

Funding Your Brownfields Redevelopment Projects

Hazardous Discharge Site Remediation Fund

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What is a Brownfield?

“...former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant” (NJSA 58:10B-1)



What does OBCR do?



Landfill
Redevelopment
Program

Brownfield
Development
Area Program

Brownfield
Redevelopment
Incentive Program

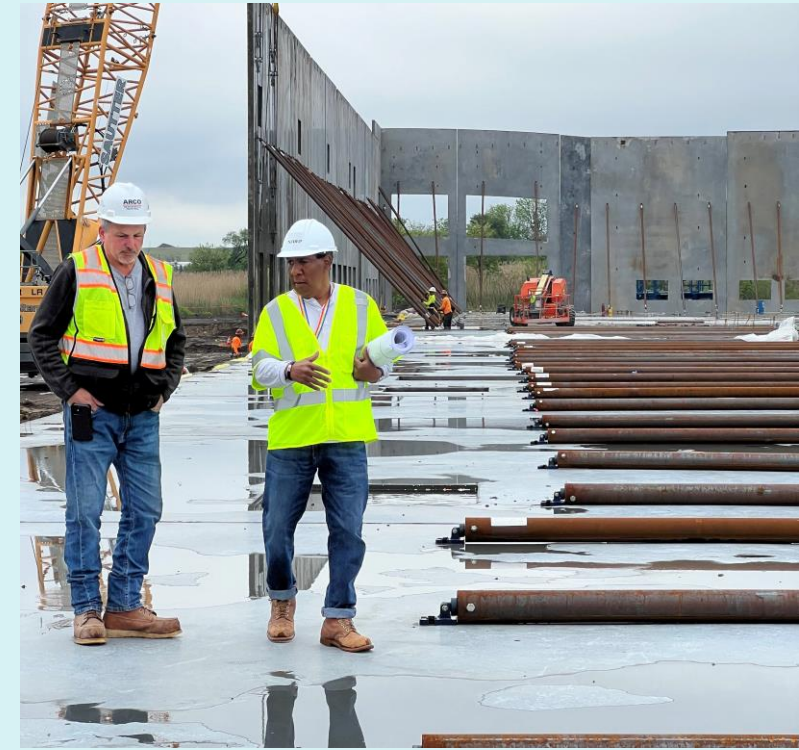
Hazardous
Discharge Site
Remediation Fund



The Brownfield Development Area Program

- **Dedicated Brownfield Development Area Manager**
- **Increased funding opportunities**
- **Streamlined Remediation Process**

Our office is currently accepting applications through July 31st!



What is The Hazardous Discharge Site Remediation Fund?



- The **Hazardous Discharge Site Remediation Fund (HDSRF)** is a grant & loan program that supports brownfield redevelopment by funding assessment, investigation, and remediation of brownfield sites in NJ.
- Administered through a partnership between NJDEP's Office of Brownfield & Community Revitalization (OBCR) and the NJEDA
- Funded through an annual constitutionally-dedicated portion of the NJ Corporate Business Tax

The History of HDSRF in New Jersey



1983

Environmental Cleanup Responsibility Act

- A regulatory process that facilitated the remediation of contaminated sites

1986

Financial Assistance for Remediation

- NJ sought to reduce the financial burden that was imposed on entities that were obligated to remediate contaminated sites that they had acquired.

1993

HDSRF Established

- The Financial Assistance became known as the Hazardous Discharge Site Remediation Fund in the Industrial Site Recovery Act

1998

Brownfield Act

- The Brownfield Site Recovery Act expanded the funds available for remediation in its inception and further through amendments

HDSRF - Eligibility




- Public Entities (Towns, Counties, Redevelopment Agencies) **that are authorized to exercise redevelopment powers pursuant to the Local Redevelopment & Housing Law (C.40A:12A-4)**
 - Largest variety of grants
- Private Entities (persons, etc.)
- Non-Profit Entities (501c3)

HDSRF – How to Apply



The **HDSRF** Application can be found in the [CSRR Forms Library](#)

The **HDSRF** application can be mailed to the Bureau of Case Assignment & Initial Notice (BCAIN) or can be submitted electronically to srp_submissions@dep.nj.gov.

	New Jersey Department of Environmental Protection Site Remediation and Waste Management Program	Date Stamp (For Department use only)
	HAZARDOUS DISCHARGE SITE REMEDIATION FUND – PART I <input type="checkbox"/> LSRP <input type="checkbox"/> Subsurface Evaluator (for UHOT cases only)	
Program Interest Name: _____ PI #: _____		
SECTION A. REQUESTED FUNDING TYPE AND AMOUNT <input type="checkbox"/> PLEASE CHECK HERE IF THIS IS A SUPPLEMENTAL REQUEST		
Public Entity		
<input type="checkbox"/> Brownfield Development Area Grant	\$ _____	
<input type="checkbox"/> PA/SI/RI Grant	\$ _____	
<input type="checkbox"/> 75% Recreation and Conservation Grant	\$ _____	
<input type="checkbox"/> 75% Renewable Energy Grant	\$ _____	
<input type="checkbox"/> 50% Affordable Housing Grant	\$ _____	
<input type="checkbox"/> 25% Matching Grant Remedial Action Unrestricted Use	\$ _____	
<input type="checkbox"/> Loan	\$ _____	
Private Entity		
<input type="checkbox"/> 25% Matching Grant Remedial Action Unrestricted Use	\$ _____	
<input type="checkbox"/> Loan	\$ _____	
Non-Profit		
<input type="checkbox"/> PA/SI/RI Grant	\$ _____	
SECTION B. APPLICANT INFORMATION		
Name: _____		
Address: _____		
City: _____	State: _____	
County: _____	Zip Code: _____	
Phone Number: _____	Ext: _____	Fax: _____
Email Address: _____		
Individual: Social Security Number: _____		
Businesses: Tax ID Number: _____	SIC: _____	NIAC: _____
SECTION C. CONTACT INFORMATION		

HDSRF – DEP Application Review



Review Focuses:

- Administrative completeness
- Scope of work & corresponding cost estimate (proposed)
 - OBCR approves the scope of work as it relates to the costs
 - Priority is that public funds are spent responsibly
- Municipal Resolution that authorizes application
- Site Control

After The DEPs review, the application is sent to the EDA for a financial review

HDSRF – Available Grants & Loans

Public Entities



PA/SI/RI Grant

- A **grant** for 100% of all eligible PA, SI and RI costs
- Capped at \$3 Million per applicant per year

Recreation/ Conservation Grant

- A **grant** for 75% of all eligible Remedial Action costs
- Property must be preserved for recreation and conservation purposes

Renewable Energy Grant

- A **grant** for 75% of all eligible Remedial Action costs
- Property must include renewable energy generation in its end use

Affordable Housing Grant

- A **grant** for up to 50% of all eligible Remedial Action costs
- Affordable housing must be in accordance with the NJ Fair Housing Act

HDSRF – Available Grants & Loans

Public Entities Continued



Brownfield Development Area Grant

- A **grant** for 100% of eligible PA/SI/RI and 75% of eligible RA costs
- Capped at \$5,000,000 per year

Remedial Action Unrestricted Use

- A **grant** for 25% of costs of the remediation for an unrestricted use remedial action
- Capped at \$250,000 per public entity

PA/SI/RI/RA Loan

- A **loan** for up to 100% of eligible PA/SI/RI/RA costs
- Capped at \$2 million per year

HDSRF – Available Grants & Loans

Private Entities



Remedial Action Unrestricted Use (soils) Grant

- A **grant** for 25% of eligible Remedial Action costs
- Up to \$250,000 per project
- Net worth less than \$2 million

PA/SI/RI/RA Loan

- A **loan** for 100% of all eligible PA/SI/RI/RA costs
- Up to \$500,000 per year

HDSRF – Available Grants & Loans

Non-Profit Entities



PA/SI/RI Grant

- A **grant** for 100% of eligible PA/SI/RI costs
- Applicant must be a non-profit organization as defined in section 501(c)(3) of the federal internal revenue code

Pilot Program since 2005

The Non-Profit Grant will be depleted during CY24. It can only be re-allocated and made permanent through a legislative change to the HDSRF statute. The most recent legislative changes were in 2021 and 2018

HDSRF – General Update



Status of the HDSRF: March 31st, 2024

Recommendations to Date: \$432,362,424

FY24 Uncommitted Balance: \$64,928,957

Recommendations CY24: \$6,257,598

HDSRF Coordinators



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Green, Sustainable and Resilient Remediation



What is Green, Sustainable and Resilient Remediation?



“...site-specific employment of products, processes, technologies, and procedures that mitigate contaminant risk to receptors while making decisions that are cognizant of balancing community goals, economic impacts, and environmental effects” (ITRC, 2011)



We are

*changing the
approach, not
moving the
goal posts*

Sustainability Considerations

1

Air Emissions

2

Material Use

3

Energy Emissions

4

Eco-System Impacts

5

Water Management

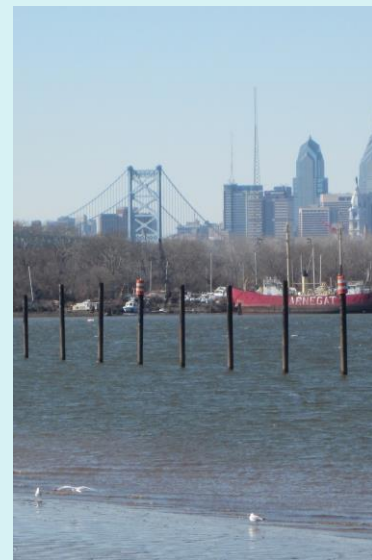
Harrison Avenue Landfill

A Case Study in Sustainable Remediation

Green and Sustainable Practices Employed:

- Utilization of recycled material
- Reuse of dredge materials (221,000 yd)
- Excavated materials were transported to a close location.
- Prioritizing local Eco-system
- Prioritizing residents by focusing on onsite stormwater management
- Sustainable practices saved \$5 million dollars
- Widespread Community Support

https://www.nj.gov/dep/srp/guidance/srra/gsr_remediation_guidance.pdf



Thank you!



Emily Perez

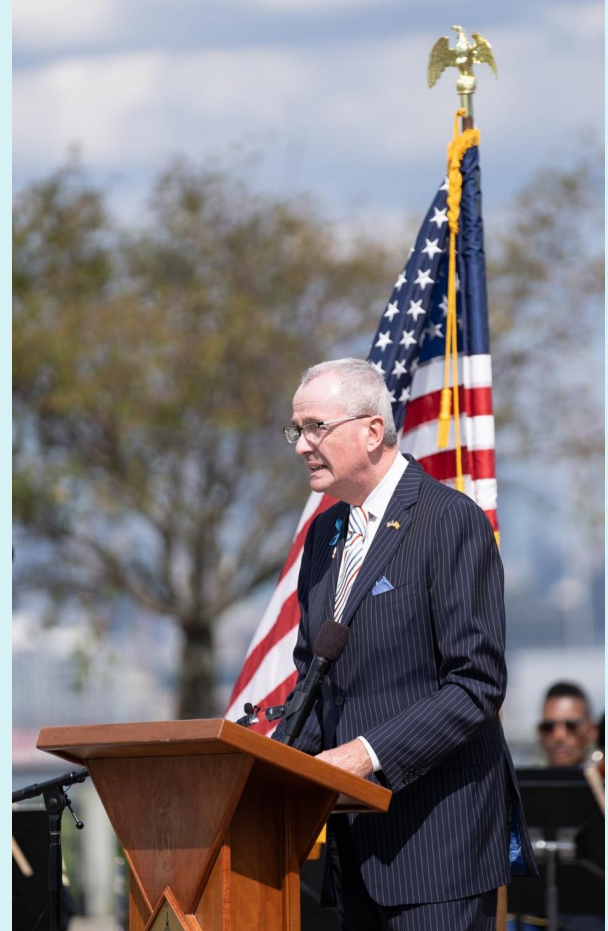
Emily.Perez@dep.nj.gov

609.940.4522

Contaminated Site Remediation & Redevelopment (CSRR) - HDSRF



Questions?



Thank you!

