

CITY OF ASBURY PARK
ONE MUNICIPAL PLAZA
ASBURY PARK, NEW JERSEY 07712

PHONE: (732) 775-2100
WWW.CITYOFASBURY PARK.COM



JOHN MOOR, MAYOR
AMY QUINN, DEPUTY MAYOR
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DONNA M. VIEIRO, CITY MANAGER
MELODY HARTSGROVE, RMC, CITY CLERK

**FY22 Application for EPA Brownfields Site Specific Cleanup Grant
Multiple Springwood Avenue Corridor Sites, City of Asbury Park, NJ**

Narrative Information Sheet

Pertinent applicant information:

1. Applicant Identification: City of Asbury Park
One Municipal Plaza
Asbury Park, NJ 07712
(732) 775-2100 - Phone
(732) 710-6415 - Fax
2. Funding Requested:
 - a. Grant Type – Multiple Site Cleanup
 - b. Federal Funds Requested - \$500,000
 - ii. A waiver of the 20% cost share is being requested
3. Location: City of Asbury Park, Monmouth County, New Jersey
4. Property Information: 1219 Springwood Avenue, Asbury Park, NJ 07712
1407 Springwood Avenue, Asbury Park, NJ 07712
1505 Springwood Avenue, Asbury Park, NJ 07712
61-63 Ridge Avenue, Asbury Park, NJ 07712
5. Contacts:
 - a. Project Director: Michele Alonso
One Municipal Plaza
Asbury Park, NJ 07712
Michele.Alonso@cityofasburypark.com
(732) 775-2100 - Phone
(732) 710-6415 - Fax
 - b. Chief Executive: Mayor John Moor
One Municipal Plaza
Asbury Park, NJ 07712
john.moor@cityofasburypark.com
(732) 502-5755 - Phone
(732) 710-6415 - Fax

6. Population: Population of the City of Asbury Park: 15,597
(Source: 2019: ACS 5-Year Estimates)

7. Other Factors Checklist: Please see below.

Other Factors	Page #
Community population is 10,000 or less;	
The applicant is, or will assist a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land;	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation;	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain;	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures	2
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority: Please see attached.

9. Releasing Copies of Applications: Not Applicable



State of New Jersey

Department of Environmental Protection
Site Remediation Waste Management Program
Office of Brownfield and & Community Revitalization
Mail Code 401-05k, PO Box 420
Trenton, New Jersey 08625
<http://www.nj.gov/dep/srp/>

Shawn M. LaTourette
Commissioner

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

November 9, 2021

Michael S. Regan, Administrator
US Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

RE: Asbury Park USEPA Brownfields Cleanup Grant Application

Dear Administrator Regan,

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the City of Asbury Park's application for up to \$500,000 to the United States Environmental Protection Agency (USEPA) for a Brownfields Cleanup Grant to remediate environmental contamination at several priority City sites within the Springwood Avenue Corridor.

In 2016, the City was awarded two EPA grants to conduct an inventory of and assess the environmental condition of properties within the City and its Brownfield Development Area. The City found that several areas of concern impacted the Springwood Avenue target area sites and prevented their ability to be reused. Investigations have identified the scope of contaminants as well as a plan and cost estimate for remediation. The City is now looking to conduct cleanup at several of these specific priority sites. Environmental cleanup is the first step in converting contaminated properties into healthy and productive uses such as open space, housing and new businesses. The City's goal is to target these properties for sale and redevelopment of low-income housing.

Please accept this letter of support for Asbury Park's Cleanup Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be reached at (609) 633-8227, or, e-mailed at William.Linder@dep.nj.gov.

Sincerely,


William J. Lindner, Administrator
Office of Brownfield & Community Revitalization

Cc/
Michele Christina, BRS, Inc.
Michele Alonso, AP

**CITY OF ASBURY PARK, NEW JERSEY
APPLICATION FOR 2022 U.S. EPA BROWNFIELDS CLEANUP GRANT**

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area: Asbury Park, NJ (pop. 15,597) is a small city of approximately 1.4 square miles, located on the iconic Jersey Shore about 50 miles south of New York City. Established in 1897, its attractions and location on the rail line brought in as many as 600,000 vacationers per year through the first half of the 20th century. However, the construction of the Garden State Parkway in 1947 opened many more shore towns to vacationers, leading to a steep decline in tourism. Coupled with suburbanization and competition from malls in the 1960s, Asbury’s downtown economy and its jobs eroded. The City was already struggling when civil unrest in the 1970s destroyed property, including many buildings on Springwood Avenue that remain brownfields to this day. The civil unrest also accelerated the existing trend of white flight for large portions of the city, exacerbating historic racial disparities.

The target area for this proposed project is the Springwood Avenue Redevelopment Area in the southwest quadrant of the City. Once a bustling working-class shopping district and residential neighborhood for the tourism industry workforce, only a few single and multi-family structures and corner businesses remain on Springwood Avenue. Over the last 15 years, a revitalization of the eastern portion has occurred in Asbury, with a resurgence of the historic downtown, beach, and entertainment venues, resulting in higher economic indicators. But this has not been true for the economically disadvantaged southwestern section that continues to struggle with higher poverty, impacts of the opioid epidemic, food insecurity and homelessness.

Asbury Park is fully built-out with a density of 11,140 people per square mile and affordable to moderate housing is a critical need. In the Springwood Avenue Redevelopment Area, the pattern of vacant brownfields interspersed among residential and commercial establishments creates a development paradox. Because of their proximity to the wealthier eastern portion of the city and the desirable beach area, property values remain high for the brownfield sites, creating further disincentive for developers to purchase potentially contaminated property in an area without sufficient return on investment. High purchase prices, small lot sizes, low return on investment, and uncertainty as to environmental costs has stagnated development. Furthermore, as the market for downtown and seaside properties has increased, there is growing concern voiced by the residents during the area planning process that have made the Springwood corridor their home, that future redevelopment will not be to their benefit.

ii. Description of Brownfield Sites: Within a seven-block stretch of Springwood Avenue, totaling only a half mile, there are 15 vacant brownfield lots. Through environmental assessments conducted with the assistance of EPA grants, four (4) vacant city-owned sites are targeted:

Site	Acres	Known contaminants-Soil & Groundwater
1219 Springwood Avenue	.07	Historic fill – PAHs and lead
1407 Springwood Avenue	.08	Historic fill – lead and mercury
1505 Springwood Avenue	.14	Historic fill – lead and pesticides
61-63 Ridge Avenue	.07	UST – Volatile Organic Compounds

Review of historical documentation indicates residential and small commercial uses for the four properties from at least 1905 thru the early 2000s. These small sites have contaminated soil containing lead, mercury, pesticides and PAHs at concentrations in exceedance of state soil and groundwater standards of unknown origin, but likely from the historic cycle of demolition and construction. In addition, one of the sites, 61-63 Ridge Avenue, has documented volatile organic compounds in soil and groundwater at concentrations in excess of state cleanup standards. This is believed to be associated with the on-site underground storage tank (UST) that requires removal. Despite being one mile from the Atlantic Ocean, the sites are located in Flood Zone X-12, an area defined as minimal flood hazard or risk for sea level rise, thus not a barrier to redevelopment.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: Despite efforts over the past three decades, significant private investment has not occurred as envisioned in past urban renewal and redevelopment plans. This has meant the City, the community, and local nonprofits have had to step up to the task of rebuilding. The Springwood Avenue Advisory Committee (SAAC) made up of local residents, business owners and nonprofits began meeting in September of 2005 to ensure that the standard of the quality of life for the residents of the Springwood Avenue Corridor was elevated to the highest level of operation, based on the community's vision and priorities, including safety, better living conditions, community interaction, and redevelopment quality control. This group has conducted numerous outreach activities and has updated its original 2008 redevelopment plan on a regular basis, the latest being in 2020. The City's Master Plan and the underlying Springwood Avenue Redevelopment Plan both call for inclusionary zoning to incentivize the creation of low-, moderate- and very low-income housing units. The City's 2019 Fair Share Housing Plan calls to fill the need for 290 of these units. The overarching goal of the Springwood Avenue Redevelopment Plan, created with significant community input regarding reuse of the sites targeted by this application, is the development of the Avenue in a manner that "protects and promotes the interest and meets the needs of local residents and businesses of the present without compromising the ability of future generations to meet their own needs." To align with and advance the existing planning documents as well as be responsive to gentrification concerns raised by current neighborhood residents, the targeted sites are slated for redevelopment as 8-16 units of multi-family affordable housing.

ii. Outcomes and Benefits of Reuse Strategy: Each of the sites proposed for remediation represents a gap in the continuity of the Springwood corridor. By addressing the contamination of these sites, the City will not only address the existing exposure to health risks for the residents, but open the door to development of the adjacent lots, improving the prospects of each block to be once again filled with mixed use and housing uses. Once remediation is complete, the City will lead the redevelopment efforts to construct 8-16 units of multi-family/mixed use housing as infill construction on the four parcels providing a direct economic benefit of newly realized local tax revenue where currently there has been none for decades. ***In addition, these units will utilize attractive design, renewable materials, renewable energy and/or Energy Star efficiency to provide low maintenance and energy costs for its intended occupants for whom stability and relief from high housing costs are a major concern.*** These safe and modern homes will have numerous direct health and welfare benefits for our vulnerable, disadvantaged populations surrounding the sites, however the community will also benefit from more opportunities for economic growth, more job opportunities, less evictions, improved tax base, less costs to taxpayers in social services and lower healthcare costs.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The estimated cleanup of the four proposed sites is \$903,669, leaving a gap of \$303,699 after EPA cleanup funds and the City's 20% cost share. The City will leverage the EPA grant by securing an NJDEP Hazardous Discharge Site Remediation Fund (HDSRF) grant to ensure the project's completion. Funding from the HDSRF program is non-competitive and awarded on a rolling basis. The City also intends to leverage the EPA Cleanup grant with additional federal funding eligible to construct multi-family/mixed use housing and address neighborhood blight, such as HUD/CDBG funds. Asbury Park is a "Qualified Urban Aid" municipality which gives the City access to special funding resources from the state, including the Housing Trust and Neighborhood Partnership Funds, funding that can be used to construct affordable housing.

ii. Use of Existing Infrastructure: Springwood Avenue is served by public water, sanitary sewer, storm sewer, natural gas, electric, and waste collection with access to cable/broadband service. There are no additional infrastructure needs or upgrades needed to ensure the success of this project. On site hookups to the municipal sewer / water systems will be covered by the developer as part of the affordable housing construction. The neighborhood is strategically located in terms of availability of access to mass transit. At the eastern edge of the target area lies the James J. Howard Transportation Center, a mass transit hub in Monmouth County providing stops for local and regional bus service and for trains that run along New Jersey Transit's North Jersey Coast line. This transit hub, providing easy access to employment makes it a key component in the continued revitalization of Springwood Avenue.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding: Asbury Park ranks 23rd out of 565 NJ municipalities, among the most distressed and has the 13th highest poverty rate.¹ The City's tax base has been eroding with a 5% loss in population over the last decade and the median income of its residents is only \$47,841 – 42% below the New Jersey median of \$82,545. These facts are just a few that illustrate the heavy demand on the City's resources to serve the immediate needs of our most vulnerable people. Cumulative issues have reduced the development interest in the southwestern section of the city; perpetuating blight and keeping the tax base low, thus depriving the City of needed resources to proactively address the large number of vacant lots and contaminated sites in the Springwood area.

ii. Threats to Sensitive Populations: According to EPA's Environmental Justice (EJ) Screen, residents of the project area experience disproportionate health impacts. In fact, the Springwood Avenue census tract 8073 ranks in the 78th to 95th percentile for all 11 environmental indexes compared all other communities in the nation: lead paint (95), ozone (89), NATA diesel PM (89), superfund proximity (89), particulate matter 2.5 (87), respiratory hazard and air toxics cancer risks (85). In comparison, indicators within a 2-mile radius of the target area which includes all of Asbury Park, range from the 64th to 72nd percentile, except for wastewater discharge (84). This clearly demonstrates the additional environmental burden suffered by the Springwood community. Furthermore, less than 7% of the area has tree canopy able to mitigate air quality and heat island effects.²

¹ NJ 2020 Municipal Revitalization Index

² <https://headwaterseconomics.org/apps/neighborhoods-at-risk/3400001960/explore/map>

Table 1: Demographic Information of Vulnerable Population in Project Area ³

	US	NJ	Monmouth County	Asbury Park	Census Tract 8073
Non-white Population	27.5%	32.2%	17.6%	59.7%	89.4%
Median Household Income	\$62,843	\$82,545	\$99,733	\$47,841	\$39,968
Per Capita Income	\$34,103	\$42,745	\$51,700	\$36,999	\$14,648
Households with Children < 18	27.6%	29.6%	27.9%	18.4%	44.1%
Families with Children < 5 Below Poverty	15.1%	11.2%	4.7%	31.5%	58.8%
Noninstitutionalized adults with disability	10.3%	7.6%	7.4%	17.2%	19.4%
Rental Housing Overburdened	49.6%	51.4%	54.8%	56.0%	84.5%
Housing Stock Pre-1980	67.0%	78.1%	74.6%	90.1%	89.7%

(1) Health or Welfare of Sensitive Populations⁴: Asbury Park often rises to the top of health and welfare disparity indicators due to the number of families living in poverty which is a determinant factor. Low access to quality healthcare services and healthy food reduces the achievement of health equity and healthy lifestyles, and negatively impacts overall physical, social, and mental health status. This is even more alarming when the large percentages of sensitive populations living in the target area are considered as shown in Table 1. The project area has a majority of families and their young children living in poverty (58.8%); higher percentages of disabled residents (19.4%) and 84% of the Springwood residents are housing burdened - paying over 30% of their income for rent. The target area in Tract 8073 has the largest share of rental units (81.8%) which is often an indicator of substandard housing conditions. In addition, the housing stock in the project area is much older than that of the nation overall (See Table 1). Thus, our most vulnerable populations tend to live in dilapidated housing stock prone to environmental hazards, such as asbestos, leaking underground storage tanks, lead from plumbing, lead-based paint, and lead dust and fumes - on top of living among brownfields. Creating catalysts of change by way of remediating brownfields and directing resources toward the building of newer and safer low-moderate income housing stock, as proposed for this grant has the ability to improve the health and quality of life for Springwood residents and avoid the pressures of gentrification that would displace and/or push many into homelessness by the removal of contaminants as well as the creation of safe, healthy, affordable housing.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The predominant contamination in the target sites (historic fill impacted soils with high concentrations of lead, pesticides, PAHs, mercury and petroleum) has been found to be responsible for a variety of health impacts to include cancer, lead poisoning, and damage to the nervous system, kidneys, or liver. According to the Monmouth County Community Health Needs Assessment 2019 Report, cancer,

³ Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

⁴ Sources: EJ Screen Version 2020; U.S. Census ACS 2019 estimates.

chronic lower respiratory and kidney disease are three of the top ten leading causes of death in the County.⁵ It also found the percentage of children with elevated blood lead levels in Monmouth County is rising. Removing the contaminants from the Springwood Ave sites will lower exposure to hazardous substances for the school children and others who live and work in the neighborhood.

(3) Promoting Environmental Justice: The southwest quadrant of Asbury Park has suffered decades of environmental, social and economic neglect as evidenced by every index, census and survey. Funding from the EPA for cleanup will allow the City to continue an investment in the most vulnerable segment of our City begun with our EPA assessment grants. This project has the potential to reverse decades of disinvestment by transforming contaminated vacant properties into 8-16 units of affordable, modern, quality and safe multi-family housing and/or mixed uses for the first time in many years - a concrete demonstration to the community of our commitment, and their vision to improve the living conditions on Springwood Avenue.

b. Community Engagement

i. & ii. Project Partners and Project Partner Roles: Asbury Park has been involved in building community engagement in the project area for over 15 years. A Brownfield Development Area (BDA) Steering Committee was formed to help to guide and oversee the activities conducted via our 2016 EPA Assessment grants. The Committee will continue to play that role for the proposed Cleanup grant and provide assistance with community outreach, information sharing on the impacts of contaminated sites and reaching consensus and buy-in on their reuse. The Committee will meet as needed at the onset to launch the project, receive monthly reports for their review and comment, and then meet at least every six months during the grant period. The Committee members include:

Partner Name	Point of contact	Specific role in the project
Interfaith Neighbors	Paul McEvily PaulM@interfaithneighbors.org 732-775-0525 X 207	Provider of homeless shelter and housing services; facilitate outreach with low income residents
Coastal Habitat for Humanity	Heather Schultz hschulze@coastalhabitat.org 732-898-4090 x 108	Local expertise and advocacy for affordable housing
Resident/Business Owner	Aimee McElroy info@medusaap.com 732-361-3061	Provide network with business/property owners
Resident/Business Owner	Jennifer Hampton info@parlor-gallery.com 732-869-0606	Local business/civic leader network; advocacy for community development
Affordable Housing Alliance	Randi Moore info@housingall.org 732-389-2958	Advocate and network for affordable housing
Quality of Life Committee/City Council member	Yvonne Clayton yvonne.clayton@cityofasburypark.com 917-971-3299/ 732-710-6415	Input and advocacy for residents; connection to City Council; outreach

⁵ <https://www.rwjbh.org/monmouth-medical-center/about/community-health-needs-assessment/>

Chamber of Commerce	Sylvia Sylvia-Cioffi, Executive Director sylvia@asburyparkchamber.com 732-775-7676	Input and advocacy for business concerns and outreach network
Environmental and Shade Tree Commission	Tom Pivinski, Chairman [REDACTED] 908-489-4391	Provide input and advocacy for environmental and resiliency outcomes; outreach
Resident	Rev. David J. Parreott, Jr. [REDACTED] 732-774-1607	Provide neighborhood network and advocacy
Mayor's Wellness Committee	Michael Manzella michael.manzella@cityofasburypark.com 732-502-5727	Provide health network input and advocate for health concerns

iii. Incorporating Community Input: The BDA Steering Committee will continue its work in monitoring the proposed cleanup project on behalf of the residents. In addition, Springwood residents will be engaged in the cleanup activities with established outreach processes to include:

1. A fact sheet will be developed and distributed at the senior center, community meetings and events in the Springwood community, providing contact information;
2. Listening sessions hosted by the community-based BDA steering committee to exchange information on the cleanup process and collect input/feedback on redevelopment decisions;
3. Letters sent to property owners and renters within 150ft of the cleanup sites;
4. Placement of site signage in both English and Spanish with contact information;
5. Public notification of community meetings specific to the cleanup using formal and informal channels. All meetings are televised on APTV, the city's local cable channel, and later posted on the City's website; and
6. A repository of all project information available to the public at City offices.

The City will accommodate any residents needing assistance such as the 9% linguistically isolated households (EJScreen, 2020). All of the above will occur safely using COVID protocols and/or virtual meeting channels. Input from community members will be collected by the City's grant administrator and the LSRP (QEP) managing the cleanup process and included in reports.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan: The proposed workplan for the Springwood Avenue sites is to perform the remediation in parallel on all sites due to their size and proximity. The removal and off-site disposal of impacted soil to address historic fill is planned for 1219, 1407, and 1505 Springwood Avenue. The contaminants of concern on those sites include historic fill containing lead, mercury, pesticides and PAH that exceed the state soil cleanup criteria for residential reuse. A UST was discovered at 61-63 Ridge Avenue following completion of exploratory test pits. Initial groundwater sampling indicates the presence of benzene, ethylbenzene, xylenes and Methyl Tertiary Butyl Ether (MTBE) at concentrations above their respective Ground Water Quality Standards. Additional remedial action for that site will include removal of the UST and remediation of impacted soils and groundwater. In addition, the cleanup plan includes site-wide unrestricted use Remedial Action Outcome (RAO) for 1219, 1407 and 1505 Springwood, as well as restricted use RAO for 61-63 Ridge with a Classification Exemption Area (CEA) as the Institutional Control.

b. Description of Tasks/Activities and Outputs

Task 1: Cooperative Agreement Oversight and Community Outreach
i. Project Implementation: The City will develop and publish a Request for Proposals (RFP) to procure a professional with experience in the implementation of EPA brownfield grants to assist with grant management, project oversight, community engagement and notification. Travel and training will cover costs for the City Project Director's participation in the National Brownfields Conference, as well as other relevant training throughout the project period. * An additional \$30,000 of in-kind services, estimated at \$10k/year will be provided by the City Project Director for project management and community outreach.
ii. Anticipated Project Schedule: Three-year duration of the grant
iii. Task/Activity Lead(s): City's Project Director, with the assistance of an experienced federal brownfields grants manager
iv. Output(s): Attendance at one Brownfield conference and two workshops; RFPs issued (1) for grant/project management services; Brownfield Committee and other community meetings (6-8); quarterly reports (12) MBE/WBE reports (3); ACRES reporting; FFRs (3); and grant closeout documentation (1).
Task 2: Environmental Reporting and Engineering (All Sites)
i. Project Implementation: The City will develop and publish an RFP to procure a LSRP (a state licensed QEP) to prepare a Remedial Action Workplan, HASP, QAPP and Remedial Action Report; prepare Public Invitation for Bid (IFB) bid specifications for Tasks 3, 4 & 5; oversee the contractors conducting the remediation; and issue the RAO closure document.
ii. Anticipated Project Schedule: Duration of the 3-year grant
iii. Task/Activity Lead(s): Qualified Environmental Professional / LSRP, under the oversight of the City's Project Director
iv. Output(s): RFP (1); Remedial Action Workplan (1); final ABCA (1); QAPP (1), IFB (1), Remedial Action Report (4), RAO closure letter (4)
Task 3: Soil Remediation (All Sites)
i. Project Implementation: A properly procured Remediation Contractor will perform removal and disposal of historic fill and UST impacted soil; conduct waste characterization; backfill of clean fill and site restoration
ii. Anticipated Project Schedule: Year 2 of the grant
iii. Task/Activity Lead(s): Remediation Contractor, under the oversight of the LSRP, reporting to the City's Project Director
iv. Output(s): estimated 1600 tons of soil removed and disposed; 1423 tons clean fill emplaced; site restoration for all four parcels; as-built surveys (4)
Task 4: UST Removal (61-63 Ridge Ave)
i. Project Implementation: A properly procured Remediation Contractor will remove the UST, with dewatering, off-site disposal and closure.
ii. Anticipated Project Schedule: Year 2 of the grant
iii. Task/Activity Lead(s): Environmental Contractor, under the oversight of the LSRP, reporting to the City's Project Director
iv. Output(s): Removal and disposal of UST (1) and est.1,000 gallons of water
Task 5: Groundwater Remediation (61-63 Ridge Ave)

i. Project Implementation: The City will develop and publish an RFP to procure an Environmental Contractor to install 6 wells required for establishing a CEA, conduct hydraulic conductivity testing, coordinate with the LSRP of record to establish a CEA and perform 8 quarterly sampling events.
ii. Anticipated Project Schedule: Years 2- 3 of the grant
iii. Task/Activity Lead(s): Environmental Contractor, under the oversight of the LSRP, reporting to the City’s Project Director
iv. Output(s): RFP (1); installation of groundwater wells (6); hydraulic conductivity tests (1); CEA established (1); Sampling data sets (8)

c. Cost Estimates

Total project costs have been projected to be \$903,669. Only expenses equal to the EPA eligible cost of \$500,000 plus the \$100,000 cost share are presented in the following table. The remaining \$303,669 will be leveraged funds. Cost estimates have been developed based on current costs for other projects in the region.

Task 1 Budget - Cooperative Agreement Oversight and Community Outreach*				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: Project Management / Outreach	3	YR	\$5,000	\$15,000
Contractual: Grant Management Consultant	3	YR	\$7,000	\$21,000
Supplies: signage, handouts, etc.	3	LS	\$400	\$1,200
Travel: EPA conference attendance + regional training	1	LS	\$2,000	\$2,000
Task 1 Total:				\$39,200
Task 2 Budget – Environmental Reporting and Engineering				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: Remedial Action Workplan / Final ABCA	1	EACH	\$20,000	\$20,000
Contractual: Remedial Action Report / RAO	4	EACH	\$9,000	\$36,000
Other: NJDEP Annual Remediation Fees for 3 years	4	EACH	\$3,000	\$12,000
Other: NJDEP Forms and Certifications	4	EACH	\$2,000	\$8,000
Contractual: Public Notification	4	EACH	\$1,000	\$4,000
Contractual: HASP	1	EACH	\$3,000	\$3,000
Contractual: Post Excavation Sampling - Remediation Sampling Workplan/QAPP	1	EACH	\$2,000	\$2,000
Contractual: Project Engineer/Geologist	25	DAY	\$1,000	\$25,000
Contractual: Field Technician	25	DAY	\$880	\$22,000
Contractual: Oversight of Remediation Contractor	300	Hrs	\$75	\$22,500
Contractual: Prep of Invitation for Bid Specification	1	LS	\$14,600	\$14,600
Task 4 Total:				\$169,100
Task 3 Budget – Soil Remediation				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: Soil Erosion and Sediment Control	1	EACH	\$4,000	\$4,000
Contractual: Impacted Soil Excavation, Waste Characterization, Transport & Disposal	1600	TONS	\$170	\$271,981
Contractual: Backfill Clean Fill	1423	TONS	\$18	\$25,608
Contractual: Site Restoration (topsoil 6" & seed)	841	SY	\$10	\$8,411
Contractual: Final As-built Survey	4	LS	\$1,500	\$6,000

Task 5 Total:				\$316,000
Task 4 Budget – UST Removal				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: UST Removal and Disposal	1	LS	\$10,000	\$10,000
Contractual: Dewatering with off-site disposal	1000	Gal.	\$2	\$2,000
Other: NJ-required permitting fees	1	LS	\$500	\$500
Task 5 Total:				\$12,500
Task 5 Budget – Groundwater Remediation (Classification Exemption Area)				
Item	Qty.	Unit	Unit Cost	Subtotal
Contractual: Installation of 6 monitoring wells (4 shallow, 2 deep)	6	EACH	\$4,500	\$27,000
Contractual: Conduct hydraulic conductivity testing	1	LS	\$5,600	\$5,600
Contractual: Establish CEA	1	EACH	\$5,000	\$5,000
Contractual: Sampling and Analysis of existing wells (8 quarterly events) inc QA/QC	8	EA	\$3,200	\$25,600
Task 6 Total:				\$63,200
TOTAL				\$600,000

Budget Categories	Project Tasks					Total
	Task 1	Task 2	Task 3	Task 4	Task 5	
	Oversight & Community Outreach	Environ. Engineering	Soil Remediation	UST Removal	Groundwater Remediation	
Personnel						\$0
Fringe Benefits						\$0
Travel	\$2,000					\$2,000
Equipment						\$0
Supplies	\$1,200					\$1,200
Contractual	\$36,000	\$149,100	\$216,000	\$12,000	\$63,200	\$476,300
Other -		\$20,000		\$500		\$20,500
Total Direct Costs	\$39,200	\$169,100	\$216,000	\$12,500	\$63,200	\$500,000
Indirect Costs						
Total Federal Funding	\$39,200	\$169,100	\$216,000	\$12,500	\$63,200	\$500,000
Cost Share			\$100,000			\$100,000
BUDGET TOTAL	\$39,200	\$169,100	\$316,000	\$12,500	\$63,200	\$600,000

TOTAL TO BE FUNDED BY EPA GRANT \$500,000

Costs per Site

Site	Project Tasks					Total Cost per Site
	Task 1	Task 2	Task 3	Task 4	Task 5	
	Oversight Community Outreach	Environmental Engineering	Soil Remediation	UST Removal	Groundwater Remediation	
1219 Springwood Ave	\$9,800	\$41,775	\$86,525			\$138,100
1407 Springwood Ave	\$9,800	\$41,775	\$86,983			\$138,558
1505 Springwood Ave	\$9,800	\$41,775	\$125,458			\$177,033
61-63 Ridge Ave	\$9,800	\$43,775	\$17,034	\$12,500	\$63,200	\$146,309

BUDGET TOTAL	\$39,200	\$169,100	\$316,000	\$12,500	\$63,200	\$600,000
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d. Measuring Environmental Results: The City of Asbury Park will maintain close coordination with all work to be funded under this project, and will pay careful attention to tracking important EPA output metrics as well as funding leveraged, acres addressed, and jobs created. The City will track, measure and evaluate progress toward achieving the project outputs listed in section 3.b above primarily by utilizing EPA’s ACRES system. In addition, the City will monitor project progress through documentation provided by all contractors and consultants, and will provide this information to the EPA through regularly scheduled quarterly meetings with the EPA Project Officer, quarterly reports, annual reports, and regular correspondence.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. & ii. Organizational Structure/ Description of Key Staff: Michele Alonso, Director of Planning and Redevelopment, will serve as Project Director. Ms. Alonso has many years of experience in managing large state and federal grants, as well as consulting professionals such as LSRPs, engineers and planners with land acquisition, environmental due diligence and reporting, redevelopment plans and project development. She has been responsible for projects including managing the existing EPA hazardous and petroleum assessment grants and large HUD/CDBG grants. Furthermore, Ms. Alonso routinely coordinates between community stakeholders, local leaders and state and federal funders. JoAnn Boos, Chief Financial Officer, is responsible for management of the City’s overall financial functions, and will ensure that all grant financial reporting requirements are met.

iii. Acquiring Additional Resources: To expand our capacity to manage the remediation of multiple sites, the City will contract with an experienced grant management firm; a qualified LSRP and environmental contractors to perform remediation activities. Not only will this alleviate the additional workload on our small staff, it will provide continuity in the event of staff turnover and ensure the continued success of EPA-funded activities. All procurement of contractors, and consultants, including environmental engineering firms, grant management firms, and remediation contractors shall comply with all local, state, and federal procurement requirements.

b. Past Performance and Accomplishments

i. Currently has or Previously Received an EPA Brownfields Grant: Asbury Park has previously received two EPA Grants. Below is summarized the accomplishments and compliance history.

Grant	Site	Funds Remaining	Grant Period	Accomplishments
BF 96274800	Hazardous Substances	\$68,404.23	10/1/2016-9/30/22	Procured consultant and conducted seven Preliminary Assessment/ Phase I Assessments and four Phase II/ Site Investigations at seven properties.
BF 96273900	Petroleum	\$25,104.60	10/1/2016-9/30/22	Procured consultant and conducted three Site Investigations on two properties.

Asbury Park has an excellent, established track record for full compliance with all terms and conditions for the grants we have received. All reporting requirements, ACRES metrics, are current and we are on track to close out and fully expend the grants consistent with the workplan by the end of the performance period.

ASBURY PARK, NEW JERSEY
APPLICATION FOR FY22 U.S. ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD CLEANUP GRANT

Threshold Criteria Responses

1. Applicant Eligibility

The applicant is the City of Asbury Park, New Jersey. Asbury Park is a Unit of Local Government as defined under 2 CFR § 200.64, and therefore affirms that it is an eligible entity for a Cleanup Grant.

2. Previously Awarded Cleanup Grants

Asbury Park has not received any EPA cleanup grants.

3. Expenditure of Existing Multipurpose Grant Funds

Asbury Park does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The City of Asbury Park is the fee simple, sole owner of the four Springwood Avenue Corridor sites proposed for cleanup. The City acquired all of the properties via tax lien foreclosure.

5. Basic Site Information

a. Springwood Avenue Corridor:

1219 Springwood Avenue
1407 Springwood Avenue
1505 Springwood Avenue
61-63 Ridge Avenue

b. 1219 Springwood Avenue (Block 1103, Lot 49), Asbury Park NJ 07712
1407 Springwood Avenue (Block 1004, Lot 5), Asbury Park NJ 07712
1505 Springwood Avenue (Block 1001, Lot 1), Asbury Park NJ 07712
61-63 Ridge Avenue (Block 901, Lots 5 & 6), Asbury Park NJ 07712

c. The current owner of all the properties is the City of Asbury Park

6. Status and History of Contamination at the Site

a. The three Springwood Avenue sites are contaminated by hazardous substances, principally historic fill. The Ridge Avenue site has an Underground Storage Tank and is contaminated with petroleum constituents (gasoline).

b. Springwood Avenue is located in the southwest quadrant of Asbury Park. In the late 1890s, a real estate speculator named Frederick G. Burnham cleared 135 acres for development. Review of historical documentation indicates mostly residential and some commercial uses for the four properties from at least 1905 thru the early 2000s. The parcels have been vacant for at least the past two decades.

c. Environmental concerns are as follows:

Site	Known contaminants – Soil & Groundwater
1219 Springwood Avenue	Historic fill – PAHs and lead
1407 Springwood Avenue	Historic fill – lead and mercury
1505 Springwood Avenue	Historic fill – lead and pesticides
61-63 Ridge Avenue	UST – Volatile Organic Compounds

d. The contaminants of concern at 1219, 1407 and 1505 Springwood Avenue include historic fill with levels of lead, mercury, pesticides and PAHs that exceed the Soil Remediation Standards for residential reuse. It is unknown how this contamination came to be present at these sites. A UST was discovered at 61-63 Ridge Avenue following completion of exploratory test pits. Due to the presence of significant petroleum impacts observed at depth surrounding the UST, as well as the shallow depth to groundwater, a temporary well point was installed adjacent to the UST to screen for groundwater impacts. Initial groundwater sampling indicates the presence of benzene, ethylbenzene, xylenes and Methyl Tertiary Butyl Ether (MTBE) at concentrations above their respective Ground Water Quality Standards.

7. **Brownfields Site Definition:** The sites meet the definition of a brownfield under CERCLA § 101(39). (a) The sites are not listed, nor are any proposed for listing, on the National Priorities List. (b) The sites are 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. And (c) The sites are not subject to the jurisdiction, custody, or control of the US government.

8. **Environmental Assessment Required for Cleanup Grant Applications**

Taylor, Wiseman and Taylor (TWT) prepared a Phase II equivalent Site Investigation Addendum report entitled “Site Investigation Addendum Report, 28 Scattered Sites, City of Asbury Park, Monmouth County, New Jersey” (December 29, 2005) which included all four of the high priority sites included within this clean up application. TWT conducted the Site Investigation on behalf of the City. More recently, the City contracted with Brownfield Redevelopment Solutions, Inc. to conduct updated Site Investigations at the Springwood Avenue sites in 2021.

9. **Enforcement or other Actions:** The sites are not subject to any ongoing or anticipated environmental enforcement actions.

10. **Site Requiring a Property-Specific Determination:** It is not believed that a Property-Specific Determination is needed.

11. **Threshold Criteria Related to CERCLA/Petroleum Liability**

a. **Property Ownership Eligibility – Hazardous Substance Sites**

CERCLA §107 liability: The City of Asbury Park 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.

i. EXEMPTIONS TO CERCLA LIABILITY

3) Property Acquired under certain circumstances by a Unit of Local Government

- (a) The City of Asbury Park acquired the properties via foreclosure for tax delinquency.
- (b) Date of Acquisition: 1219 Springwood Avenue: March 15, 1996
1407 Springwood Avenue: March 15, 1996
1505 Springwood Avenue: November 16, 1999
- (c) Disposal of hazardous substances occurred before the City acquired the properties.
- (d) The City has not caused or contributed to the release of hazardous substances at these sites.
- (e) The City has not at any time arranged for the disposal of hazardous substances at these sites or transported hazardous substances to them.
- (f) Relationship with Prior / Former Owner: The City does not have contractual relationships with any prior owners and/or operators of the sites.

b. Property Ownership Eligibility – Petroleum Sites

i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELIGIBILITY DETERMINATION

- (1) Current and Immediate Past Owners: The current owner is the City of Asbury Park. The immediate past owners were James and Bertha Henderson (61 Ridge) and Geraldine Simmons (63 Ridge).
- (2) Acquisition of the Site: The City of Asbury Park acquired the following property via foreclosure for tax delinquency.

61 Ridge Avenue: November 16, 1999;
63 Ridge Avenue: May 22, 2001
- (3) No Responsible Party for the Site: The City did not dispense or dispose of petroleum or petroleum product contamination or exacerbate the existing petroleum contamination at the site since taking ownership. There is no knowledge as to the prior owners dispensing or disposing of petroleum or exacerbating the existing petroleum contamination.

- (4) Cleaned up by a Person Not Potentially Liable: The City, as applicant, did not dispense or dispose of petroleum or petroleum product contamination or exacerbate the existing petroleum contamination at the site since taking ownership. The City has taken reasonable steps with regard to the contamination at the site by assessing the nature of the contamination.
- (5) Judgements, Orders or Third-Party Suits: No responsible party is identified for the site, through either a judgement, administrative order, an enforcement action by federal or state authorities or a citizen suit, contribution action or third-party claim brought against the current or past owner.
- (6) Subject to RCRA: The site is not subject to any order under § 9003(h) of the Solid Waste Disposal Act.
- (7) Financial Viability of Responsible Parties: No viable responsible parties have been identified for this site.

12. Cleanup Authority and Oversight Structure

- a. When these sites were initially investigated, NJDEP provided technical support and regulatory oversight. Since the state Voluntary Cleanup Program previously overseen by NJDEP no longer exists, future 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. 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 LSRP.
- b. The City has broad rights to access the property for redevelopment purposes, including environmental testing. While the preferred option will be to talk to neighboring property owners and negotiate voluntary access, in the event that there is evidence that contamination may have migrated off-site, both the City and the State of New Jersey have the authority to enter neighboring properties and conduct required sampling.

13. Community Notification

- a. A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the site and can be found attached to this application. See Attachment A.
- b. Community notification advertisements were published on the City's website and in the following local newspaper of record:
 - i. Asbury Park Press on Thursday November 11, 2021. See Attachment B.

- c. On November 24, 2021, the intent to apply for an EPA grant was the subject of a special public meeting. The public was invited to discuss this grant application. No one attended the public meeting. In order to solicit further public comments, the application was provided for review and comment from November 22 to 30 at the City offices. No additional comments or questions were received. See Attachment C.
- d. Associated documentation is found attached to this application.

14. Statutory Cost Share

- a. The required cost share of \$100,000 is to be funded by a Hazardous Discharge Site Remediation Funds from the NJ Department of Environmental Protection.
- b. A hardship waiver for the cost share is being requested. Please see separate page entitled Hardship Waiver Request. See Attachment D.

15. Waiver of the \$500,000 Limit: Not applicable

16. Named Contractors and Subrecipients: Contractors will be procured in accordance with State and Federal procurement requirements in an open competition upon receipt of award as per 2 CFR Part 200 and 2 CFR Part 1500. There are no subrecipients envisioned under this project.