

November 13, 2023

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SAFEGUARDING
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PROTECTING WILDLIFE

Michael S. Regan, Administrator
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear Administrator Regan:

[REDACTED]

1. Application Identification: Monmouth Conservation Foundation (MCF) (nonprofit organization)
PO Box 4150
Middletown, NJ 07748
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
3. Location: Borough of Red Bank, Monmouth County, New Jersey
4. Target Area and Property Site Information:

Target Area: Census Tract 34025803400 including Block Groups 2, 3, 4

Priority Sites: Landfill: 112 Sunset Avenue, Red Bank, NJ
Salvation Army Site: 180 Newman Springs Road, Red Bank, NJ
Other surrounding and downstream properties
5. Contacts:

- a. Project Director:
Jena Cosimo, Director of Acquisitions, MCF
732-671-7000 o, 732-275-7677 c
jcosimo@monmouthconservation.org
PO Box 4150
Middletown, NJ 07748-4150
- b. Chief Executive:
William D. Kastning, AICP, Executive Director, MCF
732-671-7000 o, 732-856-0001 c
wkastning@monmouthconservation.org
PO Box 4150
Middletown, NJ 07748-4150

6. Borough of Red Bank Population: 12,920

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	3
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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).	1
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority area(s) within the target area(s).	9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	N/A

8. Letter from the State or Tribal Environmental Authority: Please see attached letter from NJ Department of Environmental Protection (NJDEP).

9. Releasing Copies of Applications: N/A

MCF and our collaborators are excited about the opportunity that this grant will provide to the Borough of Red Bank and look forward to a favorable response. Thank you for your consideration.

Cordially,

A handwritten signature in blue ink that reads "William D. Kastning". The signature is fluid and cursive, with the first name being the most prominent.

William D. Kastning, AICP
Executive Director

cc: Laura Reinertsen



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
CONTAMINATED SITE REMEDIATION AND REDEVELOPMENT
OFFICE OF BROWNFIELD AND COMMUNITY REVITALIZATION

SHAWN M. LATOURETTE
Commissioner

TAHESHA L. WAY
Lt. Governor

Mail Code 401-05K
P.O. Box 420
401 E. State Street
Trenton, New Jersey 08625

November 10, 2023

Michael S. Regan, Administrator
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

**RE: Monmouth Conservation Foundation 2024 USEPA Brownfields
Community Wide Assessment Grant Application, Red Bank, NJ**

Dear Administrator Regan:

On behalf of the New Jersey Department of Environmental Protection (NJ DEP), it is my pleasure to endorse Monmouth Conservation Foundation's (MCF) application to the United States Environmental Protection Agency (US EPA) for an FY24 Brownfield Community-Wide Assessment Grant to investigate environmental impacts associated with discharges of hazardous substances. The focus of the efforts will be the west side of the Borough of Red Bank in Monmouth County, New Jersey – a historically disadvantaged area of the community. If approved, the USEPA assessment grant will provide up to \$500,000.

MCF and its partners have developed an aggressive, collaborative redevelopment strategy to identify, assess, and reuse abandoned brownfield sites in the focal area, centered around Red Bank's former landfill, which was active from 1922 to 1983. Bulky, vegetative, and dry industrial waste from manufacturing and industry were dumped at the 8.6-acre Borough-owned parcel, along with residual waste from an on-site incinerator. The study area and MCF's vision hold phenomenal potential to provide public green space and mitigate impacts to Swimming and Navesink Rivers' water quality. The NJDEP and our partners at the Economic Development Authority have already invested close to \$750,000 to advance the remediation of this site. A successful Assessment Grant would provide critical gap funding necessary to move the project to the next phase.

Please accept this letter of support for the Monmouth Conservation Foundation's Brownfield Community-Wide Assessment Grant. If I may be of further assistance I can be telephoned at (609) 633-8227, or, e-mailed at frank.mclaughlin@dep.nj.gov

Sincerely,


Franklin B. McLaughlin III, Manager
Office of Brownfield & Community Revitalization

Cc;/
Anthony Findley, NJ DEP
William Kastning, Monmouth Conservation Foundation
Karen Keene, Monmouth Conservation Foundation

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields (20 points)

i. Overview of Brownfield Challenges and Description of Target Area (5 points)

The Target Area is a 210-acre portion of the western side of the Borough of Red Bank, NJ (Borough) within Census Tract 8034, defined in the west by the Swimming River, north to West Front Street, east to Shrewsbury Avenue, and south to Newman Springs Road. The Target Area contains the former Red Bank Landfill (Landfill), which was active for more than a half-century until the early 1980s. It is primarily a blighted, contaminated property, adversely impacting soil, groundwater, potentially adjacent navigable waters, ecological receptors, and the health and wellbeing of the surrounding community. The Borough conducted state-funded investigations of the Landfill several years ago but changing administrations and budget constraints paused efforts until 2022 when the Borough began partnering with Monmouth Conservation Foundation (MCF) to resume assessment toward remediation and reuse to benefit the public and ecosystem. This grant would provide critical funding for eligible activities, including conducting brownfield assessment and planning and developing site reuse plans for those properties impacted by the Landfill, with community engagement being a key element of the work.

The Borough's preliminary investigations of the Landfill revealed heavy contamination on site and in the groundwater that is typically associated with landfills and incinerators, and which are known to pose adverse health effects. The Landfill and a neighboring site owned by the Salvation Army, also within the Target Area, are included on the NJ Department of Environmental Protection's (NJDEP) Known Contaminated Site list and among brownfields in the area.¹ Next to the Landfill is a Red Bank Housing Authority property that serves low-income seniors, and within ½ mile are an elementary school and a small nature preserve, both of which share Swimming River frontage with the Landfill. Separated by an active rail line from the rest of the community, the Target Area has deficient public river access and green space, and many residents rely heavily on foot and public transportation. This is in stark contrast to the more affluent east side with riverfront estates, ample parks, a medical center, and a retail/dining/arts hub. Red Bank's west side is an Overburdened Community because of the high proportions of households in poverty (24%)², linguistically isolated households (20%), and minority population (81%).³ It shows signs of neglect, distress, and a weakened economy, all of which impact its sensitive populations.

ii. Description of the Priority Brownfield Site(s) (10 points)

The top priority site is the 8.6-acre **Landfill**. It is the Borough's largest known brownfield and its biggest undeveloped tract of land. Located within an Environmental Justice (EJ) community and Qualified Opportunity Zone (QOZ)⁴, the Landfill is a high priority for remediation and reuse planning in municipal and county comprehensive plans. Bulky, vegetative, and dry industrial wastes, along with the residue from a since removed incinerator, were dumped at the Landfill from 1922 to 1983. Small portions of the former Landfill are used today by the Borough for its Recycling Center and Public Utilities department storage and parking. The Landfill site is also a priority because considerable investments have already been made to advance the remediation of the site. From 2009 to 2013, the Borough received \$756,839 from NJ's Hazardous Discharge Site Remediation Fund (HDSRF) to conduct a Preliminary Assessment/Site Investigation (PA/SI), and in 2023 MCF secured a private donation of \$25,000 to contract an NJ Licensed Site Remediation Professional (LSRP) to audit past Landfill assessments and investigations and determine compliance with current regulations.

Landfill investigations by Borough engineers in 2007 - 2016 found petroleum and hazardous contaminants including benzo (a) anthracene, benzo (a) pyrene, benzo (a) fluoranthene, benzo (k) fluoranthene indeno (1,2,3-cd) pyrene, dibenz (a,h) anthracene, and chlordane above direct contact criteria. While operating, the Landfill site materials were excavated, bulldozed, and otherwise moved, which likely blended and distributed contaminants. Groundwater sampling has found elevated levels of arsenic and lead. Groundwater flows northwest towards the Swimming River, which connects to the Navesink River and ultimately to Sandy Hook Bay into the Atlantic Ocean. The Swimming and Navesink Rivers are recreational destinations and host a variety of aquatic wildlife,

¹ Known Contaminated Sites in NJ Reports. Available at: <https://www.state.nj.us/dep/srp/kcsnj/>

² American Community Survey; 5-Year Estimates (2021)

³ NJDEP, Environmental Public Health and Safety Edition. Overburdened Communities Mapping (2019). Available at: <https://gisdata-njdep.opendata.arcgis.com/maps/59918e97854d4caea5d0c3120d7e56ca>

⁴ Opportunity Zones Resources | Community Development Financial Institutions Fund (cdfifund.gov)

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birds, and plants, comprising a rich ecosystem. The Borough contracted a Baseline Ecological Risk Assessment (BERA) in 2015. Findings included observed toxicity to amphipods and potential risk to fish and invertebrates, which led to warnings about eating fish and crabs caught from the adjoining Swimming River. In addition, sediment toxicity, specifically in a mid-channel, downstream sample, was found and theorized to potentially be caused by soil eroding from the slope of the former Landfill, contributing to elevated metal concentrations.

Within the Target Area, the Landfill is believed to have cross-contaminated the publicly used **Salvation Army site**, however the extent and nature of that contamination is currently unknown, making it a priority. There have been no investigations into the Landfill's **other surrounding and downstream properties**, but the BERA findings suggest further contamination and make them a priority. The Target Area and community would realize substantial benefits from assessment and reuse planning toward a safe, public green space.

iii. Identifying Additional Sites (5 points)

The entire Target Area is within an underserved community and disadvantaged census tract. Identification of additional sites will begin with a robust GIS analysis by an environmental firm that will overlay key layers (e.g. land use, known contamination, stormwater, etc.) to select properties for assessment. This will be cross-referenced with EJ-focused geospatial mapping tools, along with feedback from stakeholders and community members to guide the analysis. A survey will then be prepared for the priority sites, which will identify aboveground natural and manmade features and underground utilities in accordance with the NJ State Board of Engineers and Land Surveyors statutes and administrative code. The result will be a prioritized list of sites for further investigation.

b. Revitalization of the Target Area (10 points)

i. Reuse Strategy and Alignment with Revitalization Plans (5 points)

Projected reuse of the Target Area is a public waterfront park ("Sunset Park") and riverfront trail. The Borough has identified the equitable revitalization of the Target Area as a priority in its most recent 2022 Master Plan (NJ's comprehensive plans). In addition to housing and business improvements, the revitalization strategy includes (1) remediation of the Landfill and impacted sites, (2) construction of more open space with waterfront access in the Target Area, and (3) the creation of a riverfront trail along the Swimming and Navesink Rivers including in the Target Area. An easement through the Salvation Army site is envisioned for park access by southwest residences.

The Borough has placed the Landfill and several adjacent sites on the NJ Recreation and Open Space Inventory (ROSI). This encumbers the land so that it can only be used as a park or open space. To advance the trail, the Borough has been strategically acquiring access easements along the river. In 2017, the Borough's consultant engineers engaged community members to develop a conceptual plan for the park. In 2021, the vision was updated to include a skate park based on residents' requests. The plan requires further development based on the remediation plan for the site and riverfront properties. In 2022, the Borough included the park in one of three Small Area Plans to be included in its 2022 Master Plan update. The "Sunset Park" Small Area Plan created a strategic framework for funding the remediation, which led to the identification of MCF as the lead for this grant.

ii. Outcomes and Benefits of Reuse Strategy (5 points)

EPA funds would advance revitalization in two ways. (1) MCF and the Borough will gain a clear understanding of the extent to which the Landfill contaminated adjacent sites, which will support efforts to plan for reuse and stimulate economic investment in the Target Area. (2) MCF will be able to investigate the Swimming River and properties along it to determine the extent of contamination along the riverfront trail. Together, these efforts will determine the environmental obstacles that must be addressed to advance revitalization in the Target Area.

The Borough and MCF will explore opportunities to address climate change through better land-use management and natural climate solutions to protect, better manage, and restore the site to reduce greenhouse gas emissions and increase carbon storage. Likely solutions include soil rehabilitation, reforestation through the planting of native vegetation; minimization of fertilizer use; wetland restoration, and use of living shoreline beyond a new bulkhead. Reuse as a park will provide pervious surface and natural infrastructure that will serve to buffer and protect the surrounding community. Given its riverfront location, a portion of the Target Area is located within a federally designated floodplain. Site redevelopment will comply with NJ 2020 stormwater regulations and strict local stormwater ordinances to employ best practices in green, sustainable, and resilient design.

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Partners will prioritize low environmental impact solutions, including the use of energy-efficient lighting and low-impact stormwater management, and we will explore opportunities to incorporate solar and electric vehicle charging stations in the park's parking lot. Creation of the park and riverfront trail will have positive health and economic impacts on the surrounding community by increasing access to open space and expanding the tax base.

c. Strategy for Leveraging Resources (10 points)

i. Resources Needed for Site Reuse (5 points)

MCF and the Borough are formal partners to garner resources needed to assess the impacts of contamination in the Target Area, remediate the Landfill and impacted sites, and plan and execute their reuse. **HDSRF** provides 100% funding for investigative work and 75% funding for remediation planning. The Borough administration has committed to bonding for necessary funds needed upfront, to then be reimbursed by HDSRF. Requested EPA funds would provide the 25% match needed to unlock 75% HDSRF grant funding for the remediation planning. This would allow MCF and the Borough to complete the Landfill investigation and plan for remediation. HDSRF may provide funding for investigation and planning for the additional sites, depending on the ownership of those sites and the degree to which the Borough can assume responsibility for their remediation. NJDEP and NJ Economic Development Authority (NJEDA), the grant administrators, have confirmed that the Target Area remains a high priority. In addition, MCF secured a \$2 million private **anonymous donation** to support the construction of Sunset Park - expendable only once the remediation and construction plans are in place. We have every confidence we will secure all necessary funding for remediation and reuse, if this EPA grant is awarded to provide the vital gap funding for assessment, planning, and community engagement. MCF and the Borough, respective of eligibility, plan to seek the following additional funding opportunities for reuse after a remediation plan is in place: **Monmouth County Municipal Open Space Grant Program**: funds up to 50% of eligible development costs for park, recreation, and open space purposes; up to \$250,000/project/year for a max of \$750,000, which may be used for acquisition, construction, demolition, and stabilization. **NJDEP Office of Natural Resource Restoration (ONRR)**: awards discretionary funding to implement restoration projects to compensate NJ citizens for damages to or loss of natural resources, working to restore natural resources to their pre-discharge quality, quantity, function, and value. **Private Philanthropy**: building on MCF's past fundraising success, seeking additional funds from corporate, foundation, and individual donors for park construction.

ii. Use of Existing Infrastructure (5 points)

The revitalization strategy in the Target Area will rely on existing infrastructure like road and sewer systems. The Landfill will likely require improvements since there is no existing stormwater, electrical, or plumbing infrastructure, and funding for this will be sought from the sources listed in 1.c.i. The Borough envisions maintaining a small footprint at the Landfill for the Recycling Center and storage. Potential upgrades to the Salvation Army and surrounding sites are unknown until the assessment and reuse plans are completed.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (40 POINTS)

a. Community Need (25 points)

i. The Community's Need for Funding (5 points)

The Target Area is home to just over 5,300 people, 50% of whom are low income⁵, and 24% are below federal poverty level⁶. This is nearly twice the poverty rate in the Borough and 3.5 times the rate in Monmouth County. The Area lacks a major institution, and businesses are largely local serving retailers. The small population and low-income of the community substantially reduce their ability to finance remediation assessment and planning. EPA funds requested equate to 160% of the Borough's Parks and Recreation budget and nearly 20% of its Public Works budget, both of which are used to maintain existing infrastructure so cannot be used for brownfields work.

ii. Threats to Sensitive Populations (20 points)

(1) Health or Welfare of Sensitive Populations (5 points)

The Target Area is contained within and makes up a majority of Census Tract 8034. As shown below, its community is comprised of low-income, minority populations that are frequently linguistically isolated. They

⁵ EPA EJScreen Community Report for Census Tract 8034

⁶ 2017-2021 U.S. Census American Community Survey (ACS)

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classify as Underserved Communities, as defined in EO 13985, and Disadvantaged Communities, as defined in EO 14008.

	Tract 8034	Red Bank	County	Nation
Median Household Income	\$57,118	\$80,781	\$110,356	\$69,021
Poverty Rate	24%	13%	7%	13%
Under 18	31%	21%	21%	23%
Non-white	53%	27%	20%	32%
Limited English Households	17%	9%	6%	8%
Foreign Born	23%	18%	13%	14%

American Community Survey; 5-Year Estimates (2021)

Data from EPA's EJ Screening tool⁷ further illustrates the area is home to disadvantaged populations. Tract 8034 has a Demographic Index in the 83rd percentile nationally, a Low-Income Index in the 80th percentile, and People of Color index in the 78th percentile. The Target Area meets the definition of Overburdened Communities. It exceeds the 80th percentile for 8 of the 13 EJ Indexes: ozone, diesel particulate matter, traffic proximity, lead paint, superfund proximity, RMP facility proximity, unground storage tanks, and wastewater discharge.

The grant will directly benefit the most vulnerable populations in the Target Area. The Landfill is immediately adjacent to a low-income, age-restricted housing development and within a half-mile of an elementary school. Remediation will limit residents' exposure to contaminants and provide much-needed access to quality recreation spaces. Proximity to parks improves mental health⁸ and increases physical activity⁹. The park will confer these benefits on low-income seniors and minority residents living in the area, those living in poverty, and those under the age of 18. Beyond the Landfill site, the identification and assessment of additional brownfield sites in the Target Area will set the stage for cleanup, reducing the environmental exposure of residents to contaminants.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points)

The EPA EJ Screen reports that 20% of Target Area residents have low life expectancy, placing it in the 56th percentile nationally. Residents have an incidence of asthma in the 71st percentile nationally, and 24% of people reported having fair or poor health¹⁰. This table shows key causes of death incident rates in the Borough vs. NJ.

Incident Rates per 100,000 in 2020	Red Bank	NJ
Diseases of heart	250.0	222.0
Birth defects	8.4	2.2
Chronic liver disease and cirrhosis	25.1	11.2
Cancer (malignant neoplasms)	100.2	172.5

NJ Death Certificate Database, Office of Vital Statistics and Registry, NJ Department of Health as provided by NJ's Public Health Data Resource

Studies have shown that cancer, birth defects, and heart conditions have all been associated with living in proximity to landfills.¹¹ In addition to elevated deaths, the Borough exceeds 150% of the state average for asthma-related emergency department visits.¹² Disadvantaged Communities, which are concentrated in the Target Area, are known to have disproportionate health burdens, thus it is reasonable to assume the issues identified above are

⁷ EPA's Environmental Justice Screening and Mapping Tool (Version 2.2). Accessed Nov 10, 2023.

⁸ Lisa Wood, Paula Hooper, Sarah Foster, Fiona Bull; *Public green spaces and positive mental health – investigating the relationship between access, quantity and types of parks and mental wellbeing*. Health & Place, Volume 48, 2017, Pages 63-71.

⁹ Nancy Humpel, Neville Owen, Eva Leslie. *Environmental factors associated with adults' participation in physical activity: A review*. American Journal of Preventive Medicine, Volume 22, Issue 3, 2002, Pages 188-199.

¹⁰ CDC: Population Level Analysis and Community Estimates

¹¹ Martine Vrijheid. *Health Effects of Residences near Hazardous Waste Landfill Sites: A Review of Epidemiologic Literature*. Environ Health Perspect 108(suppl 1):101-112 (2000)

¹² Monmouth County Department of Health. County Asthma Profiles. 2014

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equal to or worse than in larger Red Bank. Conversations with Target Area residents provide anecdotal support for this. As such, the adverse health effects in the Target Area are believed to be partially attributable to the Landfill and, potentially, other contaminated sites.

(3) Environmental Justice (10 points)

(a) Identification of Environmental Justice Issues (5 points)

The history of the Landfill and lack of open space in the Target Area are directly tied to racial and economic injustice. The Landfill was situated on the west side of the Borough after the area had been populated. The priority sites in the Target Area are located within a disadvantaged census tract according to CEJST¹³. An active rail line separates the Target Area from the downtown business district and all active recreation spaces, placing it literally and figuratively on the wrong side of the tracks. The Borough's racial minorities, non-native English-speaking residents, and lower income households are largely segregated to the west side. Their concentration around a major contaminated site is the product of flawed policies that the Borough is working to correct.

(b) Advancing Environmental Justice (5 points)

This grant would substantially advance EJ efforts in three ways: (1) Remediation of the Landfill and other brownfields would remove contamination that disproportionately impacts low-income racial minorities and sensitive populations, thereby improving their health outcomes; (2) the addition of a park and riverfront trail would greatly improve resident's quality of life and wellbeing; and (3) improvements would catalyze other investments that would improve access to quality housing and strengthen commercial areas.

b. Community Engagement (15 points)

i. Project Involvement (5 points)

The Borough of Red Bank's Master Plan – Sunset Park Small Area Plan (2022) (to be followed by MCF) created a framework for broad stakeholder engagement in the remediation of the Target Area and construction of the park. As guided by NJ Institute of Technology (NJIT) TAB Communities, the plan calls for a task force that will focus on brownfields in the area. The Task Force will include representatives from the Borough Council, Environmental Commission, Planning Board, Planning and Development Department, and Public Works; our designated Community Liaison for this grant, who also chairs the Environmental Commission; two community representatives; and likely Monmouth County Park System (MCPS), NJDEP, and NJEDA. The organizations listed in section b. ii. will be invited as well, and if unable, will be represented by the Community Liaison.

ii. Project Roles (5 points)

MCF and the Borough have established strong partnerships with many community organizations, who will be involved as follows. In addition, we plan to consult with NJIT and Rutgers University for technical assistance.

Organizations	Point of contact	Specific involvement
Parker Health Clinic	Suzy Dyer: 908-578-5801 sdyer@parkerhc.com	Outreach; Community Connections; Health Related Issues
Pilgrim Baptist Church	Pastor Terrence Porter: 732-757-2257 [REDACTED]	Outreach; Community Connections; Community Meeting Location
Salvation Army	Annabel do Santos: 732-747-1626 #405 Annabel.DoSantos@USE.SalvationArmy.Org	Outreach; Reuse Planning
Lunch Break	Gwendolyn Love: 732-747-8577 #3101 glove@lunchbreak.org	Outreach; Community Connections
Environmental Commission	Nancy Blackwood: 732-673-5215 nblackwood@redbanknj.org	Community Liaison; Task Force Leadership
Environmental Commission	Paulo Rodriguez Heyman: 609-492-4600 rbec@redbanknj.org	Environmental Education
Borough of Red Bank	Shawna Ebanks: 732-858-8352 sebanks@redbanknj.org	Community Education; Outreach; Reuse Planning; Fundraising and Grant seeking
Monmouth Arts	Teresa Staub: 732-212-1890 #100 teresa@monmoutharts.org	Outreach; Reuse Planning

¹³ Explore the map - Climate & Economic Justice Screening Tool (geoplatform.gov)

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Organizations	Point of contact	Specific involvement
T. Thomas Fortune Cultural Center	Gilda Rogers: 908-461-3156 [REDACTED]	Outreach; Community Connections
Red Bank Borough Public Schools	Dr. Jared Ramage: 732-758-1507 rumagej@rbb.k12.nj.us	Outreach; Community Meeting Location
NJIT TAB Communities	Sean Vroom: 973-596-6415 svroom@njit.edu	Brownfields Education; Technical Support

iii. Incorporating Community Input (5 points)

MCF plans to build on the Sunset Park Small Area Plan (2022) which included meaningful community involvement and engagement of stakeholders, and to reference outcomes of the Borough engineers’ 2017 conceptual plan for the park, developed with community input. MCF will contract a public engagement firm with local experience to strategize and manage community outreach. This firm will work with the Task Force, which will serve as a steering committee and liaison to the local community. MCF, with stakeholder input, will develop a written Public Involvement Plan (PIP) that will document the process to share information and seek public input on decision-making. Community members will provide input on the remediation strategy and conceptual designs via a project web page, paper and online surveys, one-on-one and group meetings, public events, and Environmental Commission meetings. MCF will evaluate feedback at quarterly Task Force meetings and publicly document outcomes. MCF will conduct outreach and hold meetings specifically targeted to non-native English speakers. Bilingual information (Spanish and English) will be posted on the project website; disseminated through press releases, social media channels (Facebook, Instagram, etc.), and established email/ mailing lists. MCF will work with Red Bank Borough Public Schools to correspond with families. Door-to-door campaigns and/or direct mailers will reach those not traditionally involved in civic projects. Signs will be placed near the Landfill and assessment sites to alert people to the project and its progress. Public meetings will be held at ADA accessible locations in the Target Area and offered in virtual format and in Spanish, where appropriate to maximize reach.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (45 POINTS)

a. Description of Tasks/Activities and Outputs (25 points)

Task 1: Programmatic Support
i. Project Implementation: MCF will be responsible for the day-to-day operations of implementing the grant, including monitoring and tracking the objectives laid out for consultants, preparation and submission of Quarterly Progress Reports (QPRs) and annual financial reporting, supporting the distribution of information to communities, among other tasks. MCF will utilize its existing financial staff to track and expend grant funding and will coordinate with the Borough and property owners throughout the grant lifecycle. MCF staff will also attend brownfields conferences to improve efficiency and results through staff development. MCF staff, Borough liaison, and consultant leads will host bi-monthly meetings at minimum to discuss progress.
ii: Anticipated Project Schedule: Project Duration. See attached Milestone Chart.
iii. Task/Activity Lead: William D. Kastning, Executive Director, MCF
iv. Outputs: Procurement of project consultants; attendance at 3 brownfields conferences (1 national, 2 local); 15 QPRs; 1 closeout report; annual forms and financial reporting including MBE/WBE forms.
Task 2: Environmental Assessments
i. Project Implementation: MCF will oversee a contracted environmental firm with NJ LSRPs in developing environmental assessments for the Target Area, including the Landfill and Salvation Army site, land parcels fronting the Swimming River, and additional parcels as identified during the assessment process. Assessments will include compilation and review of any additional historic environmental and engineering documents for each parcel, review of past and present land use practices and site operations, and potential for soil, sediment, and/or groundwater contamination related to the storage, use, and/or disposal of hazardous substances at the site or from off-site sources. Findings will be presented at technical and public meetings with MCF, the Borough, Monmouth County, EPA, NJDEP, and/or other oversight agencies and will be used to prepare conceptual designs for the remedial action(s).

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Assessments will be conducted in general conformance with the Phase I ESA Standard Process (ASTM E1527-13), dated Nov. 2013, and EPA's Standards and Practices for All Appropriate Inquiries (AAI), 40 Code of Federal Regulations (CFR) Part 312 or approved updates. Through the completion of the Phase I ESAs, recognized environmental conditions (RECs) as defined by ASTM E1527-13 will be identified. In accordance with requirements of NJDEP, the assessments will conform with the *Site Remediation Reform Act* (SRRA), NJ Statutes Annotated (NJSA) 58:10C-1 et seq., *Technical Requirements for Site Remediation*, NJAC 7:26E, (*Technical Requirements*), NJAC 7:26B, and applicable guidance. Field personnel conducting assessments will follow a site-specific Health and Safety Plan (HASP) that meets the requirements of the OSHA HAZWOPER Standard at 29 Code of Federal Regulations (CFR) 1910.120.

A conceptual environmental remediation plan will include environmental safeguards at the Landfill to prevent, minimize, or monitor pollution or health hazards resulting from former operations while facilitating redevelopment. Environmental improvements to be evaluated include site grading, stormwater management system, and the Landfill Capping System. The plan will consider side slopes and stormwater management system including swales, channels, and stormwater detention pond. The grading plan will hydraulically isolate the Landfill from surface water drainage in a controlled manner. The surface drainage system shall be designed and constructed to protect the Landfill from run-on and control run-off. MCF will engage meetings with NJDEP, EPA, and the public to discuss the conceptual design for the proposed development atop of the Landfill and provide the basis for application for Closure Plan Approval from the NJDEP to include major disruption, Flood Hazard Area, and Freshwater Wetlands permits in accordance with applicable regulations.

Based on the Remedial Investigation (RI) Workplan, additional investigation of soil, groundwater, sediment, and surface water will be conducted. Tasks include delineation of contamination at four areas of concern (AOCs) and limits of Historic Fill and the Landfill itself, proper closure of the Landfill, an updated receptor evaluation and ecological evaluation, updated public notification, and preparation of an RI report.

EPA funded tasks: (1) Preparation of current environmental assessment documents for the Landfill, Salvation Army site, and land parcels fronting the Swimming River; (2) assessment of parcels in the Target Area required to enhance the redevelopment initiative; and (3) development of Preliminary Assessment (PA) and Site Investigation (SI) plans for integration with the remedial design of the park and trail, and cleanup of the Swimming River waterfront. Non-EPA funded tasks: Funding approval and implementation of several PA/SI, and RI initial work phases that will be supplemented with the requested EPA grant. Further SI/RA and development of the Remedial Action (RA) Workplan will involve additional funding to be sought, as outlined above in section 1.c.

ii. Anticipated Project Schedule: Project Duration. See attached Milestone Chart.

iii. Task/Activity Lead: Contracted environmental firm LSRP with oversight from Jena Cosimo, Director of Acquisitions, MCF

iv. Outputs: (1) Environmental Assessment (PA and ESA) reports for 2 parcels (Landfill and Salvation Army); (2) Environmental Assessment reports for up to 10 sites within the Target Area and/or adjacent to the Swimming River shoreline; and (3) Conceptual environmental remediation plan for the Target Area incorporating remedial approach to addressing soil, groundwater, surface water, and sediment contamination resulting from the former Landfill activities. This will include identification of applicable remediation standards and description of the remedial actions to be conducted; itemization of required permits; description of soil and sediment erosion control and monitoring by the USDA National Resources Conservation Service (Freehold Soil Conservation District); dust and odor control and monitoring procedures to be implemented during remedial actions; scope of work, updated HASP, cost estimates and schedule through completion for the proposed remedial actions; projected plans for the maintenance and evaluation of engineering and institutional controls.

Task 3: Area-Wide Cleanup Planning & Reuse Planning

i. Project Implementation: In close coordination with stakeholders of the Target Area and the Borough, MCF will advance the area wide strategy for the construction of a park and riverfront trail. MCF will develop an

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Analysis of Brownfields Cleanup Alternatives (ABCA) and conceptual remedial plan for each of the selected brownfield sites within the Target Area. At a minimum, this will include the Landfill and Salvation Army sites and Swimming River shoreline parcels. The ABCA will identify background and current conditions at each parcel, outline applicable regulations and cleanup standards, review cleanup alternatives, and present a proposed remedial action. Remedial alternatives will be evaluated in part based on cost, feasibility, and effectiveness in protecting human health and the environment. Based on this analysis and input from the community, a Site Reuse Vision for the park, riverfront trail, and any other identified sites will be developed, considering the specific or potential reuse scenario(s) for the site. Based on the known environmental impacts, construction of the park will serve as the required cap to protect human health and the environment, along with a Deed Notice for the entire Site, and RA Permits for soil and groundwater. Non-EPA funded: MCF and the Borough will submit sites for further state funding, which will cover between 50% and 100% of the cost of the activities, depending on ownership and the planned future use. EPA funded: Eligible planning activities that cannot be covered by this state funding.

ii. Anticipated Project Schedule: ABCA – 18 months; Conceptual Plans – 24 months; Additional Funding – Project duration. See attached Milestone Chart.

iii. Task/Activity Lead: Contracted environmental firm LSRP with oversight from Jena Cosimo, Director of Acquisitions, MCF

iv. Outputs: ABCA report with cleanup alternatives presented; Conceptual Plan – designs of Sunset Park and riverfront trail integrated with remedial action scope; Additional funding applications, approvals, and implementation for selected Target Area parcels.

Task 4: Community Engagement

i. Project Implementation: MCF will oversee a contracted public engagement firm to assist in developing and executing a public involvement plan (PIP) in collaboration with the Task Force. The PIP will outline key information channels (e.g., in-person meetings, website, social media, press releases, flyers, surveys, direct mailers, etc.); develop a strategy for meaningful engagement; and compile contact information for all stakeholders. We will launch the project with listening sessions throughout the Target Area to hear residents' priorities and concerns, focusing on small group interactions in collaboration with trusted community organizations. Following, we will host educational sessions to help residents understand the project scope and what brownfields remediation means for them, and as the project progresses, we will host sessions to provide updates and seek input on each phase of the project including when the team releases findings, develops a remediation strategy, and plans for the reuse of various sites. Community organization partners will help advertise sessions, provide meeting space, and solicit input from the community. Sessions will be offered in-person and, where appropriate, virtually. We will enlist translation services, offer bilingual communications in Spanish and English, and give careful attention to reaching non-native English-speaking residents. Our Community Liaison will serve as a consistent project representative. We have identified the Chair of the Borough's Environmental Commission to serve in this capacity and outlined an annual stipend based on the scope of work and estimated hours, within the \$10,000 salary limit. This work is above and beyond her Commission role, which is unpaid. She will submit documentation on her engagement hours and receipts, and we confirm it does not duplicate any support provided through other programs. The Task Force will meet quarterly to monitor and assess progress. This EPA grant will fund community engagement efforts.

ii. Anticipated Project Schedule: PIP development within 6 months; Community Engagement for project duration. See attached Milestone Chart.

iii. Task/Activity Lead: Contracted public engagement firm with oversight from Karen Keene, Director of Development and Communications, MCF

iv. Outputs: PIP development; at least: 12 quarterly Task Force meetings, 6 listening sessions, 3 educational sessions, 3 public meetings, 4 public presentations, survey responses, electronic and printed educational materials, and detailed engagement documentation.

b. Cost Estimates (15 points)

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Budget Categories		Tasks				
		Task 1	Task 2	Task 3	Task 4	Total
Directs	Personnel	\$22,500	\$5,000	\$5,000	\$5,000	\$37,500
	Travel	\$2,500				\$2,500
	Contractual		\$230,000	\$140,000	\$90,000	\$460,000
Total Cost		\$25,000	\$235,000	\$145,000	\$95,000	\$500,000

Task 1 – Programmatic Support (\$25,000) Personnel (\$22,500): MCF management and execution of the grant, estimated at 575 hours total by 4 staff over the project’s 3 years, including grant deliverables of EPA quarterly reports, MBE/WBE forms, and other deliverables necessary to maintain compliance with EPA cooperative agreement terms and conditions. **Travel (\$2,500):** For at least 1 project team member to attend brownfield conferences. Total administrative costs for grant administration across all tasks are the allowable 5% or \$25,000.

Task 2 – Environmental Assessments. Personnel (\$5,000): For MCF to support the assessments and selection of additional sites and reporting. **Contractual (\$230,000):** Phase I ESA/PAs and conceptual designs for Landfill, Incinerator and Salvation Army properties (and contiguous waterfront) \$80,000, Phase I ESA/PAs for up to 10 additional parcels @ \$15,000 = \$150,000 (including public meetings, presentations).

Task 3 - Area-Wide Cleanup Planning & Reuse Planning. Personnel (\$5,000): For MCF to support the planning for reuse and reporting. **Contractual (\$140,000):** Development of ABCA for the Landfill, Salvation Army, and waterfront properties including up to 10 parcels (\$70,000). Development of site reuse vision for the Landfill, Salvation Army properties and reuse visions for riverfront including up to 10 parcels (\$70,000).

Task 4 - Community Involvement Personnel (\$5,000): For MCF to coordinate and, where appropriate, facilitate meetings and reporting. **Contractual (\$90,000):** Yearly stipend for the Community Liaison within the \$10,000 salary limit, ensuring no duplication of funding support (3 @ \$3,000 = \$9,000), the development of the PIP (\$7,000), design of electronic and printed educational materials (\$5,220), preparation and facilitation of 12 task force meetings (@ \$800 = \$9,600), 4 listening sessions (@ \$1,280 = \$5,120), 2 educational sessions (@ \$1,280 = \$2,560), 2 public meetings (@ \$13,500 = \$27,000), 3 public presentations (@ \$2,000 = \$6,000), one survey and response reports (\$2,500), and detailed engagement documentation (\$16,000).

c. Measuring Environmental Results (5 points)

Environmental results will be measured via quarterly progress and annual funding reports. Funding awards via other sources, including HDSRF and other grants, for additional phases of the remediation following completion of the RI phase, will also indicate progress towards completion of environmental goals. If delays are encountered, schedule adjustments for certain tasks may be required, but the schedule for other tasks may be compressed so that the end goal of issuance of a response action outcome (RAO) can be achieved on schedule. Ultimately, environmental results will be measured based on the success of MCF advancing the Landfill to a point where remediation work can begin, identifying up to 10 key parcels in the Target Area for brownfield cleanup and redevelopment, and obtaining approval of key stakeholders to support the project within the Target Area. NJDEP support will be measured by obtaining regulatory approvals to advance the project and funding via HDSRF.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (35 points)

a. Programmatic Capability (20 points)

i. Organizational Capacity (5 points) and ii. Organizational Structure (5 points)

MCF will manage financial, administrative, and programmatic aspects of project implementation under the grant. The Executive Director will serve as the project lead and oversee the selected consultants (i.e., environmental consultant, LSRP, public engagement firm), the Borough, and MCF staff to keep the project on time and within budget. A 501(c)(3) nonprofit founded in 1977, MCF is an accredited land trust in good standing with demonstrated success in this type of project. MCF partners with public and private entities and acts as a facilitator to preserve land, protect natural resources, and create or enrich public parks in Monmouth County, NJ.

iii. Description of Key Staff (5 points)

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William D. Kastning, Executive Director, MCF is a member of the American Institute of Certified Planners (AICP); former Millstone, NJ Township Committeeman; past Project Manager with NJDEP Green Acres and Director for Planning and Codes in Denton, MD with expertise including comprehensive planning, zoning regulation, and land preservation. Mr. Kastning will serve as executive in charge of this grant project and provide overall oversight including strategic planning and finances. **Karen Keene, Director of Development & Communications, MCF** has raised millions of dollars, led strategic planning, and directed large-scale projects throughout her 21-year career in educational and conservation nonprofits. Ms. Keene will oversee fundraising, reporting, and public engagement related to this grant project. **Jena Cosimo, Director of Acquisitions, MCF** has led MCF's land-related activities for 14 years, including easement and fee acquisitions, easement stewardship, park development, and project management related to grants listed in 4.b., while directing collaborations with diverse government and community partners, landowners, and consultants. Ms. Cosimo will oversee assessment, clean up and reuse planning, and Task Force relations. **Shawna Ebanks, PP, AICP, Director of Community Development, Borough of Red Bank**, a certified licensed Professional Planner (PP) is responsible for administrative and technical support for community development throughout the municipality. She cooperates with officials and stakeholders in preparing specifications and plans for development and municipal improvements. Ms. Ebanks will serve as the Borough liaison.

iv. Acquiring Additional Resources (5 points)

MCF has extensive, positive, working relationships with local governments and a team of experienced engineers, planners, land use professionals, and support staff that can be called upon to assist with this project. MCF plans to contract an environmental firm with NJ LSRPs to direct the assessment work and conceptual design of remedial strategy and to secure a public engagement firm to execute the community education and outreach. When the need for additional resources arises, MCF will follow and meet all federal, state, and local procurement requirements. Through this approach, MCF has increased capacity for utilizing grant funds effectively, while ensuring that grant requirements are followed, sites are properly assessed, community members are engaged, and the work is completed on schedule and within budget.

b. **Past Performance and Accomplishments** (15 points)

ii. Has Not Received an EPA Brownfields Grant But Has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments (5 points) and (2) Compliance with Grant Requirements (10 points)

NJDEP/NJEDA HDSRF Grants totaling \$125,000 for PA, SI secured in 2015-2021 for evaluation and characterization of a derelict marina and polluted riverfront acreage, to be redeveloped into Swimming River Park. The initial PA, SI, and RI were prepared and resulted in development of the cleanup plan. All administrative requirements were met for this grant, and all funding has been expended. An additional \$235,000 in reimbursement grants from HDSRF is expected by MCF for this project. The Park was officially opened to the public in May 2023.

US Department of Defense (DOD)/ US NAVY Readiness and Environmental Protection Integration (REPI) Program Grants totaling \$3,990,070 secured in 2018, 2019, and 2023 by MCF in partnership with Monmouth County to develop an easement acquisition program to acquire and permanently protect lands surrounding Naval Weapons Station Earle. Program development included the creation of relevant guidelines, strategies, qualification criteria, applications, drafting of easement template and specifications for required deliverables. Partners successfully completed the program's 20-acre pilot project in Sep. 2023 and are on track to conserve a 235-acre farm this year, with planning for subsequent rounds of REPI funding and targeted parcels underway.

NJDEP Green Acres Program Grants: A longstanding recipient, MCF has received \$4,678,000 since 2001 and been awarded \$500,000 in 2022 to protect open space and provide recreational facilities in Monmouth County. Outcomes include successful commission and review of appraisals, surveys, and environmental studies; and draft and review of the required legal documentation for the acquisitions, which most recently include four parcels totaling 58 acres in Howell, NJ in 2020-2022. MCF continues to assist local municipalities with facilitating local projects under the Green Acres program.

MILESTONE CHART

Task	Deliverables	Dates	Milestone
1. Project Management and Reports	<p>A. Procure Project Consultants</p> <p>B. Quarterly Reports</p> <p>C. Attend 2 Local Brownfield Conference/Trainings</p> <p>D. Attend National Brownfield Conference</p> <p>E. Annual Reports</p> <p>F. Close-out Report</p>	<p>Nov 1 – Dec 31, 2024</p> <p>2025: Feb 28, May 30, Aug 30, Nov 30</p> <p>2026: Feb 28, May 30, Aug 30, Nov 30</p> <p>2027: Feb 28, May 30, Aug 30, Nov 30</p> <p>By Dec 31, 2025</p> <p>2025 TBA</p> <p>2025: Feb 28 2026: Feb 28 2027: Feb 28</p> <p>2027: Nov 30</p>	Environmental firm NJ LSRP; public engagement firm
2. Develop Environmental Assessments, including: Conduct field tasks to collect Site data and complete Remedial Investigation	Reports	January – December 2024	Completion of sampling; Evaluation of data; Preparation of draft report; Preparation of final report.
3. Develop Conceptual Environmental Remediation Plan, including: Remedial Investigation Report	Report	January 2024 – December 2025	Preparation of draft report; Preparation of final report, submission to NJDEP.

Area-Wide Cleanup Planning & Reuse Planning, including ABCA			
4. Community Engagement (projected and subject to change based on scheduling availability and community partners)	<p>A. PIP Development</p> <p>B. Quarterly Task Force Meetings</p> <p>C. Listening Sessions</p> <p>D. Educational Sessions</p> <p>E. Public Meetings</p> <p>F. Public Presentations</p>	<p>2025: Mar</p> <p>2025: Jan 15, Apr 15, Jul 15, Oct 15</p> <p>2026: Jan 15, Apr 15, Jul 15, Oct 15</p> <p>2027: Jan 15, Apr 15, Jul 15, Oct 15</p> <p>2025: May, Jun, July 2026: Apr, May 2027: Oct</p> <p>2025: Mar 2026: Mar 2027: Mar</p> <p>2025: Aug 2026: Aug 2027: Aug</p> <p>2025: Feb, Sep 2026: Sep 2027: Sep</p>	

ATTACHMENT A

Threshold Criteria for Assessment Grants

Monmouth Conservation Foundation (MCF)

FY24 EPA Brownfield Community-Wide Assessment Grant

Attachment A: Threshold Criteria for Assessment Grants

1. Applicant Eligibility

Monmouth Conservation Foundation (MCF) is a nonprofit organization described in section 501(c)(3) of the Internal Revenue Code and is eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program. A copy of MCF's tax-exempt status is included as Attachment B as documentation of our eligibility to apply.

2. Community Involvement

MCF will oversee a contracted public engagement firm to assist in developing and executing a public involvement plan (PIP). The PIP will outline key information channels (e.g., in-person meetings, website, social media, press releases, flyers, surveys, direct mailers, etc.); develop a strategy for meaningful engagement; and compile contact information for all stakeholders.

MCF will follow the recommendations from the Borough of Red Bank's (Borough) Sunset Park Small Area Plan (2022) and create a Brownfield Task Force. The Task Force will include representatives from the Borough Council, Environmental Commission, Planning Board, Planning and Development Department, and Public Works; our designated Community Liaison for this grant, who also chairs the Environmental Commission; two community representatives; and likely MCPS, NJDEP, and NJEDA. The nine organizations listed in our application will also be invited to join the Task Force.

MCF will launch the project with listening sessions throughout the Target Area to hear residents' priorities and concerns, focusing on small group interactions in collaboration with trusted community organizations. Following, we will host educational sessions to help residents understand the project scope and what brownfields remediation means for them. Participants' input will inform the selection of additional targeted sites and help establish goals for the reuse of the sites. As the project progresses, MCF will host two collaborative workshops to provide updates and seek input on the remediation strategy and plans for the reuse of sites.

Community organization partners will help advertise sessions, provide meeting space, and solicit input from the community. Sessions and public meetings will be held at ADA accessible locations within the Target Area and offered in-person and virtually, where appropriate, to have maximum reach.

MCF will conduct outreach and hold meetings specifically targeted to non-native English speakers, conducting them in Spanish as well as English as needed. Bilingual information (Spanish and English) for the project will be posted on the project website; disseminated through press releases, social media channels (Facebook, Instagram, etc.), and established email/ mailing lists. We will enlist translation services as needed.

MCF will work with Red Bank Borough Public Schools to correspond with families. Door-to-door campaigns and/or direct mailers will reach those not traditionally involved in civic projects. Signs will be placed near the Landfill and assessment sites to alert people to the project and its progress.

Meeting summaries and responses to comments will be publicly available. We will also communicate the progress of the work through regular status updates available on the project website, social media, and newsletters. Digital and printed copies of reports will be available for review at the Borough's office, at our office, and on the project website.

3. Expenditure of Existing Grant Funds

Attachment A: Threshold Criteria for Assessment Grants

MCF affirms that it does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

MCF affirms that a contractor/subrecipient has not been procured or named.