residents is of the utmost importance. A state formula used to calculate the proper apportionment of open space in New Jersey communities, indicates that Jersey City should contain 356 acres of land dedicated to open space and recreational purposes. According to the City's 2007 Recreation and Open Space Master Plan, the City currently hosts 145 acres, thus establishing a need for an additional 211 acres of open space lands.

Jersey City's brownfields are also an attractive nuisance for social ills like drug use and crime. According to the FBI, in 2012 the violent crime in Jersey City was two and a half times the state

violent crime rate and nearly twice the national violent crime rate (*Uniform Crime Reporting Statistics*). Additionally, the brownfields in Jersey City attract vagrancy, drug use, larceny, create blight and establish the framework for a depressed area. Brownfields amplify the perception of economic unsustainability in poorer neighborhoods with extensive contamination.

The loss of wetlands has increased Jersey City's susceptibility to storm damage and flooding events as cited in the Jersey City Environmental Resource Inventory (2017). Extreme weather events have negatively impacted Jersey City in part due to inadequate storm surge protection. Flooding from Superstorm Sandy in 2012 resulted in temporary and long term homelessness for many, and damage and economic loss which shifted many into poverty. There was a loss of more than $12.3 million in tax ratable properties. The redevelopment plans for Mill Creek call for the creation of protective berms and tidal wetlands which can directly help reduce impact of extreme weather events and protect the community and their homes and places of work.

ii. Cumulative Environmental Issues

Mill Creek Lot 77 is one of many contaminated sites in Jersey City; we are disproportionately impacted by environmental justice issues. For example, according to EPA's EnviroMapper, Jersey City is a non-attainment area for ground-level ozone, likely attributable to our extensive network of highways, as vehicular emissions are a primary source of ground-level ozone.

According to the Environmental Justice Screen (EJScreen), the 1 mile area surrounding the Mill Creek site is in the 90th percentile or higher for environmental risk factors of ozone, particulate matter, proximity to traffic, risk of cancer from inhalation of air toxins, and risk of respiratory damage, making it one of most dangerous environmental risk areas in Jersey City. Additionally the site is proximate to a Superfund site; a compounding risk factor.

The 1950s siting of the New Jersey Turnpike inland from the banks of the Hudson River cut off many of Jersey City's neighborhoods from waterfront access, further accelerating decline. Sewer overflows occur during even mild rainstorms, and summertime odors are often unbearable. The flushing time of the creek is between 20-30 days, resulting in stagnant and often anoxic conditions in the waters and sediments in the creek--basically functioning as a noxious open sewer. It is within the 100-year floodplain boundary and susceptible to major flooding. Extensive re-engineering of the CSO cannot take place until the soil contamination at the Mill Creek site is addressed. According to the Assessment Total Maximum Daily Load (TMDL) Tracking and Implementation System (ATTAINS), the surface waters in this area are impaired and cannot support any of their designated uses. According to the 2014 Waterbody Reports for the Hudson River and Upper New York Bay, causes of impairment to these surface waters include polychlorinated biphenyls (PCBs) and metals.

iii. Cumulative Public Health Impacts

Lung cancer: There are 136 known hexavalent chromium contaminated sites throughout Jersey City, the majority of which are vacant and located in distressed areas. In a study conducted by the New Jersey Department of Environment Protection (NJDEP) and the New Jersey Department of Health and Senior Services, an increase in the rate of lung cancer for populations living in closer proximity to historic chromium sites was found. Based on an internal Jersey City comparison, males in the high exposure group had a lung cancer incidence rate ranging from 7%

to 17% higher than the no exposure group. Similarly, females in the high exposure group had a lung cancer incidence rate ranging up to 10% higher than the no exposure group (*ATSDR Health Consultation report, September 30, 2008*).

PAH Impacts on Infants: According to a study conducted by the Columbia Center for Children's Environmental Health, high prenatal exposure to PAHs, a known carcinogen and constituent of historic fill material found throughout brownfields in Jersey City, including in Lot 77 of Mill Creek, is associated with lower IQ and childhood asthma. Additional research from the Center further drew a link that exposure to PAH pollution during pregnancy is related to adverse birth outcomes like low birth weight, premature delivery, and heart malformations. Follow-up studies show a higher level of developmental delays at age three, and lower scores on IQ tests and increased behavioral problems at ages six and eight. As census tract 73 within which Lot 77 is located has 42.1% of women within childbearing age, compared to 28.5% for Jersey City overall and 24.1% nationally, this is a real concern for this sensitive population (ACS 2011-2015).

c. **Financial Need**

i. Economic Conditions

Jersey City has a high number of brownfield sites which cannot be addressed without outside financial assistance. The remediation of this site is among the initial activities to be completed for the first phase of redevelopment in the 24 acre Grand Jersey BDA. The overall Grand Jersey BDA redevelopment efforts are enormous, involving hundreds of millions of dollars in remediation costs alone. As the targeted redevelopment for the project is to be a publicly owned and maintained open space and wetlands, there is no mechanism for directly generating a revenue stream from the end use which would allow the municipality to access loans and other available state funding programs that require a repayment mechanism.

While the State allots limited funding to the municipality for assessment and remediation activities in areas such as the Grand Jersey BDA, Jersey City's needs for this funding throughout the entire city ensure that the full amount of the State grant funds is expended every year as the demand for the funding typically exceeds the available funding by over a million dollars per year. In addition, the State grant provides for 75% of the total cost for remediation of BDA sites, ensuring that additional funding must be secured for the project. EPA funding is critical to meeting the state remediation match requirement.

ii. Economic Effects of Brownfields

In the Grand Jersey BDA, the presence of brownfields has stymied revitalization efforts. With direct sight lines of lower Manhattan, the 24 acres of barren, mostly unused land adjacent to a marina and a medical center and proximate to a light rail stop would be an obvious location for any developer. Yet, this swath of brownfields has remained underutilized for decades, not because of poor market values, but because of the environmental issues which plague it. Without public sector driven remediation, private sector investment to create new open space, improved housing stock, new employment opportunities, and other projects slated for Grand Jersey that could revitalize the community is seen as a bad investment and is unlikely to occur.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The Site is located between two to seven feet above sea level, sloping toward Mill Creek which bisects the site from west to east. The site is located within the 100-year floodplain. An 84-inch diameter combined sewer outfall and a 60-inch stormwater outfall each discharge to Mill Creek at the site. The northern bank currently consists of asphalt and gravel surfaces, and the southern bank is vegetated. For over 17 years environmental assessments have been performed on the target site. Discreet PCB hot-spot areas have been identified in both site soils and in depositional sediment in the Mill Creek bed. Horizontal and vertical extents have been delineated, and range from 8 feet deep (PCBs greater than 100ppm) to 22 feet deep (PCBs greater than 10 ppm). Concentrations range from non detect to 154,000 mg/kg. In addition, pesticides, PAHs and metals have been found in the soil above non-residential standards, and PAH, metals, benzene and chlorobenzene have been found in groundwater.

ii. Proposed Cleanup

Discreet PCB hot-spot areas have been identified throughout the soils and sediments at the site, and will be excavated and disposed off-site in accordance with state and federal requirements. It should be noted that EPA grant funds will only be used to address non-TSCA regulated PCB contamination. State funding sources will be used to address those contaminants subject to TSCA. Field screening methods with confirmatory sampling will be used to segregate TSCA regulated PCB contamination from non-TSCA regulated PCB material.

Prior to excavation, an engineered system of steel sheeting and tiebacks will be installed to protect the excavation perimeter from collapse and to reduce water infiltration. Approximately 1,400 tons of PCB-contaminated soil will be removed, segregated, and taken off site for disposal. Post-excavation soil samples will be collected and analyzed to confirm the remediation.

Additional soil impacts exist across the site as contaminated historic fill, however removal of this material is cost prohibitive. The New Jersey Department of Environmental Protection (NJDEP) allows for institutional and/or engineering controls to address historic fill. Historic fill materials remaining at the site will be addressed by construction of a cap to protect pedestrians and the environment. This engineering control will be coupled with a deed notice attached to the deed of the property in perpetuity, which will serve as an institutional control. Costs for constructing the cap are not included in this grant application, but will be completed simultaneous with redevelopment of properties within the BDA.

Following the soil remediation, monitoring wells will be installed within the backfilled excavation areas. These wells will be used to establish an indefinite term Classification Exception Area (CEA), an institutional control to prevent future groundwater use. The groundwater in the CEA will be subjected to long term monitoring. Ongoing monitoring of groundwater will be funded with state grants.

All remediation performed under this grant will be conducted in accordance with the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10 et seq and the Technical Requirements for Site Remediation, N.J.A.C. 7:26 et seq, under the oversight of a Licensed Site Remediation Professional (LSRP). The soil/sediment and groundwater remediation activities anticipated to be

undertaken at the site are expected to address the soil contamination sufficient to receive a restricted use Response Action Outcome (RAO) from the LSRP.

iii. Alignment with Revitalization Plans

The remediation of Mill Creek Lot 77 is the critical first phase of implementing the Grand Jersey Redevelopment Plan, a publicly vetted blueprint for redevelopment for the Grand Jersey BDA site. This was created via a public process, was adopted, and is scheduled to be updated in early 2018. The plan calls for transformation of this 24 acre area into a major gateway to Liberty State Park, the largest open space tract in Hudson County. In the northern section of this redevelopment area, a new mixed use livable community of 1200 units will be anchored by the newly constructed Medical Center/ RJW Barnabas Health, which will complement and capitalize on the neighborhood's proximity to existing open space, waterfront, and area light rail service, along with a new NJ Transit light rail stop at Mill Creek.

Once fully remediated, the Mill Creek lot 77 at the southern end of the redevelopment area will become open space and constructed wetlands to link this vibrant new transit oriented neighborhood in the north, to Liberty State Park in the south. The remediation of Lot 77 and the adjacent Lot 73 will allow for the construction of a significant new LEED redesign of the Mill Creek outfall area consisting of constructed wetlands, passive naturalized areas, paths and sitting areas, all tied into Liberty State Park's existing trail and interpretive educational signage network. Following remediation, to resolve the challenges of the Mill Creek outfall, a new 5 million gallon underground storm tank will be built by the JCMUA on the subject site. A developer has been designated to redevelop the open space and sites nearby with a phased housing development, which will ultimately yield 70 new housing units on the lot immediately to the north of the target site. In addition, a study is underway to evaluate options for storm surge protections. This will enable Jersey City to develop specifications for resilient design, such as refining the required elevations of new nearby roadway connections to a planned Jersey Avenue bridge, to increase the resilience of the bridge itself and surrounding areas.

The construction of this infrastructure and with it the redevelopment of the entire 24 acre new planned transit community quite literally hinges upon the City's ability to address the contamination issues at this site.

b. Task Descriptions and Budget Table

i. Task Descriptions

Costs set forth in the budget are representative of actual expenditures for similar activities conducted for prior EPA grant implementation efforts. The project tasks will include the following:

Task 1: Programmatic and Outreach Activities: Jersey City will fulfill EPA grant programmatic and outreach requirements with use of the Jersey City Redevelopment Agency (JCRA) staff accessed through an existing interlocal agreement. Dedicated JCRA brownfields staff will perform activities necessary for implementation of the grant, to include community outreach, liaison efforts with the NJDEP and EPA, and project management / procurement efforts. This will be funded outside the EPA grant as leveraged funding.

For this project, the JCRA will engage a professional grant management consulting firm that has experience in federal grants management that will perform all grant budget tracking, compliance, and reporting activities. The firm will be competitively retained in accordance with all federal, state, and local procurement requirements.

Outputs associated with this task are generation of quarterly reports, MBE/WBE reporting forms, Federal Financial Reports, ACRES input, community relations plan, document repository, and number of community meetings held. This assumes the following cost breakdown for grant funded activities:

Task 1 Budget				
Item	**Unit**	**Qty.**	**Unit Cost**	**Subtotal**
Contractual: Grant Management Consultant	YR	3	$1,900	$5,700
			Task 1 Total	**$5,700**
			AMOUNT TO BE FUNDED BY EPA GRANT	**$5,700**

Task 2: Pre-Remediation: This task includes contractual costs associated with planning and directing the remedial activities. In accordance with state law, a Licensed Site Remediation Professional (LSRP) will certify that all activities were conducted appropriately. The engineering work will be competitively procured in accordance with all applicable federal, state, and local procurement requirements. This task includes: preparation of the site's Remedial Action Workplan (RAW), Quality Assurance Project Plan (QAPP), Health and Safety Plan (HASP) and EPA TSCA notification in compliance with NJDEP and EPA requirements. It also includes preparation of bid specification documents, surveying, obtaining permits, conducting a geotechnical investigation to support the design of the sheeting system and fulfilling NJDEP community notification requirements whereby all sensitive populations surrounding the site are identified and mapped, signage is posted at the site indicating that cleanup activities are in progress, and a contact name and number for the activity is provided.

Outputs from this task will include the RAW, QAPP, HASP, the bid documents, permits and other technical deliverables including the NJDEP community notification deliverables.

Task 2 Budget				
Item	**Unit**	**Qty.**	**Unit Cost**	**Subtotal**
Contractual: Community Notification Filings / Signage	LS	1	$1,200	$1,200
Contractual: Specification Bid Documents	LS	1	$8,000	$8,000
Contractual: Excavation Survey	LS	1	$2,100	$2,100
Contractual: Remedial Action Workplan/QAPP/HASP	LS	1	$4,100	$4,100
Contractual: EPA 30 Day Notice	LS	1	$1,800	$1,800
Other: Permiting	EST	1	$7,500	$7,500
Contractual: Geotechnical Investigation	LS	1	$5,350	$5,350
			Task 2 Total	**$30,050**
			AMOUNT TO BE FUNDED BY EPA GRANT	**$30,050**
			AMOUNT TO BE FUNDED BY STATE GRANT	**$0**

Task 3: Soil Remediation: This task includes the removal and disposal of an estimated 1,427 tons of soil and post-excavation testing. TSCA regulated PCB soils will be segregated out and funded via a State HDSRF grant; only non-TSCA regulated soils will be funded via the EPA grant and the EPA grant match. Prior to excavation, an engineered system of steel sheeting and tiebacks will be installed to protect the excavation perimeter from collapse and to reduce water infiltration. Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility. The excavated soil will be removed from the site and disposed in accordance with local, state, and federal regulations. This task also includes dewatering, water treatment and discharge, perimeter air monitoring and construction management.

The outputs from this task will be the number of tons of contaminated soils removed and properly disposed and the number of gallons of water treated and discharged.

Task 3 Budget				
Item	**Unit**	**Qty.**	**Unit Cost**	**Subtotal**
Contractual: Mobilization / Site Clearance	EA	1	$5,000	$5,000
Contractual: Sheeting and Tiebacks	SF	6670	$60.42	$403,001
Contractual: Dewatering/Onsite Treatment System	DAY	10	$1,200	$12,000
Contractual: Excavation	TON	1400	$15	$21,000.00
Contractual: Transportation and Disposal Soil	TON	1400	$150	$210,000.00
Contractual: Post Excavation Sampling and Analysis	EA	13	$100	$1,300
Contractual: Perimeter Air Monitoring (including equipment)	DAY	10	$950	$9,500
Contractual: Remedial Oversight / Construction Manager	DAY	10	$1,200	$12,000
			Task 3 Total	**$673,801**
			AMOUNT TO BE FUNDED BY EPA GRANT	**$78,570**
			AMOUNT TO BE FUNDED BY STATE GRANT	**$595,232**

Task 4: Restoration/Groundwater CEA: This task includes the placement 1,427 tons of clean backfill. It also includes post-remediation installation of shallow groundwater monitoring wells in backfilled excavation areas and collection and analysis of two rounds of water samples to support the establishment of the CEA. The outputs from this task will be the number of tons of clean soil used to cap the site, and the groundwater test results.

Task 4 Budget				
Item	**Unit**	**Qty.**	**Unit Cost**	**Subtotal**
Contractual: Certified Clean Fill	TON	1400	$39.99	$55,983
Contractual: CEA groundwater monitoring	EA	2	$4,200	$8,400
			Task 4 Total	**$64,383**
			AMOUNT TO BE FUNDED BY EPA GRANT	**$64,383**
			AMOUNT TO BE FUNDED BY STATE GRANT	**$0**

Task 5: Reporting: The LSRP will oversee the review and analysis of data to determine if the remediation has met the project goals. A Deed Notice will be executed for the parcel and a NJDEP Soil Remedial Action Permit will be obtained. A groundwater CEA will be implemented. A Remedial Action Report (RAR) will be prepared in compliance with NJDEP and EPA requirements. Finally, in accordance with state law, a LSRP will certify that all activities were conducted and issue a Response Action Outcome (RAO) as appropriate.

The outputs from this task will include the analytical results, RAR, RAO, and the number of engineering and institutional controls implemented at the site.

Task 5 Budget				
Item	**Unit**	**Qty.**	**Unit Cost**	**Subtotal**
Contractual: Deed Notice	EA	1	$2,400	$2,400
Contractual: Receptor Evaluation	EA	1	$1,400	$1,400
Other: Remedial Action Permit Soil	EA	1	$1,000	$1,000
Other: Remedial Action Permit Groundwater	EA	1	$1,000	$1,000
Contractual: Classification Exception Area (CEA)	EA	1	$5,000	$5,000
Contractual: Remedial Action Report Soil and Groundwater	EA	1	$8,000	$8,000
Contractual: Response Action Outcome	EA	1	$2,500	$2,500
			Task 5 Total	**$21,300**
			AMOUNT TO BE FUNDED BY EPA GRANT	**$21,300**
			AMOUNT TO BE FUNDED BY STATE GRANT	**$0**

ii. Budget Table

Categories	Project Tasks					Total
	Task 1 Programmatic & Outreach	Task 2 Pre-Remediation	Task 3 Soil Remediation	Task 4 Restoration / Groundwater CEA	Task 5 Reporting	
Personnel						**$0**
Fringe Benefits						**$0**
Travel						**$0**
Equipment						**$0**
Supplies						**$0**
Contractual	$5,700	$22,550	$78,570	$64,383	$21,300	**$192,503**
Other (specify)		$7,500				**$7,500**
Total:	**$5,700**	**$30,050**	**$78,570**	**$64,383**	**$21,300**	**$200,000**
EPA:	**$5,700**	**$30,050**	**$78,570**	**$64,383**	**$21,300**	**$200,000**
Cost Share:	**$0**	**$0**	**$40,000**	**$0**	**$0**	**$40,000**

c. Ability to Leverage

The EPA funding will leverage prior and future sources from the City and the City's partners to ensure successful assessment, cleanup, and redevelopment of the Mill Creek Lot 77 site. The EPA grant will serve as the needed 25% match for the State Hazardous Discharge Site

Remediation Fund (HDSRF) match requirement. Documentation of leveraged funding and resources can be found in **Attachment 1** and include:

Source	Purpose/Role	Amount	Status
JCRA	In - Kind Project Management	$20,000	Committed in-kind
State HDSRF	Remediation Grant	$600,000	Application to be submited upon notice of reciept of EPA Award. Funding awarded on rolling basis
JC Municipal Utilities Authority	Mill Creek trunk sewer; oufall design and construction	$61,000,000	Committed as part of the six year capital improvement plan
Argent Ventures	Development Costs	$265,000,000	Developer financing
	TOTAL LEVERAGED FUNDING:	$326,620,000	

Because of the importance of this project, the City and the Jersey City Municipal Utilities Authority (JCMUA) has decided to enter into long term debt in order to fund the sewer infrastructure necessary once the remediation is complete. A careful feasibility/alternative analysis study for the sewer extension was completed and funded. The JCMU's capital plan estimates capital debt service investments to be $8 million (FY2016-FY2019) for the Mill Creek trunk sewer, $1 million (FY 2016) for the Mill Creek outfall tunnel design and $52 million (FY 2017-FY2019) capital debt funding for the Mill Creek outfall tunnel construction. An application is pending to the State Environmental Infrastructure Trust Fund to provide low-interest loans for the critical infrastructure upgrades urgently needed to address the combined sewer overflow. This infrastructure includes both the grey piping infrastructure as well as the green wetlands infrastructure. In addition, Argent Ventures is the designated developer, who will be investing $265 million in Lots 73, 77, and the housing development just north of Mill Creek, with $5 million estimated for the construction of the park and wetlands.

3. <u>Community Engagement and Partnerships</u>

a. Engaging the Community

In 2006 a "Property Summit" was held by the JCRA convening the property owners, planners, consultants, and other stakeholders within the Grand Jersey Redevelopment Area. Well attended, it became clear that there was a tremendous desire to redevelop the area in a cohesive, deliberate, and cooperative manner. The outcome of this meeting highlighted the environmental issues as the single most important factor impeding redevelopment. In 2007 the Grand Jersey Steering Committee submitted a successful BDA application. The group continues to meet regularly, and the City and JCRA participate in these meetings to disseminate information and gather input on redevelopment progress, remediation, and other issues.

The remediation will be discussed at the City's open and public monthly Environmental Commission meetings, and the Environmental Commission and the Jersey City Green Team will provide input to the open space and wetlands design and sustainable practices. Brownfield reuse and cleanup decisions have been and will continue to be made in an open and public manner, with JCRA staff available to answer questions and to present information at meetings of various community-based organizations.

The City recognizes the importance of outreach programs to Spanish-speaking residents through the provision of meeting announcements in Spanish and assistance to residents who require translations. El Especial is the appropriate local newspaper through which to communicate information about brownfields projects to Spanish-speaking residents. Should any additional communication barriers arise, the City will accommodate these through the provision of translation services, including via Spanish-speaking City/JCRA staff members and translation support coordinated by the Jersey City Green Team.

All cleanup activities will be conducted in a manner that is protective of sensitive populations. We will confer with Medical Center/ Barnabas Health on public health protection such as air monitoring, dust protection and soil erosion controls. With prior remediation efforts in the BDA, we learned that the Medical Center contained sophisticated ventilation systems; there can be no fugitive dust leaving the site that could impact the hospital's air circulation system. To ensure that no adverse environmental impact occurs during cleanup activities, air monitoring will be conducted, dust suppression measures will be implemented and sediment erosion controls will be put in place to prevent errant migration of contaminated soils from the site.

An additional outreach mechanism that has proven quite effective is the City and JCRA's website. These websites include information on dozens of projects as well as project manager contact information should the public wish to obtain additional information. For those residents without computer access, the JCRA maintains a document repository at the JCRA's office, including all environmental reports and site plans. In addition, the Mill Creek Lot 77 site will be discussed at regular community events and our partner groups will use their existing channels of websites, flyers and blogs to extend the reach.

Jersey City will also ensure compliance with state public notification requirements. Sites undergoing remediation are required to identify any sensitive populations around the site (such as daycare centers, schools, or playgrounds), and provide notification regarding the cleanup to all sensitive populations, and owners and tenants within 200 feet of the site through letters or by posting a sign at the site. In addition, a contact person will be designated to answer any questions regarding activities and progress at the site. In this way, public notification is ensured.

b. Partnerships with Government Agencies

The JCRA has a great working relationship with the NJDEP, and they serve as an active partner with assisting the JCRA by providing technical assistance and support for many of the large-scale brownfield redevelopment projects in the city. In addition, the JCRA considers EPA a central partner. Given our close proximity to Region 2's offices, our Brownfields Project Officer is able to meet with us, conduct site visits, and provide insight on remedial approaches. Likewise, we have developed a close partnership with the state transit agency, New Jersey Transit, to facilitate development of additional transit in the city, including adding a stop to the light rail line which traverses the BDA, to the immediate north of the project site. In addition, the JCMUA is a close partner as we work together to align the remediation project with the subsequent sewer grey and green infrastructure construction.

c. Partnerships with Community Organizations

i. <u>Community Organization Descriptions and Roles</u>

Because this site is bordered by a state park and acres of vacant land, there are few nearby residents or community organizations that directly interact with this site. However, Jersey City has developed strong partnerships with some organizations that have a city-wide interest (NJCU and JCEC), and the immediate neighboring establishments (Barnabas Health and FOLSP). The following will play a key role in the successful development and implementation of the EPA Cleanup Grant:

- **Jersey City Medical Center/RWJ Barnabas Health:** Moving into their state of the art new medical facility in 2004, the medical center borders the Grand Jersey BDA. As a neighbor and stakeholder, they are able to provide community meeting space as well as technical assistance with the health issues associated with remediating the site.
- **New Jersey City University (NJCU):** NJCU has worked with the City and the JCRA on brownfield related issues. They will continue to support JCRA in the remediation Mill Creek lot 77 by providing interns to expand City capacity as well as mapping and data collection activities to assist with our outreach efforts.
- **Jersey City Environmental Commission (JCEC):** JCEC is responsible for assisting the City with environmental topics and will provide assistance linking government with residential issues.
- **Friends of Liberty State Park (FOLSP):** Since 1988, FOLSP has advocated for, protected, beautified, and promoted Liberty State Park. As such, they are extensively involved with establishing the planned gateway to the park, which will include the Mill Creek site and the surrounding area. FOLSP will provide input on the site linkage to Liberty State Park.

ii. Letters of Commitment

Commitment letters are contained in **Attachment 2**

d. Partnerships with Workforce Development Programs

Jersey City has never received an EPA Environmental Workforce Development and Job Training grant, nor are there any EPA job training grants in Hudson County. However, as part of the local hiring initiatives undertaken by the City and the JCRA, we do have a local hiring ordinance that sets forth hiring goals of 20% local women and minorities for publicly funded projects. In addition, the project manager, JCRA, has facilitated relationships with an area educational institution, New Jersey City University, that provides access to students looking for 'real world' work experience. While not a formal job training program, this on-the-job training has proved a valuable experience for students building their resumes.

4. Project Benefits

a. Welfare, Environment and Public Health Benefits

Health benefits will be realized by the removal of PCB contamination as well as the construction of the cap at the site to prevent exposure to contaminated fill (pathway mitigation). The EPA funding will help to eliminate exposures to contaminants including those known to harm women of childbearing age, infants, and children, such as PCB and PAHs. Removal of exposures to these contaminants will have a measurable positive impact on the health of the community.

The redevelopment that follows the remediation project will produce further environmental benefits. The new grey and green infrastructure that will replace the existing combined sewer

outfall will be designed to improve water quality by eliminating the anoxic conditions of the water and eliminating the discharge of untreated sewage to the waterway. In addition, surface water runoff will no longer transport contaminated sediment to Mill Creek. Improvements to the aquatic and benthic environments associated with Mill Creek are anticipated to be dramatic. The wetlands will reduce the nitrates, phosphorus, and heavy metals currently reaching the Hudson River. The resulting open space and renewed wetlands will contribute both economic and community benefits to the area. The Center for American Progress and Oxfam America's 2014 report on restoration of coastal ecosystem yields illustrates economic benefits of the creation of tidal wetlands and other environments including buffering storm surges; safeguarding coastal homes and businesses; sequestering carbon and other pollutants; creating nursery habitat for important fish species; and restoring open space and wildlife.

The opportunity for fresh air and exercise has been shown to reduce the rates of obesity, diabetes, heart disease, and other related health problems. The new layout of Phase I, inclusive of Mill Creek lot 77, will create interconnections to the new light rail station, existing and proposed open space areas and proposed commercial areas such that safe pedestrian and biking connections will be within a five minute walk from all proposed residential dwellings. Furthermore, the area is a major pedestrian access point to the Liberty State Park. As such, this will enhance and improve access to existing open space infrastructure.

a. Economic and Community Benefits

The remediation of the Mill Creek lot 77 will serve as a catalyst for the redevelopment of the rest of the Grand Jersey BDA as development cannot occur until after the remediation of this stream segment and the subsequent infrastructure improvements are made. The designated developer estimates that redevelopment of the BDA will provide an estimated 405 construction jobs and 25 permanent jobs, in addition to 1,200 new housing units. As a component of this new neighborhood, a new light rail station is planned at Mill Creek which will foster public access to the waterfront and promote improved multi-modal and pedestrian access to Liberty State Park. Consistent with the HB Light Rail and New Jersey Transit long term plans, the Mill Creek improvements will provide improved resident and workforce access to the light rail and help connect the area to other neighborhoods in Jersey City. This is especially important to our target census tract in which over 38% of households do not have vehicle access. (2011-2015 ACS)

5. <u>Programmatic Capability and Past Performance</u>

a. Audit Findings

Jersey City has never received any adverse audit findings or been required to comply with 'high risk' terms and conditions for any prior EPA grants

b. Programmatic Capability

The City of Jersey City will execute a project specific agreement with JCRA to manage the grant and project. As employees of the oldest redevelopment agency in continuous operation in the country and manager of the Brownfields Program, JCRA staff have managed scores of brownfield sites through the state regulatory VCP process and its successor, the LSRP Program. JCRA staff possess the in-house capacity to oversee environmental planning, assessment, and remediation efforts. These staff members not only oversee the environmental engineering firms but also perform the administrative functions associated with pursuing, receiving, and utilizing state and federal assessment and cleanup funding. Benjamin Delisle, the JCRA's Director of

Development, will be the primary person responsible for the management of the EPA funding. Mr. Delisle has been with the JCRA for ten years and has more than 16 years total of environmental and project management experience. His undergraduate and graduate degrees provide a unique coupling of environmental science and public administration. He has been responsible for implementing and managing all of the JCRA's EPA grants with assistance from his team of Project Managers. To expand their capacity to address these sites and increase the number of brownfields being addressed, the JCRA expects to contract with an experienced federal grants oversight firm to provide reporting, preparation of requests for proposals to identify and select environmental engineering firms to perform assessments, and other cooperative agreement functions.

The Jersey City Redevelopment Agency will procure an environmental engineering firm to serve as the LSRP and provide technical assistance and oversight of the proscribed remediation. The environmental engineer will serve as the technical lead for the work being performed and will be responsible for developing the remedial action workplan, the remediation bid specification scope of work, and other activities as described in the budget narrative . Procurement of the environmental engineer will be done in compliance with applicable state and federal procurement requirements, to include 40 CFR 31.36.

c. **Measuring Environmental Results: Anticipated Outputs/Outcomes**

Jersey City will be responsible for overseeing the preparation of the quarterly reports and other required reporting such as MBE-WBE forms and Federal Financial Reports within the 30 days after the close of the respective reporting periods. In addition, ACRES will be updated regularly to provide current information on site progress. Jersey City will maintain close contact with the EPA regional Project Officer to ensure any potential problems or successes are communicated with EPA on a regular basis.

Jersey City will be responsible for the reporting on the Outputs of the project through the quarterly reports and ACRES updates. The Outputs detailed in the budget section will lead to specific Outcomes, which will include the amount of funding leveraged, the number of acres of greenspace created, the number of acres remediated, the length of pedestrian trail created, the infrastructure investments leveraged and number of temporary jobs created.

d. Past Performance and Accomplishments

i. Currently of Has Ever Received an EPA Brownfields Grant

The City of Jersey City previously received two EPA Brownfields Assessment Grants in 1997 and 2006, which funded Phase I and II investigations of more than a dozen properties primarily in the Morris Canal Redevelopment Area of Jersey City. Due to personnel turnover around 2007, the city became delinquent with grant reporting requirements. As a result, the city enlisted the assistance of the JCRA and was able to successfully get the grant implementation and reporting requirements back on track. In 2011 the City received a cleanup grant which funded the remediation at 125 Woodward Street, part of the Berry Lane park development project. This grant was managed via an interlocal agreement with JCRA to continue management of the grant, and was successfully implemented and closed out. The Mill Creek Lot 77 cleanup grant will also be managed via this successful partnership. The JCRA has been the direct recipient of numerous EPA grants, all of which are current in reporting requirements.

Mill Creek Lot 77

Attachment 1: Leveraged Funding

Argent Ventures
551 Fifth Avenue
New York, New York 10176
Telephone: (212) 692 5400
www.argentventures.com

November 15, 2017

United States Environmental Protection Agency
Attn: Ms. Lya Theodoratos
290 Broadway 18th Floor
New York, NY 10007

Re: Leveraged Support for EPA Grants

Dear Ms. Theodoratos,

Argent Ventures is a vertically-integrated, diversified real estate investment and development firm specializing in opportunistic, and value-add transactions throughout the United States. Founded in 1997 and headquartered in New York City, the firm pursues debt- and equity-related investments in any asset class. Since its inception, Argent has purchased over $2.5 billion in real estate assets and debt instruments in major markets in the United States and Europe.

We recognize that Jersey City is a historically industrial city with endless potential. Jersey City would greatly benefit from the EPA Brownfields Cleanup Grants in meeting goals to plan for, and undertake, clean up and redevelopment of strategic properties across its landscape. Argent Ventures is the designated developer for the Grand Jersey Redevelopment Area. As such, we will bring private sector resources for implementation of this project. The first parcel anticipated to be developed is Lot 78, the Pittsburgh Metals site. We will be investing $16,000,000M for the project. Current plans for the project include 70 units of market rate housing, and will create 90 construction jobs and 4 permanent positions for the local community.

Argent understands the value of cleaning up brownfield sites so that these underutilized, blighted properties can be revitalized for productive uses. In addition to the efforts at the Pittsburgh Metals site, we will be implementing the development of Lots 73 and 77, the Mill Creek area. Development of this area will cost $265,000,000M and will allow for 3.2 acres of public open space and will be a catalyst for future larger area redevelopment and transportation plans. The park and new streets will include bike and pedestrian paths, 0.5 acres of restored wetlands and will have a hard cost of approximately $5M. This project will create new opportunities for the local community and economy, including 1200 temporary construction jobs and 25 permanent positions, as well as raise the standard of living for those in the surrounding area.

We look forward to working with the community, property owners, and local officials, on this project. Thank you very much for your consideration.

Sincerely,

Clay McPhail
V.P. Acquisitions and Asset Management
212-692-5408

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

555 ROUTE #440 ·JERSEY CITY, NEW JERSEY 07305 · TEL: (201) 432-1150 · FAX: (201) 432-1576

JEREMY FARRELL, ESQ.
EXECUTIVE DIRECTOR

JOHN D. FOLK, C.P.A.
DIRECTOR OF FINANCE

November 16, 2017

The Honorable Scott Pruitt
Administrator US Environmental Protection Agency
401 M Street SW Washington, DC 20460

RE: Funding Support for City of Jersey City Cleanup Grant Applications

Dear Administrator Pruitt:

The Jersey City Municipal Utilities Authority (JCMUA) operates both the sewerage and water systems of Jersey City. We do our best to be sure that all wastewater and storm water flow to the treatment plant and that fresh water reaches the resident's home.

The Jersey City Municipal Utilities Authority pledges to operate and maintain its sewerage and water facilities in a fashion that will protect the public health and environment of all its constituents. It will always strive to accomplish this goal in the most competent, economical and compassionate manner possible.

The JCMUA fully supports the City's EPA Cleanup grant applications for the sites at Mill Creek and Pittsburg Metals as they continue effect the health of the environment, the residents, and our work. We will work directly with the City and the JCRA, and assist in the oversite and guidance of these projects as they pertain to our objectives. We will work to assist in fixing the sewer outfall in this area and will seek State Environmental Infrastructure Trust (EIT) funding for this project.

Please contact me at j.farrell@jcmua.com or by Phone at (201) 432-1150 if you would like to discuss further.

Regards,

EA

Jeremy Farrell
Executive Director

	A	B	C	D	E	F	G	H	I	J	K
1	JERSEY CITY MUNICIPAL UTILITIES AUTHORITY										
2	2011 AUTHORITY CAPITAL PROGRAM										
3	FISCAL YEAR:										
4	FROM JANUARY 1, 2011 TO DECEMBER 31, 2011										
5	**5 YEAR CAPITAL IMPROVEMENT PLAN COSTS**										
6											
7											
8	**PROJECTS**	EST TOTAL COST	2012	2013	2014	2015	2016	2017	2018	2019	2020
9											
10	Sewer Replacement										
11	or Construction										
12											
13	Mill Creek Trunk Sewer	$8,000,000					$2,000,000	$2,000,000	$2,000,000	$2,000,000	
14											
15	Mill Creek Outfall Tunnel										
16	Design	$1,000,000					$1,000,000				
17											
18	Mill Creek Outfall Tunnel										
19	Construction	$52,000,000						$17,500,00	$17,500,00	$17,000,000	
20											
21	Lexington Ave/WestSide/440	$3,000,000									$1,000,000
22											
23	Clendeny/West Side/440	$2,000,000							$2,000,000		
24											
25	2nd St (Jersey to M. Benson)	$1,400,000					$400,000	$1,000,000			
26											
27	Sip Ave Sewer (WestSide/Freeman)	$10,000,000								$10,000,000	
28											
29	Linden Ave (Princeton/Brown)	$10,000,000									$10,000,000
30											
31	Richard St Outfall	$3,000,000							$3,000,000		
32											
33	Audobon/Stegman/West Side	$14,000,000					$3,000,000	$3,500,000	$3,500,000	$3,000,000	
34											
35	Warner Ave/Rose/Blvd	$1,000,000						$1,000,000			
36											
37	Bright St/Jersey/Grove	$3,000,000									
38											
39	Pine St Sewer & Pump Station	$1,900,000	$1,900,000								
40											
41	VanHorne/Woodward Sewer Replacement										
42	Adjacent to LR Trap	$4,000,000					$4,000,000				
43											
44											
45											
46											
47		**EPA**	**CONSENT**				**DEGREE**				
48	Grand St/Clinton/Waterfront										
49											
50	Sip Ave/Freeman/440										
51											
52	Brown/Princeton/Linden										

	A	B	C	D	E	F	G	H	I	J	K
53			**$52,000,000**								
54	Duncan/440/River										
55											
56	6th St & 10th St/Adjoining Areas										
57											
58	Country Viallage Sewer Separation Study										
59											

COMMISSIONERS

HON. ROLANDO R. LAVARRO, JR.
CHAIRMAN
EVELYN FARMER
VICE CHAIRMAN

DONALD R. BROWN
DOUGLAS CARLUCCI
ERMA GREENE
DANIEL RIVERA
DARWIN R. ONA

JERSEY CITY
REDEVELOPMENT AGENCY

EXECUTIVE

DAVID P. DONNELLY
EXECUTIVE DIRECTOR

DIANA H. JEFFREY, ESQ.
GENERAL COUNSEL

STEVEN M. FULOP
MAYOR

November 13, 2017

The Honorable Scott Pruitt
Administrator US Environmental Protection Agency
401 M Street SW Washington, DC 20460

RE: Leveraged Funds for the City of Jersey City Cleanup Grant Applications

Dear Administrator Pruitt:

Much has been done in the last several years to bring prosperity to Jersey City. Yet pockets of endemic poverty, a lack of open space, high unemployment, and substandard housing persist in some areas which have not been fortunate enough to benefit from the city's past redevelopment boon. In order to address this, the City is planning the environmental remediation of several of its sites, including Mill Creek and Pittsburgh Metals. This letter is in support of these efforts and to show matching effort and funds for the EPA Cleanup Grant applications that the City is applying for.

These grants require a match, through state HDSRF funds will be applied toward cleanup costs. If awarded, these grant funds will be used to remediate on-site contamination. Remediation will help with wetland redevelopment and offer Green Space to the neighborhood. Cleanup will also be a catalyst for larger redevelopment plans such as adding an additional stop for NJ Transit and linking the space to Liberty State Park.

The JCRA fully supports the City's grant applications and commits to providing an estimated $20,000 in In-Kind contributions by providing managerial support to the city and oversight of the implementation of the project. Please feel free to reach out if I may be of further assistance. I may be reached at DDonnelly@jcnj.org or by phone at (201) 761-0821.

Sincerely,

DAVID P. DONNELLY
Executive Director

DPD/baa

66 York Street -3rd Floor- Jersey City, New Jersey 07302-3821
201-761-0819 Fax: 201-761-0831 www.thejcra.org

Mill Creek Lot 77

Attachment 2: Letters of Community Support

THE FRIENDS OF LIBERTY STATE PARK

P.O. Box 3407, Jersey City, New Jersey 07303-3407
201-792-1993
pesinliberty@earthlink.net
www.folsp.org

November 9, 2017

United States Environmental Protection Agency
Attn: Ms. Lya Theodoratos
290 Broadway 18th Floor
New York, NY 10007

Dear Administrator Theodoratos:

Since 1988, Friends of Liberty State Park has advocated for, protected, beautified, and promoted this urban state park. The park is a sacred and uplifting public space. This is due to its views of Lady Liberty, Ellis Island, the Manhattan skyline and the harbor and also due to the park's role as an invaluable urban waterfront. Liberty State Park is a special recreational, natural, historical, educational, and cultural resource. We look forward to additional public Open Space and increased wetlands. We commit to coordinating with the City in their efforts to provide green space linkages to the Liberty State Park and to share updates regarding the remediation activities with our membership.

I am writing to support Jersey City's applications for Environmental Protection Agency Cleanup Grants for the Mill Creek and Pittsburgh Metals sites. Ultimately, these areas will be transformed into a gateway to Liberty State Park. A Cleanup Grant would afford the remediation and the long-term revitalization of the area, which will benefit the park, the environment, residents, and visitors alike. We welcome any environmental input you need from us.

Thank you for your consideration.

Sincerely,

Sam Pesin

Sam Pesin
President
Friends of Liberty State Park

JERSEY CITY
ENVIRONMENTAL COMMISSION

November 13, 2017

Mr. David P. Donnelly
Jersey City Redevelopment Agency
66 York Street, 2nd Floor
Jersey City, NJ 07302

Dear Mr. Donnelly,

As you know, the Jersey City Environmental Commission is an advisory board to Jersey City's City Council. We bring to the forefront any policy or projects that threaten the City's valuable and vulnerable natural resources. As the city's advocate for environmental matters, we represent the city, work closely with City Planning, and work alongside an array of stakeholders including grassroots organizations, city and county agencies, state nonprofits, and elected officials.

We are aware of the City and the Jersey City Redevelopment Agency's (JCRA) successful implementation of federal, state, and local funding for brownfields investigations and cleanups throughout the City during its time as the brownfields manager. We are enthusiastic and supportive of this year's applications to the Environmental Protection Agency (EPA) to fund additional environmental cleanup.

The potential for EPA Brownfields Cleanup grant funding is tremendously important to neighborhoods in Jersey City because this funding will address brownfield sites throughout our City, with an emphasis on brownfields in redevelopment areas. Brownfields, and their related contamination, are a major component to both neighborhoods because of their industrial histories. The brownfield sites in these areas persist as roadblocks to real change taking hold, and environmental remediation would further their progress.

We look forward to continuing our role as a partner in the revitalization of Jersey City's redevelopment areas and will assist with advising the municipal government and land use boards in conjunction with the City and the JCRA as necessary regarding the use of grant funds, and also with informing residents of the progress of these assessments. We welcome adding an informational session onto our scheduled meetings to learn more about the efforts, provide our thoughts on the development of your plans, and provide a public forum to discuss progress.

Thank you for your efforts, and good luck with your grant applications. Should the US Environmental Protection Agency have any questions, I can be reached at 908-319-8642.

Sincerely,

Alison Cucco

Alison Cucco

Chair, Jersey City Environmental Commission

November 9, 2017

Mr. David Donnelly
The Jersey City Redevelopment Agency
66 York St., Floor 2
Jersey City, New Jersey 07302

Dear Executive Director Donnelly:

New Jersey City University (NJCU) was founded in Jersey City in 1929. Today, we are a major public university that offers more than 40 undergraduate degree programs and nearly 30 graduate programs. NJCU, through our Department of Earth and Environmental Sciences, has assisted Jersey City in their efforts to inventory brownfields within the Morris Canal and Canal Crossing Redevelopment Areas of Jersey City. NJCU students have specifically conducted site information gathering and mapping activities. This inventory is not just being used to track the sites, but the data has also formed the basis for community outreach materials.

Given my previous involvement with Jersey City's brownfields, I wholeheartedly support the City's applications for U.S. EPA cleanup grants. This funding will be used to remediate sites throughout Jersey City and particularly in redevelopment areas like Morris Canal and Canal Crossing. As someone who works in Jersey City on a daily basis, I know this funding will greatly benefit community residents. Should the funding be awarded, NJCU will continue to partner with the City on any necessary technical endeavors. In particular we expect to provide further internship assistance with additional mapping and/or data collection activities.

The revitalization of brownfields thanks to U.S. EPA cleanup grants will be a great asset to Jersey City. As such, I strongly support these grant applications.

Sincerely,

William Montgomery, PhD
Professor, Department of Earth and Environmental Sciences
(908) 313-1311 (Mobile)
wmontgomery@njcu.edu

Jersey City Medical Center | RWJBarnabas HEALTH

Joseph F. Scott, FACHE
President and Chief Executive Officer

November 15, 2017

Mayor Steven Fulop
City Hall - 280 Grove Street
Jersey City, New Jersey 07302
Dear Mr. Donnelly:

Mayor Fulop,

Jersey City Medical Center has a long legacy of providing healthcare services dating back to 1882. In 2004, the Jersey City Medical Center moved to new quarters at Grand Street. The site is near the light rail, ferries to New York City, Port Authority trains, and the Liberty Science Center at Liberty State Park. Fast forward to today, the facility is currently operated by RWJBarnabas Health. The Campus presently includes three facilities, the Wilzig Hospital, the Provident Bank Ambulatory Center and the medical office building. The hospital serves as a regional referral, teaching hospital and provides the highest level of care for women and infants, trauma, and cardiac patients.

The JCMC is also located next to the Grand Jersey Brownfield Development Area which contains the sites targeted by the City's application: Pittsburgh Metals and Mill Creek sites. These sites include former industrial sites and a contaminated drainage swale that are currently vacant or underused. It is an eyesore with substantial human health concerns due to contamination at the sites.

The RWJBarnabas Health campus at Jersey City Medical Center, as a nearby community facility, is very much in support of their redevelopment. We support Jersey City's applications for an EPA grant to conduct environmental remediation of the sites. We look forward to providing technical assistance for the project's health-related issues given that we represent health professionals from a variety of fields. We also offer the full support of our facility, such as providing meeting space for outreach purposes and the City and Redevelopment Agency.

Thank you very much for your consideration of this grant application.

Sincerely,

Joseph F. Scott, FACHE
President & CEO, Jersey City Medical Center
Executive Vice President, Health Care Transformation
RWJBarnabas Health

355 Grand Street
Jersey City, NJ 07302
Joseph.Scott@rwjbh.org

201.915.2000 ext:5925

barnabashealth.org/jcmc

The City of Jersey City
U.S. Environmental Protection Agency
Grand Jersey Brownfields Clean Up Grants
Grant Application Summary

Much has been done in the last several years to bring prosperity to Jersey City. Yet pockets of endemic poverty, a lack of open space, high unemployment, and substandard housing persist in some areas which have not been fortunate enough to benefit from the City's past redevelopment boon. The communities designated as redevelopment areas are plagued with socioeconomic, welfare, and health disparities also contain numerous brownfields.

One area of Jersey City where the presence of brownfields has hindered revitalization efforts is known as the Grand Jersey Brownfield Development Area (BDA), which is located in the vicinity of Aetna Street south of Downtown. Given historical industrial operations in the area, transformation of the Grand Jersey BDA has been moving forward piece by piece. This area includes multiple parcels which have undergone varying degrees of environmental investigation and some cleanup to date.

The plan for the area is guided by the Grand Jersey Redevelopment Area Plan (amended 5.13.2015). The redevelopment area, containing the sites targeted for these grants, is adjacent to Liberty State Park, the Tidewater Basin, and the Hudson Bergen Light Rail line. The Grand Jersey Redevelopment Plan calls for transformation of this area into a major gateway to the Liberty State Park, the largest open space tract in Hudson County, and creating a neighborhood to complement and capitalize on the strategic location to existing open space, waterfront, and mass transit resources

The City of Jersey City is now planning the environmental remediation of three sites that it owns within the BDA including the Mill Creek site, Block 15801, Lots 73, 77 and the Pittsburgh Metals site, Block 15801 Lot 78. The remediation will address PCBs, dioxin, polyaromatic hydrocarbons (PAHs), metals and other contaminants in the soil and groundwater.

Following the cleanup, the Mill Creek sites will be redeveloped as public open space consisting of passive naturalized areas, paths, sitting areas, and other similar facilities and tied into the trail network associated with the proximate Liberty State Park. New infrastructure will include sewer and water treatment improvements for the Mill Creek outfall area. Once the site is remediated and redeveloped as publicly held open space, it will be entered into the City's Recreation and Open Space Inventory (ROSI). Inclusion on the ROSI ensures that this greenspace is protected and preserved in perpetuity.

The Pittsburgh Metals site will be redeveloped with housing and mixed use amenities to address multiple income levels. The site will embody principles of a "Transit Village" to promote pedestrian friendly street and pedestrian amenities.

The US Environmental Protection Agency annually offers grants for assessment and cleanup of contaminated properties. The City of Jersey City will be applying for three $200,000 Hazardous Substances Cleanup Grants for the Grand Jersey sites. If awarded, these grant funds can be

used to remediate on-site contamination. These grants require a $40,000 match, which will be provided by the City or through state grants that will also be applied toward cleanup costs.

BRS, Inc. has been hired to prepare and submit the EPA grant application. On average, one-third of EPA Brownfields Grant applications submitted every year are awarded. Over the past 14 years, BRS has obtained overo $119 million in grant funding. BRS has a success rate of approximately 80% for EPA Brownfield Grants.

Any questions or comments regarding the EPA grant application, including requests to view application drafts, should be directed to Beth Henriques at BRS, Inc. She can be reached by calling (732) 682 2012 or via email at bhenriques@brsinc.com.

Mill Creek Lot 77

Attachment 3: Threshold Criteria

THE CITY OF JERSEY CITY, NEW JERSEY
MILL CREEK BLOCK 15801, LOT 77 SITE
US ENVIRONMENTAL PROTECTION AGENCY CLEANUP GRANT APPLICATION
NOVEMBER 15, 2017

THRESHOLD CRITERIA

1. Applicant Eligibility: The grant applicant is the City of Jersey City, New Jersey ("City"). 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. Site Ownership: The site was acquired by the City in November 25, 1987. The type of ownership is fee simple.

3. Basic Site Information:
   a. The site is known as Mill Creek Block15801, Lot 77. (Formerly Block 2145; Lot 41.N)
   b. It is located at the southern terminus of Jersey Avenue, Jersey City, New Jersey, 07302.
   c. The current owner of the site is the City of Jersey City.
   d. Not applicable.

4. Status and History of Contamination at the Site:
   a. The Site is contaminated with hazardous substances.
   b. As part of the former Communipaw Bay, historic fill was placed on the Mill Creek site starting in the late 1800s so as to allow for urban and railroad development in the area. Historically, the northern part of the site was inadvertently utilized for industrial storage by the adjoining properties. These adjacent properties were used for heavy industrial purposes, such as steel construction, scrap metal processing, metal supply warehousing, smelting and refining, and livestock trade. Today, the remnant of the Mill Creek runs through the center of the Site. The Mill Creek combined sewer outfall is at the westernmost end of the creek.
   c. Investigations conducted at the site indicate that the targeted site is contaminated with historic fill, specifically polyaromatic hydrocarbons (PAHs) metals, as well as PCBs.
   d. The sources of contamination are likely associated with contaminated fill material imported and placed on the site for purposes of raising site elevations as well as previous upland site operations whose surface water runoff drained and accumulated into the Mill Creek. PCBs are the major source of contamination. Historic fill material was found to be present throughout the site at depths up to 12 feet below ground surface. Groundwater samples collected from the site indicated the presence of PCBs and metals exceeding state standards.

5. Brownfields Site Definition a) The site is not listed, nor is it proposed for listing, on the National Priorities List. b) The site is not believed to be subject to Federal unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. c) The site is not subject to the jurisdiction, custody, or control of the US government.

6.Environmental Assessment Required for Cleanup Proposals: The site has been the subject of many assessments including Phase I/Preliminary Assessments. A Phase II/Site Investigation (SI) was conducted at the site. The results of which are presented in the SI report dated November 2009. The SI was conducted in accordance the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E). As such, it meets the criteria for conducting an ASTM E1903-11 Phase II equivalent.

7. Enforcement or Other Actions: The site is not known to be subject to any known ongoing or anticipated environmental enforcement actions.

8. Sites Requiring a Property-Specific Determination: This site is believed to require a property-specific determination. Information pertaining to this request is found in **Attachment 3.1**.

9. Site Eligibility and Property Ownership Eligibility

a**) Property Ownership Eligibility**

1) **CERCLA §107 Liability**: The City is not potentially liable for contamination at the site under CERCLA Section **§**107 as we believe that we qualify for a liability defense. Compliance with the required liability defense provisions are presented below.

2) **Information on Liability and Defenses/Protections**:

a) Information on Property Acquisition

i) How was the Property Acquired: The site was acquired by arm's length transaction.

ii)Date of Acquisition: The site was acquired on November 25, 1987.

iii) Nature of Ownership: The City of Jersey City is sole owner of the property (fee simple).

iv) Name of party from whom property was acquired: The prior owner was the Jersey City Municipal Employee Pension trust.

v) Relationship with Prior/Former Owner: It is unknown if the City had any familial, contractual, corporate or financial relationships or affiliations with known prior owners and/or operators of the site.

b) Timing and/or Contribution Toward Hazardous Substances Disposal: The exact date of the disposal of hazardous substances at the site is unknown, but is believed to have occurred in the late 1880s when fill material was brought in to fill in the site. Thus it occurred prior to the City's ownership. The City did not cause or contribute to the release of hazardous substances at the site. The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

c.) Pre-Purchase Inquiry: The site was acquired in 1987, well before the May 31, 1997 standardization of pre-purchase inquiry activities. The pre-purchase inquiry conformed to industry standards at the time of acquisition.

d) Post-Acquisition Uses: Since acquiring the property in 1987, Jersey City has not permitted any operations at the site.

e) Continuing Obligations: The City is committed to complying with all land-use restrictions and institutional controls required at the site, as well as to assisting and cooperating with those performing the cleanup and providing access to the property. In addition, the City will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and will provide all legally required notices. Furthermore, the City has proceeded with assessing the site for purposes of effectuating the site's cleanup.

b) **Property Ownership Eligibility-Petroleum Sites**: The contamination at the site that is being addressed with this EPA grant is hazardous substances, as such, this section is not applicable.

10. Cleanup Authority and Oversight Structure:

a. The cleanup of this site will be required to be conducted under the oversight of a Licensed Site Remediation Program (LSRP). The City will partner with EPA Region 2 for environmental activities overseen by the LSRP. As such, the City will be working with EPA to ensure the remediation work will address contamination in a manner appropriate to the planned site reuse and protective of human health and the environment. The Jersey City Redevelopment Agency (JCRA) provides assistance to the City. The JCRA routinely undertakes environmental assessment and remediation activities as part of their role to facilitate redevelopment in Camden. We have an interlocal agreement to have the JCRA oversee the implementation of the remediation for project**.** All remediation to be performed under this grant would be conducted in accordance with the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq.; the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12 and implementing regulations in the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C; and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E, under the oversight of a Licensed Site Remediation Professional (LSRP).

b. Access to the neighboring properties is not anticipated to be an issue as the immediately adjacent parcels are owned by City of Jersey City or the Jersey City Redevelopment Agency (JCRA) and are part of the larger overall Grand Jersey redevelopment project.

11. Community Notification:

a) A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the site and can be found in **Attachment 3.2**. It outlines the contamination and issues of the site, offering three alternative approaches for its clean-up of which Alternative #1 is recommended. Jersey City provided an opportunity for the community to learn of its intent to apply for this cleanup grant and solicited public comments for incorporation into the grant application.

b. A public notice was placed in the predominant area newspaper, *The Jersey Journal*, on November 2, 2017.

c. The City of Jersey City/JCRA held a public meeting was held on November 8th 2017. No community members attended the meeting, and therefore no feedback was received regarding this grant application. No comments on the applications were received before the submission of the grant application. However, In order to further solicit public comments even after the application deadline, the grant application has also been posted on the JCRA's website. Jersey City will continue to hold such public meetings to obtain community input as the project progresses and before a workplan are completed that is associated with award of the grant.

d. Associated documentation is found in **Attachment 3.3**.

12. Statutory Cost Share:
    a. A total remediation budget for the targeted site has been developed. These activities will be funded through a combination of this EPA grant application and State Hazardous Discharge Site Remediation Fund (HDSRF) monies. The $200,000 EPA grant will leverage more than the required 20% ($40,000) match. Additional budget detail is found in the ranking criteria.

    b. A hardship waiver for the cost share is not being requested.

Mill Creek Lot 77

Attachment 3.1: Threshold Criteria-Property-Specific Determination Request

Property-Specific Determination Request for Brownfields Cleanup Grant
City of Jersey City – Mill Creek
November 2017

1. Basic Site Identification

The site is known as Mill Creek Block 15801, Lot 77. It is located at Jersey Avenue, Jersey City, New Jersey, 07302. The current owner of the site is the City of Jersey City.

2. The specific circumstance that requires the property specific determination request

This property specific determination is required because polychlorinated biphenyls (PCBs) are present at the site at concentrations subject to remediation under TSCA.

3. Why the site falls within the identified circumstance requiring determination?

Analytical data indicates the presence of PCBs in site soils at concentrations in excess of 50 ppm. As such, some of the required PCB remediation is believed to be subject to remediation under TSCA. EPA has not initiated an involuntary action with any person to address the PCB contamination at the site. In addition, there is no EPA ongoing action against a disposer to address PCB contamination at the site.

4. How will funds meet the criteria necessary for the determination?

Protection of Human Health and the Environment: Concentrations of PCBs up to 153,000 mg/kg in soil have been identified at the site. In addition to PCBs, other organic and inorganic contaminants are present. Remediation funded by the EPA brownfields grant at the site will include hot spot soil excavation and disposal to ensure protectiveness of human health and the environment. EPA grant funding will not be used to address TSCA regulated contamination, but rather will be used to fund hot spot removal of PCB contamination with concentrations of 49 mg/kg or less, as well as construction of a soil cap to address the other contaminants found at the site.

There will be the realized benefit of eliminating a human exposure pathway associated with the surface soils. In addition, completing this remediation will allow for sewer infrastructure improvements to be made. The subsequent sewer upgrade will eliminate exposure of residents to sewage, and will improve water quality by eliminating the anoxic conditions of the water and sediments of the receiving surface water body. In addition, surface water run off will no longer transport contaminated sediment to the adjacent surface water body.

Creation of, Preservation of, or Addition to Parks, Greenways, Undeveloped Property, other Recreational Property, or Other Property Used for Nonprofit Purposes: The remediation of this site is the critical first phase of implementing the Grand Jersey Redevelopment Plan. North of the site, a new mixed use livable community of 1200 units will be anchored by the newly constructed Medical Center/ RJW Barnabas Health, which will complement and capitalize on the neighborhood's proximity to existing open space, waterfront, and area light rail service, along with a new NJ Transit light rail stop at Mill Creek. This site itself, located at the southern end of the redevelopment area, will become open space and constructed wetlands to link this vibrant new transit oriented neighborhood in the north, to Liberty State Park in the south.

5. The degree to which funding is or is not available for the site.

Jersey City is not able to finance the remediation of brownfield sites throughout the City without outside assistance, particularly a site such as this that will be developed for open space and will not have an income generating end use. State HDSRF grant funding can be used to fund the TSCA regulated contamination, but state match requirements necessitate securing additional funding sources to complete the remediation. EPA funding will provide the matching funding needed to complete the remediation of the site. If awarded, EPA cleanup funds will enable remediation to occur.

6. An explanation of whether or not applicant is responsible for the contamination at the site.

The City of Jersey City meets the CERCLA liability protections afforded by a prospective purchaser liability defense. Further, the City is not known to be potentially liable for contamination at the site under CERCLA §107 as a current owner or operator at the time of disposal of a hazardous substance, a party that arranged for the treatment or disposal of hazardous substances, or a party that accepted hazardous substances for transport to disposal or treatment facilities at the site.

Mill Creek Lot 77

Attachment 3.2: Threshold Criteria- Analysis of Brownfields Cleanup Alternatives

Analysis of Brownfields Cleanup Alternatives

DRAFT

Mill Creek Lot 77 Site
Block 15801, Lot 77
Jersey City, New Jersey

Prepared by BRS, Inc. for the

Jersey City Redevelopment Agency
66 York Street
Jersey City, New Jersey

November 2017

CONTENTS

1 INTRODUCTION & BACKGROUND 1
1.1 Site Description and Previous Uses 2
1.2 Surrounding Land Use 2
1.3 Project Goal (Reuse Plan) 2
1.4 Summary of Environmental Conditions 2
1.5 Physical Setting 3
1.6 Exposure Pathways 3
2 APPLICABLE LAWS AND CLEANUP STANDARDS 4
3 EVALUATION OF CLEANUP ALTERNATIVES 4
3.1 Alternative No. 1 - Removal of Sediment and Enactment of Engineering and Institutional Controls 5
3.1.1 Effectiveness 6
3.1.2 Sustainability and Resilience 6
3.1.3 Implementability 6
3.1.4 Operation and Maintenance 6
3.1.5 Institutional Controls 7
3.1.6 Cost 7
3.2 Alternative No. 2 - Removal of Historic Fill and PCB-contaminated Soil Sitewide 7
3.2.1 Effectiveness 8
3.2.2 Sustainability and Resilience 8
3.2.3 Implementability 8
3.2.4 Operation and Maintenance 8
3.2.5 Institutional Controls 8
3.2.6 Cost 8
3.3 Alternative No. 3 - No Action 8
3.3.1 Effectiveness 9
3.3.2 Sustainability and Resilience 9
3.3.3 Implementability 9
3.3.4 Operation and Maintenance 9
3.3.5 Institutional Controls 9
3.3.6 Cost 9
3.4 Preferred Alternative 9

ATTACHMENTS

A. Site Location Map
B. Summary of Public Comments and Responses

1 INTRODUCTION & BACKGROUND

The subject site is within the Grand Jersey Redevelopment Area in Jersey City, New Jersey. The site is located south of Aetna Street and comprises a portion of Mill Creek and its adjoining northern and southern banks. The parcel measures a total of 1.84 acres, of which approximately 0.74 acres is water and the remaining 1.1 acres is creek bank. The property is identified as Block 15801 Lot 77 on the Jersey City parcel map.

The JCRA has contracted Brownfield Redevelopment Solutions, Inc. (BRS), to prepare this Analysis of Brownfields Cleanup Alternatives (ABCA) in support of the EPA grant proposal. The purpose of the ABCA is to:

- Identify reasonable brownfields cleanup alternatives considered for addressing the contamination identified at the site;
- Analyze the various factors influencing the selection of a preferred cleanup method, including effectiveness, implementability, costs, and sustainability;
- Select the preferred cleanup method, based on the analyses performed; and
- Provide community outreach and solicit public participation and comment on the remedial selection process prior to the final decision.

The JCRA will promote and facilitate community involvement with the environmental cleanup and site redevelopment project with the activities itemized below.

- The JCRA will perform targeted outreach to notify communities of the availability of this Draft ABCA. This includes fulfillment of the New Jersey Department of Environmental Protection community notification requirements (N.J.A.C. 7:26E-1.4). The JCRA will publish a notice of availability of this Draft ABCA in one or more major local newspapers with general circulation in the target community.
- The JCRA will provide an opportunity for members of the public to comment on the ABCA in a public meeting. Additional details regarding the public notification process will be presented in a *Community Relations Plan* to be prepared for the site.
- The JCRA will prepare written responses to the comments received and document any changes made to the cleanup plans and to the ABCA as a result of the comments.

A Brownfields Cleanup Decision Memo will be prepared at the end of the public comment process, which will describe the cleanup options selected by the JCRA. The ABCA and the Decision Memo will be included with the Administrative Record. The Administrative Record repository is located at the offices of the JCRA.

The expected outcomes of the project include a Response Action Outcome (RAO) letter to be issued by a New Jersey Licensed Site Remediation Professional (LSRP).

1.1 Site Description and Previous Uses

Mill Creek drains over 700 acres of the surrounding area, which historically included much commercial and industrial use. An 84-inch diameter combined sewer outfall and a 60-inch stormwater outfall each discharge to the headwaters of Mill Creek to the west of the site. As a result, the water, sediment, and banks have been impacted by over a century of surrounding commercial and industrial operations. The banks of the site were historically unimproved, but were encroached by operations on adjoining properties. The northern bank currently consists of asphalt and gravel surfaces. The southern bank is currently vegetated.

Much of the area surrounding Mill Creek were raised through the emplacement of Historic Fill Material, much of which was likely contaminated prior to its use at the site. Historic operations around the site include railroad tracks, a timber yard, a cattle pen, semi-trailer and/or cargo box storage, metal smelting, manufacturing and reclamation and auto salvage. In addition, portions of the property are adjacent to documented Hudson County chromate waste sites.

1.2 Surrounding Land Use

The land use in the surrounding area includes residential, commercial, marine, and recreational uses. An elevated portion of Interstate Highway 78 is located west of the site, with residential properties beyond. An industrial property is located to the north of the site, with Jersey City Medical Center further north. Mill Creek Lot 73, a pedestrian bridge over Mill Creek and the Morris Canal Basin is located to the east, which includes a marina with docking facilities for small and medium sized watercraft. To the south are former, vacant industrial properties, with the Liberty Science Center beyond.

1.3 Project Goal (Reuse Plan)

The goal of the project is to remove contaminated soil hot-spots from property and to install a clean soil cap over site-wide contaminated historic fill. Cap installation and backfilling of the Creek will be done in conjunction with the future replacement of the combined sewer outfall at the west end of Mill Creek. All of this work will support redevelopment efforts at properties located north and south of the site.

1.4 Summary of Environmental Conditions

Many environmental assessment and investigation activities have been undertaken at the site and surrounding area since 1986. Additional limited, targeted investigation activities will be conducted prior to implementing the remediation in order to refine the extent of contamination. However, soil and sediment at the site are known to be impacted with polychlorinated biphenyls (PCBs), dioxins, semi-volatile organic compounds, hexavalent chrome, petroleum hydrocarbons and metals.

The proposed cleanup activities for which EPA funding will be used include: excavation of soil and sediment, engineering and institutional controls, and groundwater remediation

through an institutional control. Additional tasks associated with the cleanup for which EPA funding is requested include: cooperative agreement oversight, public engagement, remediation oversight, and compliance with NJDEP permitting requirements.

1.5 Physical Setting

The Site is located between 2 to 7 feet above sea level, sloping toward Mill Creek which horizontally bisects the site. The site is located within the 100-year floodplain and includes wetlands areas.

The subject area falls within the Piedmont Lowland physiographic province on the southeastern edge of the Newark Basin. Geologic layers include historic fill material, underlain by marine and estuarine marsh deposits, glacial deposits, and finally the mudstone, siltstone and shale bedrock.

1.6 Exposure Pathways

In order for contaminants from a site to pose a human health or environmental risk, one or more completed exposure pathways must link the contaminant to a receptor (human or ecological). A completed exposure pathway consists of four elements:

- A source and mechanism of substance release;
- A transport medium;
- A point of potential human or ecological contact with the substance ("exposure point"); and
- An "exposure route", such as dermal contact, ingestion, etc.

Preliminary evaluation indicates the following potentially completed exposure pathways related to the site in its current condition (i.e., pre-remediation):

1. **Direct contact with Soil**. Soil might be handled by occasional on-site construction workers or trespassers. This exposure pathway will be mitigated immediately by implementation of the proposed cleanup activities, which includes excavation and offsite disposal of certain contaminated soils. Residual risk related to this pathway will be eliminated with engineering and institutional controls.

2. **Direct contact with surface water**. Surface water in Mill Creek, or the downstream water bodies, may be contacted or ingested by recreational boaters or surrounding residents. This exposure pathway will be mitigated immediately by implementation of the proposed cleanup activities, which includes excavation and offsite disposal of certain contaminated sediment.

3. **Direct Contact with, or Ingestion of, Groundwater.** There are no current or anticipated future uses of onsite groundwater. In addition, an institutional control will be implemented to prevent future groundwater use.

2 APPLICABLE LAWS AND CLEANUP STANDARDS

All site remediation to be performed under this grant would be conducted in accordance with the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq.; the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12 and implementing regulations in the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C; and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E.The most current versions of the NJDEP Technical Guidance documents will be referenced, including:

- *Historic Fill Guidance Document,*
- *Capping of Sites Undergoing Remediation,*
- *Presumptive and Alternate Remedy Guidance Technical Guidance Document,* and
- the various other NJDEP guidance documents applicable to the project.

The reference remediation standards for soil will be NJDEP's published numeric values for Non-Residential Direct Contact Soil Remediation Standards (NRDCSRS), NJDEP's Residential Direct Contact Soil Remediation Standards (RDCSRS), and Impact to Groundwater Soil Remediation Standard (IGWSRS).

The reference remediation standards for groundwater will be the current version of Class II-A Specific Groundwater Quality Criteria (GWQC) published in *Groundwater Quality Standards* (N.J.A.C 7:9C).

The effective implementation of the applicable laws and guidance will be managed and overseen by a Licensed Site Remediation Professional (LSRP), to be retained for the site by the JCRA. Any Response Action Outcome (RAO, i.e., NFA-equivalent) for the site will be issued by the LSRP. Project reports, RAOs, etc. will be submitted on behalf of the JCRA to the NJDEP, which retains the authority to audit the project and/or review and potentially reject any documents submitted.

3 EVALUATION OF CLEANUP ALTERNATIVES

This section identifies various reasonable remediation alternatives that were considered in response to the environmental contamination issues at the site. The following potential remedial alternatives were considered:

Alternative No. 1) Removal of sediment and enactment of engineering and institutional controls,

Alternative No. 2) Removal of all impacted medial, including historic fill, and

Alternative No. 3) No action.

The following evaluation criteria were considered in comparing the remedial alternatives.

A. Effectiveness in providing compliance with NJDEP regulations and increased protectiveness to public health and the environment;

B. Implementability of the considered alternative;

C. Cost of the considered alternative; and

D. Sustainability and Resilience considerations.

3.1 Alternative No. 1 - Removal of Soil and Enactment of Engineering and Institutional Controls

Under this alternative, the remedial action will include removal of contaminated soil hot-spots from the banks and uplands surrounding Mill Creek, followed by installation of permeable and impermeable caps as Engineering Controls, and recording of a deed notice and a classification exemption area (CEA) as Institutional Controls. This combination of remedies will prevent exposure to residual site contaminants. Further details of the remediation plan would include:

- Design and installation of 12,000 square feet of steel sheeting and tiebacks.
- Design and installation of a dewatering, treatment and discharge system.
- Excavation and off-site disposal of an estimated 2,600 tons of contaminated soil. The task will also include post-excavation sampling and analysis and the emplacement of 2,600 tons of clean backfill. Excavated soils will be sampled and characterized in accordance with the requirements of the designated disposal facility.
- An engineered cap will be designed and installed, to provide a barrier to the contaminants in site soils. The cap will be comprised of a mixture of permeable (e.g., imported clean soil) and low permeability (e.g., paved areas and new building structures) materials, and will be installed in any areas of the site in which soil contaminants remain at concentrations above NJDEP soil remediation standards.
- The ongoing protectiveness of the engineering controls will be ensured by development of, and adherence to, an Operation and Maintenance Plan. Ongoing operation and maintenance of the cap will be performed.
- The Institutional Controls will consist of a deed notice attached to the deed in perpetuity. The deed notice will provide notice of the contaminants and the concentrations that were left in place, and controlled by the Cap. In addition, an indeterminate Classification Exception Area (CEA) will be established to prohibit groundwater use on the site.

Selection of this alternative will result, upon completion, in restricted future use of the site.

3.1.1 Effectiveness

The Institutional and Engineering Controls approach does not physically remove all site soil and water contaminants. However, this alternative would effectively achieve project remediation goals by:

- Removing the most highly contaminated soil from the site;
- Achieving technical and administrative compliance with the NJDEP site remediation regulations;
- Disruption of the pathway of contaminated material to the outside environment. Although the contamination still exists, the soil cap and CEA will significantly reduce the potential of human exposure.
- Provide notice of site environmental conditions to future site owners, occupants, and the general public by means of the Deed Notice.

3.1.2 Sustainability and Resilience

This criterion evaluates the degree to which the remedial alternative may reduce greenhouse gas discharges, reduce energy use, employ alternative energy sources, reduce volume of wastewater to be disposed, reduce volume of materials to taken to a landfill, and/or allow for the reuse or recycling of materials during cleanup is considered, where applicable.

This alternative limits excavation and truck transportation of contaminated media to areas with the highest contamination, thereby reducing the fossil fuel energy use, and associated greenhouse gas discharges associated with that task.

3.1.3 Implementability

Sediment excavation and cap placement is easily and rapidly implementable because it involves relatively simple technology and equipment. This type of remedy is a widely used and readily accepted alternative for remediating and encapsulating contaminated soils. The JCRA and/or its consultant will retain a contractor that is licensed, qualified, and OSHA-certified to perform work on hazardous materials sites. The deed notice and CEA, prepared in accordance with NJDEP guidance and template, are relatively routine administrative submissions.

3.1.4 Operation and Maintenance

Operation and Maintenance on the installed soil cap should include the following:

- Routine inspections
- Vegetation maintenance (grass mowing and weed control)
- Written O&M Plan that includes a discussion including but, not limited to; soil cover maintenance, reporting, maintenance agreement, a utility plan should future utilities or building be proposed at the Site, and fence maintenance (if applicable).

3.1.5 Institutional Controls

This alternative will require the following Institutional Controls:

- A Deed Notice is required because contaminants above the RDCSRS and NRDCSRS are expected to remain below the soil cap. A Deed Notice is required to document the extent of contamination and the engineering controls and will be issued pursuant to N.J.A.C 7:26E-6.1(B).
- All required NJDEP permits, reporting, and inspection requirements.
- A CEA for groundwater.

3.1.6 Cost

The costs for completing remediation under this approach were estimated using the following elements and assumptions:

1) Retain environmental engineering firm and LSRP, and LSRP review of previous reporting;
2) Project and Grant Management tasks, including public notification;
3) Prepare project specifications and bid documents;
4) Conduct procurement process;
5) Design and install excavation shoring and dewatering systems;
6) Excavation and disposal of contaminated sediment/soil;
7) Procurement and testing of clean fill cap materials;
8) Emplacement of a cap over the site;
9) Site restoration, including vegetative cover;
10) Prepare Deed Notice and CEA;
11) Prepare Soil and Groundwater Remedial Action Permits;
12) Prepare Remedial Action Report and other regulatory reporting requirements;
13) Prepare Quality Assurance, and Health and Safety deliverables

The estimated cost for this cleanup alternative is $795,234. The USEPA cleanup grant contribution would be $200,000. The JCRA cost share would provide the remaining moneys from other funding sources.

3.2 Alternative No. 2 - Removal of Historic Fill and PCB-contaminated Soil Sitewide

Under this alternative, the remedial action will consist of removal of all contaminated historic fill down to native materials, estimated to be at a depth of 15 feet site-wide, and replacement with clean soil fill. Selection of this alternative is expected to result, upon completion, in unrestricted future use of the site. No engineered cap would be installed, as

no contaminated materials would remain on site. No Institutional Controls would be needed as removal of impacted soil is expected to remediate groundwater.

3.2.1 Effectiveness

This alternative would be immediately effective by removal of the potential continuing contaminant sources associated with the presence of historic fill from the site. The remedial action should result in unrestricted use of all areas of the site.

3.2.2 Sustainability and Resilience

This alternative compares unfavorably to Alternative 1 (described in Section 3.1) with regard to sustainability metrics. The approach would result in increased energy use, greenhouse gas emissions, and landfill disposal volume. It is expect to compare favorably to Alternatives 1 and 3 in resilience metrics, such as the continuing protectiveness of the remedy in light of reasonably foreseeable changing climate conditions.

3.2.3 Implementability

This alternative is feasible and implementable. This approach will involve the work elements described in Section 3.1, with the exception of the emplacement of a clean soil cap and deed notice, plus additional volumes of excavated soil and clean backfill.

3.2.4 Operation and Maintenance

This approach, upon successful implementation, would allow for unrestricted use of the site. No ongoing operation and maintenance of remedial systems would be required.

3.2.5 Institutional Controls

This approach, upon successful implementation, would provide for the removal of all contaminated soil from the site. No Deed Notice is required. As the current presence of historic fill materials is the reason that a groundwater CEA is required under other scenarios, a CEA would not be required if the historic fill is removed from the site.

3.2.6 Cost

To implement this strategy, all contaminated soil would be excavated, disposed, and replaced with clean fill. Total project costs for this alternative are estimated at $4,500,000.

3.3 Alternative No. 3 - No Action

If no environmental cleanup remedy were performed at this site:

- The site would remain out of compliance with NJDEP's regulations; and
- The potential for exposure of human and ecological receptors to contaminated soil and water would remain.

3.3.1 Effectiveness

The "no action" alternative is not effective in that it does not provide for compliance with NJDEP regulations and it fails to provide for the beneficial reuse of the site.

3.3.2 Sustainability and Resilience

The "no action" approach would not meet project remediation goals because the contamination would remain in place, untreated, and without a barrier. As such, the "no action" approach would present a continuing risk to the public. Based on this, evaluation of the approach with regards to other sustainability criteria is not relevant.

3.3.3 Implementability

The "no action" alternative is technically feasible, although the presence of untreated soil and groundwater contaminants would not be in compliance with NJDEP regulations.

3.3.4 Operation and Maintenance

Because there is no remedy implemented, there would also be no operation and maintenance requirements at the Site.

3.3.5 Institutional Controls

Because there is no remedy implemented, there would be not institutional controls at the Site.

3.3.6 Cost

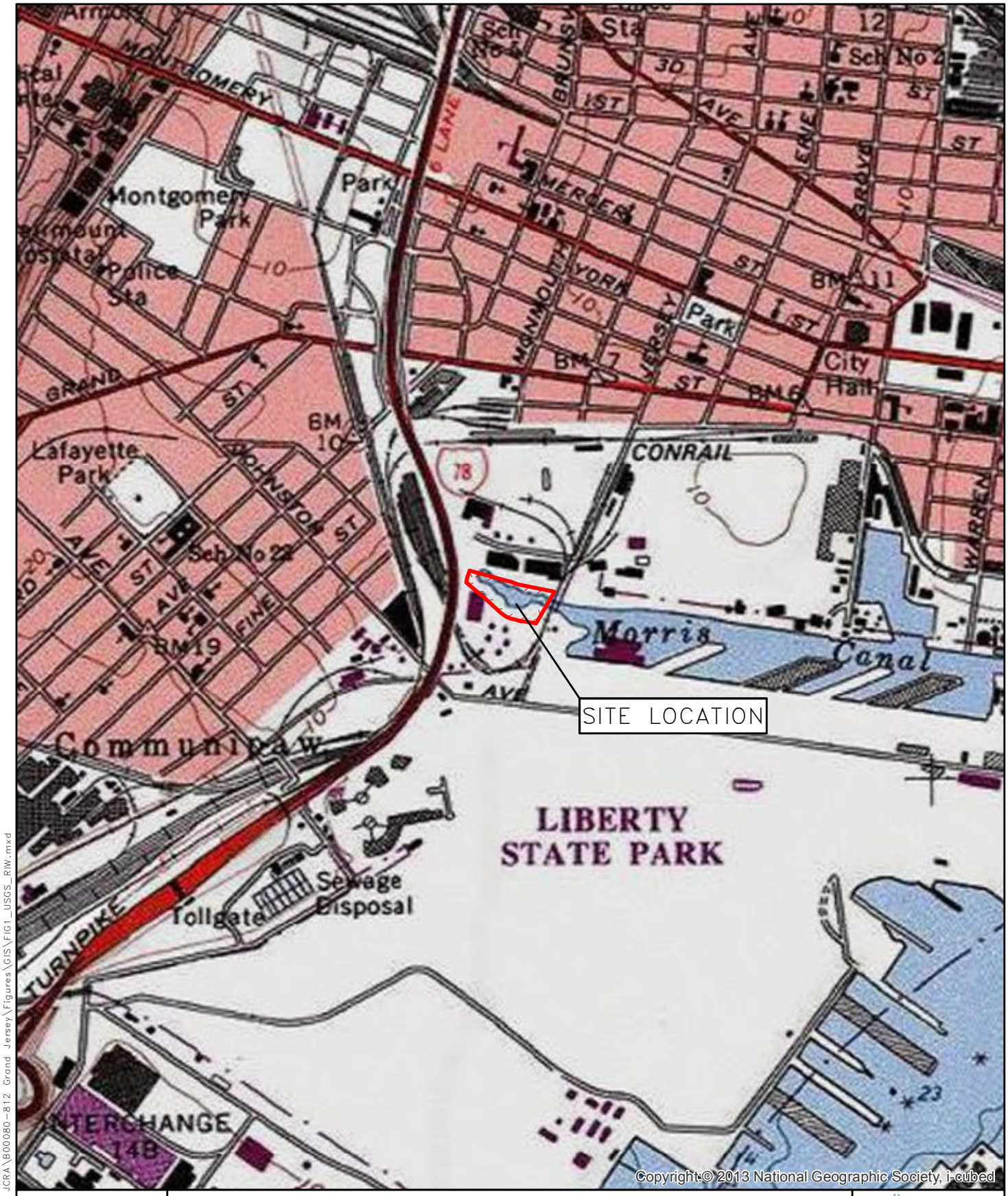
There are no costs associated with this remedial alternative.

3.4 Preferred Alternative

The preferred alternative is Alternative No. 1 – "Removal of Soil and Enactment of Engineering and Institutional Controls". Soil excavation is a proven method, easily and quickly implementable, environmentally effective, and cost-effective. Excavation equipment is readily available. Soil excavation and emplacement of a cap, along with implementation of a groundwater CEA, is accepted by the NJDEP as a remedy for historic fill contamination. This remedy can be readily completed within the timeframe of the USEPA Brownfields Grant.

DRAFT

Attachment A
Site Location Map



N
S
1:12,000

REMEDIAL INVESTIGATION WORKPLAN
BLOCK 15801, LOT 73 & 77
(FORMERLY BLOCK 2145, LOT 41N & 41Q)
MILL CREEK
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

DRESDNER ROBIN
Engineering • Environmental • Planning • Surveying • Landscape Architecture

JOB NUMBER: 00080-12
FIGURE: 1

References: USGS 24K TOPO, State of New Jersey Office of Information Technology (NJOIT) 2007-2008, Office of Geographic Information Systems (OGIS).

Q:\Env\Projects\00080 JCRA\B00080-812 Grand Jersey\Figures\GIS\FIG1_USGS_RIW.mxd

Mill Creek Lot 77

Attachment 3.3: Threshold Criteria- Community Notification

Account # 1147810

Ad # 4446174

State of New Jersey
Hudson County

Mayda Arrue, of full age and being duly sworn according to law, on her oath deposes and says that she is the Accounting Clerk of:

THE JERSEY JOURNAL

A newspaper published in Jersey City, County and State aforesaid and that a notice, a true copy of which is annexed, was published in the said newspaper on the following date(s):

11/02/17

Mayda Arrue
Mayda Arrue

Sworn to and subscribed before me this 8 day of Nov, 2017

Shawn Miller
Notary Public of New Jersey

SHAWN MILLER
NOTARY PUBLIC OF NEW JERSEY
COMM. # 50015502
MY COMMISSION EXPIRES 5/11/2020

Public Notice

US EPA
BROWNFIELDS GRANT APPLICATION

THE JERSEY CITY REDEVELOPMENT AGENCY / CITY OF JERSEY CITY ARE APPLYING FOR US ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS GRANTS FUNDING TO CLEAN UP SITES WITHIN JERSEY CITY. A COMMUNITY MEETING IS BEING HELD TO DISCUSS THE GRANT PROPOSALS AND TO ACCEPT PUBLIC COMMENTS ON THE PROPOSALS AND THE PROPOSED USE OF FUNDS.

THE MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 8, 2017 AT 6:00 PM AT 30 MONTGOMERY STREET, 14TH FLOOR, CONFERENCE ROOM, JERSEY CITY, NJ, 07302.

COPIES OF THE GRANT PROPOSALS, INCLUDING THE DRAFT EPAREQUIRED ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES DOCUMENTS THAT ARE PART OF THE APPLICATIONS, WILL BE AVAILABLE FOR PUBLIC REVIEW AND COMMENT ON THE JERSEY CITY REDEVELOPMENT AGENCY'S WEBSITE AT HTTP://THEJCRA.ORG.

FOR MORE INFORMATION ABOUT THE PROPOSALS OR THE MEETING, CONTACT BENJAMIN DELISLE, JERSEY CITY REDEVELOPMENT AGENCY DIRECTOR OF DEVELOPMENT, AT 201-761-0822.

October 30, 2017
Barbara Amato
Secretary to the Board

11/02/17

$115.90

■ RAISING OUR KIDS

Teach kids to 'own' their bodies

The recent horrific disclosures of sexual abuse by movie producers, TV personalities and politicians demonstrate the need for parents to keep kids safe by teaching children effective boundaries.

This teaching begins in infancy and continues through adolescence.

Parents must act in ways that demonstrate on a daily basis that children own their physical bodies and emotional states. Boundaries also mean that parents and children are separate individuals, each entitled to age-appropriate privacy, respect and autonomy.

Peter Herbst
Parenting With Pete

Here are some suggestions:

■ **Allow children to own their feelings.** Parents frequently react to a child's expression of anger or displeasure by saying, "You don't mean that" or "That's not nice." A better response is, "I'm sorry you feel that way."

■ **Allow children to close their bedroom doors.** Knock and wait for acknowledgement before entering. Likewise, insist that children respect your privacy by insisting they knock before entering.

■ **Allow children to bathe/shower on their own when they are developmentally ready** to do so and they express their need for privacy.

■ **Spanking and other types of corporal punishment violate a child's physical boundary.** When hit, a child thinks, "My body is not mine. People bigger and stronger than me can touch my body and inflict pain."

■ **Insulting and shaming children violates their emotional safety.**

■ **Allow children the choice on how to respectfully greet and interact with relatives and guests.**

Many parents insist on children kissing or hugging other adults. While this may be a deeply held cultural norm, children might not want to kiss someone for a variety of reasons. Children should be free to make that choice. Otherwise the message is, "I have to physically interact with an adult, even when I don't want to." The implications of this are obvious.

The appropriate message is: "My body and emotions belong to me. Your body and your emotions belong to you. I must respect both."

PARENTING WITH PETE by Peter Herbst, MSW, LCSW, appears monthly in The Jersey Journal. Have a question? Email him at pete_herbst@comcast.net. Comment at http://www.nj.com/parenting-with-pete/.

CONTINUED FROM PAGE 8

112 Lianna J Croswell Misc household items

2113 Karl Deadwyler household items

1338 HUTCHINSON BYRON household items

1025 Calderon Monique household items

1095 Jale Mrava couch, Tabletop, Clothes, Boxes, Stroller, Car seats

1076 Debra Armstrong Household Item

1237 Malcom Crawford boxes

4146 Morris Roman household items, boxes, clothes, bed

1032 Kevin McDonald bedroom sets, refrigerators, televisions, media, clothes, household, items

2122 Frances Billeci priceless heirlooms

2130 John Mendiola tools, boxes, household items

1185 Daniel Chillers Couch, Mattress, night table, Fish Tank, TV

1159 Jamal Shiver toys, clothes, books, boxes, TV

3182 Sandra Watford household items

1090 Nakeisha Smith Bedroom set Fridge futon boxes bags

1112 Michael Brown Kitchen, Bathroom, and Living Room

3350 David Chase bedroom set, couch, bed, coffee table, kitchen table

3183 Marion Apondi household items

4324 Karyn Watkins Bags, Boxes, Beds, Dresser

3154 Rashaad Jones exercise machine, boxes, bags

4437 Gergory Doctor HouseHold Item

4112 James Best, 2 beds, 2 couch, 3 dressers dining room set and Boxes

3166 Diana Martinez Household Items

1310 Troy Collins tools

1085 Mary Concepcion Household Item

1520 Maisha Perez Household Items

4157 Shaday Borland bedroom set and boxes

1553 Rey Perez Household Items

3192 Michael Felix Couch, Bed, and boxes

4158 Ayzha Britton Mattress, Clothes, Dresser, Chairs

1284 John Witherspoon Jr. Clothing & Personal Documents

417 willie Crawford furniture and boxes

1311 Marilyn Amaker 3 tvs 3 air conditioner toys pots pictures and books

2219 Danisha cardswell 2 bedrooms set, tv, clothes, deep freezer, china cabinet

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

10/26 & 11/02/17 $161.38

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that the undersigned will sell, to satisfy lien of the owner, at public sale by competitive bidding on Friday, November 17, 2017 at 1:00 PM at the Extra Space Storage facility located at:

1607 Clinton Street
Hoboken, NJ 07030
201-217-8949

The personal goods stored therein by the following may include, but are not limited to general household, furniture, boxes, clothes, and appliances

Unit #592: William C Dolfi - Boxes; Shelves; Totes; Chair; Table; Rug; Cabinet; Desk; Misc Items
Unit #536: Jessie Rivera - Rug; Trieycle; Electronics; Small Case; Toys; Clothes; Bags; Misc. Items
Unit #730: David Diehl - Boxes; Plastic Bins; Coolers; Clothing; Misc Items

Purchases must be made with cash only and paid at the time of sale. All goods are sold as is and must be removed at the time of purchase. Extra Space Storage reserves the right to refuse any bid. Sale is subject to adjournment.

10/26 & 11/02/17 $76.72

Public Notice

US EPA
BROWNFIELDS GRANT APPLICATION

THE JERSEY CITY REDEVELOPMENT AGENCY/ CITY OF JERSEY CITY ARE APPLYING FOR U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS GRANTS FUNDING TO CLEAN UP SITES WITHIN JERSEY CITY. A COMMUNITY MEETING IS BEING HELD TO DISCUSS THE GRANT PROPOSALS AND TO ACCEPT PUBLIC COMMENTS ON THE PROPOSALS AND THE PROPOSED USE OF FUNDS.
THE MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 8, 2017 AT 6:00 PM AT 30 MONTGOMERY STREET, 14TH FLOOR, CONFERENCE ROOM, JERSEY CITY, NJ 07302.
COPIES OF THE GRANT PROPOSALS, INCLUDING THE DRAFT EPAREQUIRED ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES DOCUMENTS THAT ARE PART OF THE APPLICATIONS, WILL BE AVAILABLE FOR PUBLIC REVIEW AND COMMENT ON THE JERSEY CITY REDEVELOPMENT AGENCY'S WEBSITE AT HTTP://THEJCRA.ORG.
FOR MORE INFORMATION ABOUT THE PROPOSALS OR THE MEETING, CONTACT BENJAMIN DELISLE, JERSEY CITY REDEVELOPMENT AGENCY, DIRECTOR OF DEVELOPMENT, AT 201-761-0822.

October 30, 2017
Barbara Amato
Secretary to the Board

11/02/17 $115.90

Please be advised that the City of Hoboken Planning Board will hold a special meeting on Wednesday, November 8, 2017 at 7:30 PM

City of Jersey City
US Environmental Protection Agency
Brownfields Grant Applications
Public Meeting Minutes

30 Montgomery Street, 14th Floor Conference Room
November 8, 2014 6:00-7:00 PM

Meeting Host: City of Jersey City

Discussion

Ben Delisle of the Jersey City Redevelopment Agency (JCRA), was available to provide attendees with information regarding the City of Jersey's US Environmental Protection Agency brownfields grant applications due November 16th, including cleanup grant applications and ABCAs for Mill Creek Block 15801, Lot 77, Mill Creek Block 15801, Lot 73 and Pittsburgh Metals Block 15801, Lot 78. Beth Henriques of BRS, Inc. was available to obtain sign in/contact information and record public comment and questions.

No attendees were present in addition to Mr. Delisle and Ms. Henriques and therefore no comments were received regarding the EPA Brownfields grant applications.

The meeting adjourned at 8:00pm.