Dr. Michael Brantley, Mayor
Mary Beth Jahn, Deputy Mayor
J. Randy Bishop
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Neptune
Township - NJ
Where Community, Business & Tourism Prosper

Vito D. Gadaleta, R.M.C., Q.P.A.
Business Administrator
Richard J. Cuttrell, R.M.C.
Municipal Clerk
Michael J. Bascom, C.M.F.O., C.T.C.
Chief Financial Officer

December 19, 2014

R02-15-A-015

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone: (301) 589-5318

Re: **Neptune Township, New Jersey**
U.S. EPA Brownfields Assessment Grant Application

Dear Mrs. Cromwell:

The Township of Neptune, New Jersey, is pleased to submit an application for the community-wide assessment grant in the amount of $400,000, requesting $200,000 for hazardous substances assessment and $200,000 for petroleum substances assessment. Enclosed please find the following:

1. The narrative proposal (15 pages)
2. Attachment A: Threshold Documentation and Letters from the State Authorities
   a. Threshold Criteria for Assessment Grant
   b. A letter from the EPA dated November 20, 2014
3. Attachment B: Letters of Commitment from Community-Based Organizations
   a. Letter from Jersey Shore University Medical Center/Meridian Health dated December 16, 2014
   b. Letter from Interfaith Neighbors dated November 26, 2014
   c. Letter from Friends of Belmar Harbor, Inc. dated December 12, 2014
   d. Letter from Neptune Township Economic Development Corp. dated December 4, 2014
   e. Letter from VFW Post No. 2639 dated December 15, 2014
   f. Letter from American Legion Post No. 346, undated
   g. Letter from Midtown Urban Renaissance Corporation dated December 15, 2014
4. Attachment C: Documentation of Leveraged Funds
   a. Letter from Neptune Township dated November 24, 2014
   b. Letter from Neptune Township Economic Development Corp. dated November 18, 2014
   c. Letter from Monmouth County Board of Health, to be submitted at a later date.
5. Attachment D: Special Considerations or Factors Checklist (Appendix 3)

The Township of Neptune is no stranger to successful clean-up of brownfields. We also have an impeccable record of successfully procuring and managing federal grants in the Township. We have also actively identified brownfield sites and have worked with responsible parties to clean up these sites. The Township understands that brownfield redevelopment needs to contain all elements of sustainability. Therefore, we have identified eleven sites for assessment that all vary in providing the various needs to our businesses and residents. We plan to direct development into areas that are already serviced by infrastructure and that can support growth, while preserving other brownfield areas for open space and parks. Many of these sites abut waterways and streams tributary to the Shark River, therefore, the potential clean-up of these sites will have a direct effect on water quality and access to our river. The Township is well versed in effective community outreach. Communication is paramount in Neptune Township and this has fostered a sense of pride in our Township. You will see from our various letters of support that our community will come together for the success of this US EPA community wide assessment grant. We understand that successful brownfield redevelopment starts by bringing the surrounding communities in proximity to these sites together all have a voice in their future.

The Township was ravaged by Super Storm Sandy in October of 2012, The majority of the Township was under mandatory evacuations with 4ft of water in the streets and properties which resulted in $3.4 Million in capital costs from destruction related to Sandy, and $5.4 M in residential and business losses. Even prior to the Storm, the Township was already in the midst of several major employers closing. The Township had just witnessed Welsh Farms , the Water Plant, AIG, the Coca Cola Plant, and the Asbury Park Press closing and leaving the Township. The loss of these major employers has resulted in a loss in ratables. The loss of these plant jobs due to the consecutive closings has a direct effect on employment in Neptune. It is evident that 7 of the 11 tracts that the Township has identified in this grant for assessment are located in Census Tract 8076, which has a median household income of $26,854, as compared to a National and State median household income of $51,771 and $70,062, respectively. The poverty rate in Census tract 8076 is 38%. The percentage of the Township's population receiving food stamps has more than doubled since 2010, increasing from 452 persons (4.1%) in 2010 to 951 persons (8.6%) in 2012 (per 2008-2010, and 2010-2012 ACS 3 year estimates). Therefore, the Township needs the funding from this EPA Brownfields grant to revitalize our community. The following information was requested as part of the Grant Application:

a. **Applicant Identification**: Township of Neptune, 25 Neptune Boulevard, Neptune, NJ 07753

b. **Applicant DUNS Number:** 04-955-0817

c. **Funding Requested**:
i. Grant Type: Assessment
ii. Funds Requested: $400,000 ($200,000 each for petroleum and hazardous)
iii. Contamination: Both hazardous substances and petroleum
iv. Community-wide

d. **Location**: Neptune Township, New Jersey

e. **Property Information for Site Specific:** Not applicable (community-wide assessment).

f. **Project Director:** Leanne R. Hoffmann, PE, PP, CME, Director of Engineering & Planning
Township of Neptune, 25 Neptune Boulevard, Neptune, NJ 07753
732 988 5200 x228; Fax: 732 988 4259; Email: lhoffmann@neptunetownship.org

Chief Executive: Mayor Dr. Michael Brantley
Township of Neptune, 25 Neptune Boulevard, Neptune, NJ 07753
732 988 5200 x294; Fax: 732 988 4259; Email: mbrantley@neptunetownship.org

g. **Date Submitted**: December 19, 2014

h. **Project Period**: Estimated September 1, 2015 through August 31, 2018 (not to exceed 3 years)

i. **Population:** Township of Neptune: 27,935 (Ref: 2010 U.S. Census)

j. **Other factors:** Recent Natural Disaster (Narrative pg 5), Project is primarily focusing on Phase II assessments (Narrative pg 8), firm leveraging commitments (Narrative pg 9), plant closures due to economic disruption (Narrative pg 5), plant closure resulting in job loss(Narrative pg 5)

Thank you for your support of our application. Please do not hesitate to call me at 732 988 5200 x 228 if we can provide any additional information.

Sincerely,

Leanne R. Hoffmann, PE, PP, CME
Director of Engineering & Planning

V.B. Ranking Criteria for Assessment Grants

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description The Township of Neptune is an urban, eight (8) square mile municipality located in the central easternmost section of Monmouth County with 27,935 residents (per the 2010 Census). The Township was ravaged by Super Storm Sandy in October of 2012. The majority of the Township was under mandatory evacuations with 4ft of water in the streets and properties which resulted in $3.4 Million in capital costs from destruction related to Sandy, and $5.4 Million in residential and business losses; Neptune Township is a community of diverse neighborhoods. The western boundary of the Township typified by big box retail, neighborhood commercial, and residential; the middle of the Township is typified by a boating community surrounded on three sides by the Shark River, and Mid-Town which is currently in the midst of great revitalization and redevelopment; and the eastern border is a historic shore town that borders the Atlantic Ocean. Due to the size of the Township some areas are experiencing high levels of poverty, while others are moderate as indicated by Census Tracts 8076 and 8077 having poverty rates of 38% and 13.5%, respectively, as compared to the National and State rates of 15.7% and 10.5%, respectively. The Township is historically known as the "Crossroads of the Jersey Shore" due to the five (5) major State corridors within its borders and its many nearby bus and train stations. The Township is also bound by various water bodies of vast recreational, economic, and ecological value which include the Shark River, Atlantic Ocean, and many streams and creeks tributary to these water bodies. Neptune Township is made up of diverse working class neighborhoods, with a mix of large employers and neighborhood commercial providing many of the jobs to the community. The top employer is Jersey Shore University Medical Center which is headquartered in the Township. However, in the last few years the Township lost four of its other top employers. The Asbury Park Press, AIG, Welsh Farms, and the Coca Cola plant all have downsized, closed, or moved out of Neptune Township to other locations in the State. The loss of these businesses has not only had an economic impact on the jobs in this community, but has also resulted in many vacant potentially contaminated properties. Additionally, the loss of jobs coupled with the proximity to these vacant or abandoned properties has resulted in some smaller residential properties being abandoned as well. Neptune Township was also ravaged by Super Storm Sandy in October of 2012, and the Township is still recovering. Many of the communities saw entire neighborhoods and businesses displaced, and many residents still have not returned home and businesses are still trying to rebuild. However, due to Neptune's prime location near state corridors, the Shark River, the Atlantic Ocean, and the farms of Central Jersey, the Township is still a destination for redevelopment, and the spirit of the community is strong. Neptune Township has several active and organized community groups that are devoted to the clean-up of abandoned properties and the revitalization of the Township. It is through active community and stakeholder engagement with these groups as our partner, coupled with the strong leadership of the Township and support of the EPA through this application, that we will address these brownfield sites in order to improve the quality of life for our residents and businesses, and the communities that surround us.

ii. Demographic Information

Table 1. Demographic Information

	Neptune Township	Monmouth County, NJ	New Jersey Statewide	National
Population (1)	27,935	630,378	8,791,894	308,745,538 (1)
Unemployment (2012) (2)	12%	8.9%	9.5%	8.1% (2)
Poverty Rate (3)	12.4%	6.7%	10.5%	15.7% (3)
Percent Minority (1)	46.8%	17.4%	31.4%	27.6% (1)
Median Household Income (3)	$62,732	$82,460	$70,062	$51,771 (3)
Percent African American (4)	36.3%	7.3%	13.5%	12.6%
Percent Elderly (>65) (4)	17.5%	14.2%	13.8%	13.4% (3)
Percent Children (<18) (4)	21.8%	23.3%	23.1%	23.7% (3)
Percent Single Parent Households	26.3%	14.2%	18.2%	17.9%

(1) Data is from the 2010 U.S. Census data and is available at http://www.census.gov/.
(2) Data is from the Bureau of Labor Statistics and is available at www.bls.gov.
(3) Data is from the 2012-2012 American Community Survey 3-Year Estimates and is available at http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_3YR_DP03&prodType=table.
(4) Data is from the 2010-2012 American Community Survey 3-Year Estimates and is available at:

http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_3YR_DP05&prodType=table
(5) Data is from the 2010-2012 American Community Survey 3-Year Estimates and is available at.
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_3YR_DP02&prodType=table

Table 2. Demographic Information by Census Tract				
Census Tract #	**8076**	**8077**	**8080.01**	**8080.02**
Area (Acres)	290.9	925.8	680.9	805.3
Population (1)	2,921	4,037	4,109	2,489
Unemployment (1)	9.4%	9.7%	6.6%	6.7%
Poverty Rate (2)	38.0%	13.5%	4.1%	3.1%
Percent Minority (1)	94.9%	74.1%	2.1%	17.1%
Median Household Income (2)	$26,854	$55,326	$87,159	$82,843
Percent African American (1)	89.7%	67.1%	1.2%	13.4%
Percent Elderly (>65) (1)	9.1%	19.0%	15.5%	15.9%
Percent Children (<18) (1)	33.2%	26.4%	17.6%	19.8%

(1) Data is from the 2008-2012 American Community Survey 5-Year Estimates and is available at:
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP05&prodType=table
(2) Data is from the 2008-2012 American Community Survey 5-Year Estimates and is available at:
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP03&prodType=table

iii. Brownfields The Township of Neptune evaluated the entire Township and identified possible Brownfield sites and developed a list of 11 priority properties (former scrap yards, water plants, pumping stations, dairy farms, hotels, residential and commercial uses). The following table lists the potential health effects associated with these brownfields and the impacted sensitive populations. Some of these areas have previously been identified as potential brownfield sites as they are located within the West Lake Avenue Brownfield Development Area (WLABDA) which was officially designated as a Brownfield Development Area (BDA) by the New Jersey Department of Environmental Protection (NJDEP) in 2006. The West Lake Avenue Brownfield Development Area is identified in the Township's Master Plan as an integral part of their future growth. A few of the sites within the WLABDA have been partially developed. The Welsh Farms site has been identified as a potential Brownfield site and has current testing and cleanup activities taking place. The Municipal Marina has previously had cleanup measures performed on it as well. The remainders of the potential brownfield sites are mostly vacant lots that were previously mixed use residential/commercial dwellings. With an Assessment Grant, the Township can determine the extent of brownfields contamination and conduct cleanup planning to control contaminant migration, protecting and improving the health and welfare of Neptune Township residents. One health and welfare concern in the Township was the number of brownfields located near sensitive environmental areas (Shark River) and populations (schools and residential) and their impact on sensitive populations in this area. The Municipal Marina is located on the Shark River, 35 Atkins Avenue is located directly adjacent to an elementary school and the remainder of the sites are located within densely populated residential areas.

Table 3. Priority Brownfield Areas			
#	**Site, Location, Size**	**Potential Contaminants**	**Health Effects [1]**
1-4	**1405 Monroe Avenue, 1611 Sewall Avenue 1507 West Lake Avenue & 35 Atkins Avenue** (Census Tract 8076) (1.59 Acres)	Possible UST contamination	Cancer, respiratory effects, central nervous system (CNS) effects, liver, kidney, skin
Previous use was residential dwelling, currently used as a vacant lots and a parking lot Adjacent to Neptune Elementary School and residential & commercial uses.			

Table 3. Priority Brownfield Areas (cont'd.)			
5	**Meyer Property** (1804 West Lake Ave) (Census Tract 8076) (2.6 Acres)	Dichloroethene, trichloroethene, benzene, lead.	Dichloroethene, trichloroethene, benzene, lead
	Currently use as a parking lot for the Jane H. Booker Family Health Clinic Located adjacent to mixed use residential/commercial, recreation uses.		
6-7	**Chidnese Property** (1825 West Lake Ave) (Census Tract 8076) (0.36 Acres)	Lead, benzo(a)pyrene, cadmium, mercury, zinc, dieldrin, antimony, nickel, silver and PCB's	Cancer, respiratory effects, kidney, central nervous system (CNS) effects
	Stratford Avenue Lot (Stratford Avenue & Neptune Blvd.) (Census Tract 8077) (0.65 Acres)	Possible contamination from surrounding residential USTs.	Cancer, respiratory effects, central nervous system (CNS) effects, liver, kidney, skin
	Chidenese: Previous use was a scrap yard, currently used as a playground/recreation Adjacent to medical center and mixed use residential/commercial Stratford: Previous and current use is vacant lot. Proposed future use is park/recreation. Located adjacent to residential dwellings and within 1/4 mile of mixed use commercial building.		
8	**Oxonia Avenue** (130 Oxonia Avenue) (Census Tract 8076) (2.8 Acres)	Petroleum hydrocarbons, aluminum sulfate, sodium hypochlorite, chlorine, sodium hydroxide, sodium chloride, sodium chlorate, arsenic, lead.	Cancer, respiratory effects, kidney, central nervous system (CNS) effects, effects on reproductive organs
	Previous use was consolidated water company and pumping station, currently vacant. Located adjacent to Hollow Brook and residential dwellings.		
9	**Welsh Farms** (703 Old Corlies Avenue) (Census Tract 8080.02) (6.46 Acres)	Benzene, toluene, ethylbenzene, xylenes, MTBE, TBA, VOC, lead.	Cancer, respiratory effects, kidney, central nervous system (CNS) effects, liver, skin
	Existing non-operational dairy farm, currently vacant buildings. Located adjacent to Jumping Brook Creek, Shark River. recreation fields, sewerage authority.		
10-11	**Shark River Marina** - UST (140 S. Riverside Drive) (Census Tract 8080.01) (4.0 Acres)	Benzene, VOCs, UST contamination.	Cancer, respiratory effects, central nervous system (CNS) effects, liver, kidney, skin
Previous use was Tides Motel. Currently still an operational municipal marina and parking lot Located adjacent to residential dwellings.			

[1] Data from Toxic Substances and Disease Registry (ATSDR), ToxFAQs.

iv. Cumulative Environmental Issues Documentation from www.scorecard.org indicates Jersey Shore University Medical Center in the Township releases 3 tons of carbon monoxide, and 11 tons of nitrogen oxides emissions annually, contributing to environmental justice issues based on its location in the Township of Neptune. Additionally, the abandoned Welsh Farms site, holds concerns about its impacts to local creeks from surface water runoff from dairy farm manufacturing process. Impacts from these environmental factors pose a potential to contribute to potential pollution in the Township. Additionally, Route 33 and Route 66 are highly traveled highways that provide access to the Garden State Parkway and shore area, creating high volumes of cars that increase air pollution.

b. Impacts on Targeted Community Census data for Neptune Township shows a larger percentage of children, minorities, women of child-bearing age, single female householders, and impoverished persons within the Township more than in the County or state overall. The higher concentration of brownfields in the Township shows that these sensitive populations suffer disproportionate exposure risks. Neptune's brownfields, located in close proximity to residences, schools, day care facilities, nursing homes and/or parks, are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Based on the Asthma in New Jersey report completed by the New Jersey Department of Health and Senior Services in 2010, Monmouth County was listed as having an average adult population of 11.7% having lifetime asthma and 7.3% having current asthma. (http://www.nj.gov/health/fhs/asthma/asthma_resources.shtml#publications). Low-income families, who are already burdened with greater rates of disease, limited access to health care and other health disparities, are also the population who tend to have the worst built environmental conditions In addition, the average annual number of new Invasive cancer cases and age-adjusted incidence rates by county and gender in New Jersey, 2006-

2010 for lung and bronchus cancer incidence rate (cases per 100,000 population per year) for Monmouth County (68.4) is higher than the rate for New Jersey (63.1), and is higher than the U.S. (63.9) (Cancer Epidemiology Services, State of NJ, Dept. of Health, 2010). In addition, the Average Annual Number of Cancer Deaths and Age-adjusted Mortality Rates by County and Gender in New Jersey 200-2010 (cases per 100,000 population per year) shows the incidence rate in Monmouth County (179.4) is higher than the rate for New Jersey (175). (Cancer Epidemiology Services, State of NJ, Dept. of Health, 2010).

Table 4. Sensitive Population Data for the Township of Neptune

Area	Children under age 18 (%)[1]	Elderly, age 65 or older (%)[1]	Minority race (%)[1]	Women of child-bearing age (%)[2]	Single female house-holders (%)[3]	Individual poverty (%)[2]
Neptune Twp.	***21.8***	***17.5***	***47.3***	***24.1***	***20.1***	***12.4***
Monmouth Cty.	***23.3***	***14.2***	***16.6***	***23.5***	***10.3***	***6.7***
State of N.J.	***23.1***	***13.8***	***30.8***	***24.5***	***13.4***	***10.5***

1 2010 U.S Census
2. Women of child-bearing age = "Women 15-50 years", percent of total population (ACS 2012 3-year estimates)
3. Single female householders = "female Householder, no husband present, family", percent of total household types (ACS 2012 3-year estimates)

In 2012 the New Jersey Department of Health (NJDH) found that 0.53% of Monmouth County children whose blood lead levels were screened for lead, had elevated blood lead levels. The New Jersey DEP's Division of Air Quality indicates that Monmouth County has many active permitted plants (Monmouth County Reclamation Center (Tinton Falls) Asbury Park Press (Tinton Falls), Jersey Shore University Medical Center (Neptune)), as well as vehicle traffic (Route 33 and Route 66 which run directly through Neptune provide access from the Garden State Parkway to the desirable shore areas (Ocean Grove, Asbury Park, Bradley Beach), along with closed brownfields (Welsh Farms) have historically contributed millions of pounds of air pollutants. Residents living near these sources have already been exposed to numerous airborne contaminants and are continuing to be exposed to residual contaminants via particulate inhalation and ingestion and the vapor intrusion pathway. Compounding the effect of environmental pollutants are additional health concerns that are more prevalent in poor and minority communities (see Section I.b). Based on the 2009 *National Health Interview Survey*, in the U.S., the percentage of obesity among lower income adults (30.7% for household income below $35,000) is higher than that of higher income adults (26.6%), demonstrating health disparities *(Vital and Health Statistics, Series 10, Number 249, December 2010).* Health concerns for these sensitive populations are often intensified by poor nutrition and lack of access to adequate health care. Data collected by the Center for Disease Control indicate that high body mass index (BMI) is an indicator of being overweight or obese. In New Jersey, 60.7 percent of adults are overweight, while 23.8 percent of adults are obese (*National Center for Chronic Disease Prevention and Health Promotion, 2012).* Being overweight or obese is associated with amplified risk for several chronic diseases, particularly if the excess body fat is deposited within the abdomen (*James WPT, Jackson-Leach R, Mhurcha CN, et al, 2004*). Disease outcomes associated with excess body weight include type 2 diabetes, heart disease, stroke, osteoarthritis and cancers of the breast, colon, endometrium and kidney. In Monmouth County, 9.8% of the population does not have health insurance, and for households with an annual income of less than $25,000, the percent uninsured increases to 22.3% *(2010-2012 American Community Survey 3-year Estimates).* The children of Monmouth County are especially at risk, as 17.1% of Monmouth County's children (those under 18 years of age) are enrolled in Medicaid and 3.8% are uninsured. The percentage of children enrolled in Medicaid is slightly lower than that for New Jersey (27.6%) *(2010-2012 American Community Survey 3-year Estimates).* Other impacts on the general health and welfare are potential migration of contaminants from brownfields to the Township's surface waters. The Township contains approximately 0.5 square miles of water. Runoff from Neptune Township drains into both the Shark River and Atlantic Ocean. To the north, water drains to Deal Lake, Fletcher Lake, and Wesley Lake which drain to the Atlantic Ocean. To the south, water drains to Alberta Lake and the Jumping Brook which drain to the Shark River. Migration of contaminants through storm water and/or groundwater from the Township's urban areas, including one priority brownfields (Welsh Farms) located within 600 feet of the Jumping Brook, present a threat to water quality, sediments, and the health of aquatic life. Sensitive species in the watersheds require protection from contaminated run-off and groundwater. This contaminated water and sediment, which has impacted the aquatic life, also presents an exposure risk to residents who use the waterways for fishing and recreation.

c. Financial Need

i. Economic Conditions The first component of financial need facing the Township is the lack of available revenue to provide assessment and redevelopment planning for these parcels. The Township was ravaged by Super Storm Sandy (SSS) in October of 2012. The majority of the Township was under mandatory evacuations with 4ft of water in the streets and properties which resulted in $3.4 Million in capital costs for the Township of which FEMA covered 75% in most cases, however, the remaining 25% had to be covered in the Townships local share through bonding. The State of New Jersey imposed a 2% levy cap on tax increases for all Municipalities and therefore the Township has limited bonding capacity to dedicate to projects that are not Sandy related. The Township has had to focus the majority of their bonding capacity on capital improvements related to SSS and to funding mitigation projects to fortify the Township against future events. However, the second component of financial need is employment opportunities that the redevelopment of many of these brownfield sites would create. Several sites on the list resulted from the closure of plants in the Township. The creation of jobs is desperately needed in the Township. Neptune has a higher than average concentration of poverty, unemployment, minority residents, and single parent households than other areas in Monmouth County, the State of New Jersey, and the Nation (see Table 2 and 3). Additionally, 7 of the 11 tracts are located in Census Tract 8076, which in all cases well exceeds national, state, and county percentages for unemployment and poverty. Neptune Township is an Urban Aid Community as defined by the Department of Community Affairs. This program expands state assistance for economic development, open space, and transportation projects to underprivileged municipalities. The Township is one of the 31 Abbott School districts in the State of New Jersey. The Abbott districts are school districts in New Jersey that are covered by a series of NJ Supreme Court rulings that found that the education provided to schools in poor communities was inadequate and unconstitutional and mandated that state funding for these districts be equal to that spent in the wealthy districts in the state. Additionally, New Jersey legislation in 2004 enacted Health Enterprise Zone (HEZ) designations to offer physicians and dentists financial incentives to set up and maintain practices in state-designated medically underserved areas of the state. The Township has a designated Health Enterprise Zone (HEZ), which is a difficult designation to achieve in New Jersey. SSS's effects to this already impoverished community were devastating. The residents and businesses have faced over $5.4 Million in damages from the Storm. Per the Township Code and Construction office, 105 residential homes sustained substantial damage from the storm. Substantial damage is defined by FEMA as damage sustained by a structure whereby the cost of restoring the structure to it's before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. This grant will jump start the resilience of this community that is still reeling from the effects of Sandy.

ii. Economic Effects of Brownfields The Township has witnessed a domino effect, with the closing of major employers such as Welsh Farms (Site 9, Table 3), the Water Plant (Site 8, Table 3), AIG, the Coca Cola Plant, and the Asbury Park Press. The loss of these major employers, has resulted in not only a loss in ratables in the Township, but also as many Township families have lost income from higher paying plant jobs, they have had to rely more on public assistance. This is proven statistically through Census data in Neptune, where Industry Competitiveness Indicators were analyzed in a US Department of Commerce funded study by Thomas Edison State College entitled "Economic Analysis: North Central Region of New Jersey", and they found that based on 2010 Census data using NAICS codes and that Health Care and Social Assistance jobs in Neptune were 2.3 times the national average. This is a direct correlation to Jersey Shore Medical Center having their headquarters in the Township. The loss of these plant jobs due to the consecutive closings has a direct effect on employment in Neptune. If you look at Table 3, it is evident that 7 of the 11 tracts are located in Census Tract 8076. Table 2 shows that Census Tract 8076 has median household income of $26,854, as compared to a national median household income of $51,771. New Jersey is an expensive state to live in so if you compare this census tract to the State median household income of $70,062, you can understand how impoverished this area is for these residents. The poverty rate in Census tract 8076 is 38%. The percentage of the Township's population receiving food stamps has more than doubled since 2010, increasing from 452 persons (4.1%) in 2010 to 951 persons (8.6%) in 2012 (per 2008-2010, and 2010-2012 ACS 3 year estimates). Over 53% of students on average in the Neptune Township school district receive free or reduced price lunches (per NJ Department of Education Data for Free and Reduced Lunch Eligibility, FY2011-2012). In addition to the effects of the larger sites and the loss of jobs, there is also a property value effect to the surrounding communities that abut these abandoned properties. For this reason, community and faith groups in Neptune, such as Interfaith Neighbors, have committed to build three new homes on three of the brownfield sites, if the Township is able to assist in assessing the environmental conditions on the sites.

2. Project Description and Feasibility of Success

a. Project Description

i. Project Description. The Township will use the Community-wide Assessment Grant to incentivize brownfields redevelopment in the depressed neighborhoods in Neptune. These areas have been prioritized because of their connection with the Township's Comprehensive Master Plan (CMP) and recently designated West Lake Avenue Brownfield Development Area. The brownfields program approach is directed by the goals of the Township's community-driven CMP. The Township is choosing to be proactive, rather than continue to watch economy and quality of life decline, the Township residents and local organizations came together to create a new strategy and plan for the Township. The product of their input was a community-driven vision, completed in April 2005, the A Neighborhood Center for Midtown - The West Lake Avenue Redevelopment Plan, with key goals: 1) protect the health, safety and welfare of the citizens by redeveloping underutilized and stagnant vacant properties in the West Lake Avenue corridor that could more effectively contribute to the economic and physical well-being of the community; 2) improve the aesthetic image of West Lake Avenue and the Township; 3) promote the creation of jobs; 4) foster public/private partnership; 5) develop an attractive pedestrian friendly neighborhood. Within the Plan, the Township identified the need for assessment, remediation and redevelopment of brownfields as a necessary step to achieve those goals. Members of the Township planning group identified brownfield properties within the West Lake Avenue corridor as well as the other priority sites located throughout the Township. Sites will ultimately be selected based on: (1) U.S. EPA eligibility; (2) property location and cohesion with existing planning; (3) willingness of property owners to provide access; (4) property marketability; (5) extent/perception of contamination; and (6) potential positive community impact. Upon selection, the Township will direct its environmental consultant to research local and Federal databases to ensure the properties are all eligible. The grant funded assessment work will be a jumping point for redevelopment strategy in Neptune Township. Our program will begin with assessing the priority brownfields targeted by the CMP along with other community-identified sites. An inventory will be developed focusing on evaluating threats to sensitive populations and ecosystems and support redevelopment, and, second, provide support for area businesses or developers who plan to purchase and redevelop smaller sites located throughout the Township (typical due diligence). This approach may be revised as the project progresses if intended outputs/outcomes are not being achieved and/or community concerns arise. The Township will use the grant funds to assess the priority sites. Assessment data will be used to determine the extent of brownfields contamination; evaluate exposure pathways and develop mitigation/remediation strategies; and support redevelopment planning and marketing of brownfields. As the grant project progresses, the Township will integrate high-risk and developable sites identified by the community members and organizations into the project and utilize grant funds to assess these sites. The Township will assess a minimum of eleven sites using the Assessment Grant funds. Other sites will be assessed as business/developer interest occurs during the grant project. These assessments will support smaller residential/commercial redevelopments in areas with existing vacant land, creating new moderate housing options and amenities without imposing on greenspace. The list below reflects properties that were prioritized and included in this application, some of them being a part of the West Lake Avenue Redevelopment Plan. In addition to these sites, the Township will solicit the opinion of the general public and the Brownfield Advisory Committee (see Section 3) in order to identify and prioritize sites

Table 5. Projected Redevelopment for the Properties Identified

Site/Location	Planned Redevelopment Potential/Planning
Chidnese (1825 West Lake Avenue)	Partially developed into public park/recreation to link adjacent surrounding residential neighborhoods.
Meyer Property (1804 West Lake Avenue)	Potential mixed use commercial/residential as part of the West Lake Avenue Redevelopment Area
Oxonia Avenue (130 Oxonia Avenue)	Potential residential development
Stratford Avenue Lot (Stratford Avenue & Neptune Blvd.)	Potential public park (recreation)
1405 Monroe Avenue, 1611 Sewall Avenue, 1507 West Lake Avenue & 35 Atkins Avenue	Potential residential development
Shark River Marina Sites (140 S. Riverside Drive)	Continue use as municipal marina with ability to expand and improve the current infrastructure.
Welsh Farms (703 Old Corlies Avenue)	Potential public park (recreation)

ii. Project Timing. Township of Neptune under direction of the Director of Engineering and Planning, with assistance from her Grant Manager, along with a qualified environmental consultant (the project team) will lead the brownfields program (Section2.c.i). The Township will lead the grant management and work to best utilize grant funds and leverage additional funding sources to promote viable revitalization and will be responsible for the day-to-day grant operations including: updating and maintaining the brownfields inventory; distributing information about the project to the community; submittal of required reports to the EPA, and managing the brownfield program information. The Township will be responsible for procuring all contractual services, selecting sites for assessment; and tracking project progress toward redevelopment. After being awarded the Assessment Grant, the Township will prepare a Work Plan with community support and secure approval from the EPA, marking the official start of the project. The Township will then publish a public notice for a Request for Qualifications, obtain qualifications, and engage with a qualified environmental consultant. The consultant will begin to assist the project team in the completion of the site inventory, and qualifying sites as eligible for participation in the program through the appropriate hazardous substance or petroleum tract, or both, as appropriate. The consultant will author a Quality Assurance Project Plan to govern the implementation of the assessment in compliance with U.S. EPA protocols. Meetings will begin with property owners inviting the opportunity to participate, and a draft legal access agreement will be provided to potential participants of privately-owned properties that may qualify. The Township and environmental consultant, and community organizations identified (Sections 3) will be involved in the inventory task, which will continue throughout the grant project period. Once a site is deemed eligible by the EPA, the community will be notified and the site will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA Site Assessment procedures. Work for Phase II Assessment will be completed under an approved Quality Assurance Project Plan (QAPP) to ensure that the township is protected from contaminants during invasive assessment work. Upon receipt of assessment results, the environmental consultant will work with the Township, potential developers, and partners to devise liability management, cleanup, and site use strategies that support redevelopment efforts and improve the health of residents and the environment. An anticipated schedule of completion for grant tasks/activities is as follows: 1) Prioritization/Update of Site Criteria (Redevelopment Planning), 2-4 weeks; 2) Quality Assurance Project Plan (QAPP) 4-6 weeks ; 3) Site Specific Eligibility Analyses, 1 week; 4) Site Specific Access Agreement 1 week; 5) Phase I Property Assessment, 6-10 weeks; 6) Site Specific Sampling and Analysis Plan & Site Health and Safety Plan, 3-4 weeks; 7) Phase II Assessment, 8-12 weeks (Contingent upon size/complexity of site. If groundwater is a pathway, it may need seasonal samples that would extend timeframes to completion); 8) Analysis of Brownfield Cleanup Alternatives (ABCA) or New Jersey Remedial Action Plan (RAP) 4-6 weeks; 9) Cleanup and Reuse Planning Meetings, 1-3 weeks for planning, public notice and implementation; 10) Public and Private Engagement Meetings; 1-3 weeks for planning, public notice and implementation. After completion of initial assessment activities, additional safe use or remedial investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe future use of the sites. Contaminated sites may be entered into the NJDEP. The results of assessments will be disseminated to the community through public meetings and notification of community organizations. If health threats are identified, the NJDEP and Monmouth County Board of Health will be notified. If needed, the Township will seek additional funding from local and state sources and/or the EPA for assessment activities and subsequent environmental response activities. The Township will complete all activities on multiple properties within the required 3 years.

iii. Site Selection While properties have been targeted for the purposes of identification in this application, the Township understands that participation from private landholders is voluntary and that public outreach of the program will be an essential step in building partnerships and comfort with the assessment process. The sites listed in this application represent some, but not all of the potential properties that may be eligible to participate in the U.S. EPA Program. U.S. EPA funds could help to address additional sites not on the priority sites list as well as other key areas raised by community interest. Members of the Township planning group, through public meetings, identified brownfield properties within the West Lake Avenue Redevelopment Area/Midtown, Shark River Hills area and the Gables area. Neptune anticipates selecting sites with public input based on (1) U.S. EPA eligibility; (2) property location and cohesion with the Township's Comprehensive Plan; (3) willingness of property owners to provide access; (4) property marketability and redevelopment potential; (5) extent/perception of contamination; and (6) potential positive community impact. All eligible properties will be considered. Upon selection, the Township will direct its environmental consultant to research local and Federal databases to ensure the properties are eligible. The end result of the Township's proposed project will be the completion of up to 11 Phase I Property Assessments (PAs), up to 5 Phase II PAs, up to 3 Remedial Action Plans/Risk Assessments, and

associated public outreach. Our goal is to reduce the threat of contaminants from brownfields throughout the Township. Residents will benefit by having sites assessed to determine potential risks to human health and the environment, and cleanup planning completed to eventually eliminate these risks and promote redevelopment.

b. Task Description and Budget Table

i. Task Description

Task 1 - Programmatic Costs: Programmatic costs from each budget, hazardous substances and petroleum, are included for two staff to attend two EPA Brownfields Conferences and one other brownfields training program ($500 per person, per trip). The Township and Economic Development Committee will provide in-kind staff resources equivalent to the remaining programmatic costs (totaling approximately $10,500). Outputs include continuing staff training and improved brownfields knowledge.

Task 2 - Community Outreach: Community outreach costs of approximately $10,000 will include travel ($2,000), supplies ($2,000), and contractual costs ($6,000) for coordinating and conducting community outreach programs/meeting and travel to community outreach events. The Township and a retained consultant will also provide in-kind staff labor, to be valued at approximately $25,000, to conduct outreach meetings, draft press releases, update the Township website, social media, and other activities to complete community outreach programs. Outputs include up to three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

Task 3 – Phase I and II Site Assessments: Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry ASTM Standard E1527-13) and other ASTM standards and practices, and the NJDEP. The Township anticipates focusing assessment funds on determining the nature and extent of the contamination at the priority sites. The costs for completing Phase I and Phase II ESAs will vary depending on the complexity and whether NJDEP compliance is required. Based on prior brownfield experience, the Township estimates Phase I ESAs will cost $3,000 to $6,000, and the project is primarily focusing on Phase II ESAs which will cost $20,000 to $50,000. The hazardous substances budget includes contractual costs of $175,000 based on conducting five Phase I ESAs at an average cost of $5,000 ($25,000 total) and five Phase II ESAs at an average cost of $30,000 each ($150,000 total). The petroleum budget includes contractual costs of $170,000, based on ten Phase I ESAs at an average cost of $4,500 ($45,000 total) and five Phase II ESAs at an average cost of $25,000 ($125,000 total). Outputs include completion of up to 11 Phase I ESAs and up to 10 Phase II ESAs.

Task 4 - Cleanup Planning: The Township will conduct cleanup /redevelopment planning in accordance with the NJDEP Remedial Action Plan (RAP) or the NJDEP Underground Storage Tank rules, or U.S. EPA Analysis of Brownfields Cleanup Alternatives (ABCA) equivalent where redevelopment is imminent. This may include preparation of cleanup plans, assessment of cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at $20,000 (hazardous substances) and $25,000 (petroleum) based on completing cleanup and reuse planning at three hazardous sites and two petroleum sites. Cleanup Plans are often critical to determine the cost of redevelopment and project viability. Outputs include up to 5 completed ABCA/RAPs.

By completing this project, the Township anticipates identifying the brownfields that are exposing residents and the environment to contaminants, limit exposures associated with these brownfields, and bring these abandoned/underused sites back into productive use, giving residents a chance to find jobs comparable to the ones they lost. In order to evaluate its progress, the Township will measure and track/document the listed outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). The ACRES profiles will be updated following completion of Phase I and II ESAs, Analysis of Brownfields Cleanup Alternatives (ABCAs), remediation, and/or redevelopment activities. To track and measure progress the Township will: 1) evaluate project achievements against those incorporated into the grant application and work plan; 2) determine if the project has resulted in an improved site (acquisition/transfer/redevelopment); and 3) report the outputs of the grant in quarterly and annual reports to the EPA and track the following outcomes and outputs to a regularly-updated project spreadsheet:

Measurable outcomes planned: number of acres of land assessed, number of jobs created/retained and tax revenue generated; number of acres of property remediated; quantity of leveraged funding, number of acres of property redeveloped; quantity of redevelopment investment value, and acres of parks and green space preserved and created.

Measurable outputs planned: Number of township meetings held, Number of ABCAs completed, Number of brownfields identified, Number of Phase I and II ESA s completed, Number of sites where cleanup planning was conducted. The

Township will adjust its approach to selecting sites for funds if it appears that the project is not generating the expected outcomes.

ii. Budget Table

Table 6. Hazardous Substances Assessment Grant					
Budget Categories	**Task 1 Programmatic Costs**	**Task 2 Community Outreach**	**Task 3 Phase I and II Assessments**	**Task 4 Cleanup and Reuse Planning**	**Total**
Personnel	In kind	In kind			
Travel	1,000	1,000			1,000
Supplies		1,000			1,000
Contractual		3,000	175,000	20,000	198,000
Subtotal		**5,000**	**175,000**	**20,000**	**200,000**
Petroleum Assessment Grant					
Personnel	In kind	In kind			
Travel	1,000	1,000			1,000
Supplies		1,000			1,000
Contractual		3,000	170,000	25,000	198,000
Subtotal		**5,000**	**170,000**	**25,000**	**200,000**
Overall Total	**2,000**	**10,000**	**345,000**	**45,000**	**400,000**

c. **Ability to Leverage** The Township is well versed in leveraging grants to support redevelopment. The Township has the support of many active community organizations that will be leveraged for the success of the brownfields program. These organizations have a stake in the success of this grant and have offered resources, meeting rooms, in kind hours, and to aid in the dissemination of information. Additionally, Interfaith Neighborhoods plans to build single family homes for the poor on sites 1 through 4 (see Table 3). The Township also has experience in public/private partnerships where developers are designated to complete redevelopment which will likely be the case for the West Lake Avenue Properties, Sites 5 & 6 (Table 3) The table below identifies leveraged resources:

Table 7. Leveraged Resources			
Source	**Resources Leverage/Role of Resources**	**Estimated Value**	**Likelihood**
Township Of Neptune	Provide lead roles for management of grant including; obtaining additional funding, day to day operations, soliciting contractual services, updating Brownfield inventory, developing a Work Plan, submitting required documents to EPA, relaying information to the public via Township websites, social media outlets and mailings, hosting information sessions.	$25,000 for outreach/site selection (~191 hours at $131/hour) $5,000 grant financial transactions (100 hours at $50/hour) $5,500 ($500 per day for site access/ 11 sites)	100% Township will provide in kind resources
Economic Development Committee	Inform businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. The information will help make available properties more desirable to potential developers.	50 hours in staff time and supplies and materials as needed (see attached letter in Attachment C)	100% (support letter attached)
Interfaith Neighbors	Interfaith Neighbors is a religious organization committed to building homes for the poor. They have committed to build three homes on three of the properties we have listed for assessment.	Volunteers have offered to build three homes for the poor on 3 of our sites after assessment and clean-up activities	100% letter attached dated 11/26/14
Jersey Shore Medical Center	The President of Jersey Shore has committed to host information seminars in conjunction with this grant on the health effects of brownfields	Volunteers will host information seminars on the potential health effects from Brownfields sites.	100% letter attached dated 12/16/14

The following existing state and federal resources are also available by application and Neptune Township may seek funding from these sources following the expenditure of grant funds:

➢ Hazardous Discharge Site Remediation Fund grant program. This fund includes a municipal grant program and a low interest loan program. This funding has been used to conduct environmental assessments and remedial actions prior to

development. The Township has applied for all 11 sites. They have received $28,578 in HDSRF funding for the 1611 Sewall Avenue property. They have received a total of $216,407.30 in multiple rounds of HDSRF funding for the Chidnese property and a total of $374,052 in multiple rounds of HDSRF funding for the Shark River Marina property.

➢ New Jersey Environmental Infrastructure Trust is another public funding source available for brownfield remediation and redevelopment if the end use will, in some way, improve water quality. The Environmental Infrastructure Trust does permit the developer to participate in the loan process.

➢ New Jersey Economic Development Authority administers several funding programs that may be used for brownfield redevelopment projects, including the Economic Redevelopment and Growth (ERG) Program. The ERG program can fund an incentive grant of up to 75% of the annual incremental State Tax and/or Local Tax revenue for development projects in Planning Area 1 (Metropolitan) which Neptune Township is. The Township has received and NJEDA grant for $800,000 for the West Lake Avenue streetscape improvement project.

➢ NJDEP Green Acres can be used to acquire sites provided that the Township is willing to designate them on a Recreational Open Space Inventory (ROSI). The Township has used Green Acre funding to acquire the Water Plant property (Table 3, Site 3)

3. Community Engagement and Partnerships

a. **Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress** Community

i. Community Involvement Plan: The Township's Comprehensive Master Plan (CMP), developed by the department of Engineering and Planning, recognized the importance of involving the community in planning. During formation of the CMP, feedback from citizens, community leaders and organizations (ie Economic Development Committee (EDC)) guided the development of the plan's goals. After receiving notice of an Assessment Grant award, the Township will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (Asbury Park Press & Coast Star) and by posting a notice on the Township's & EDC's websites. The Township will place advertisements on the local area radio stations (NJ101.5) and the New Jersey News 12 – which is a public access television station, to reach residents at every educational level and those without internet service. We will also send written or electronic notices to local business leaders. The Township will create a Facebook page & Twitter group for the grant, which will allow the community to interact with the Township during the entire project. The Township will include instructions on how to reach these internet forums in the initial press release. Hard copies of the draft Work Plan will be made available at the Township offices, library and schools to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to Township staff, electronically on Facebook & Twitter, and in writing via email or letters to the Township. The comments will be discussed during a public meeting hosted by the Township. The draft Work Plan will be modified in response to relevant comments. Following Work Plan approval, the Township will schedule a public meeting to familiarize the community with the project and its goals. Meetings will be held at Township offices, schools, and libraries. The Township will solicit nominations for the brownfields inventory, site prioritization criteria, as well as request information about interested developers and redevelopment goals. The Township will compile appropriate sites nominated by citizens and community organizations into the brownfields inventory and determine site prioritization criteria. Subsequent public meetings will be held if additional information regarding the brownfields project is requested by citizens or community organizations. Meeting presentation materials and minutes will be posted on Facebook, Twitter & the Township's website.

ii. Communicating Progress: Project updates will be provided at monthly Council & Planning Board meetings. Township project team representatives will also attend Township meetings and/or community organization meetings to discuss the project and/or specific site assessments. Once the assessment is completed, the primary information path will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts with the help of JSUMC. Assessment results will be posted on the Township's website, Facebook & Twitter. If health threats are identified, the Township will send written notices to impacted citizens and contact the New Jersey Department of Environmental Protection & Monmouth County Board of Health (Section 3 b – partnership with govt agencies). When cleanup and/or redevelopment planning is started, more thorough involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. These efforts will involve partnering with community members, agencies (ie MURC, Interfaith Neighbors), and businesses to identify appropriate end uses and create a redevelopment plan for the site. The Township is committed to utilizing grant funds to become more financially and environmentally sustainable. At the close of the project, the Township will hold a final public meeting to notify the community of the

outcomes of the project. The presentation materials and minutes will be archived and placed on the Township's website, Facebook & Twitter.

b. **Partnerships with Government Agencies**

i) Local environmental oversight structure; The Township will partner with local and state environmental & health agencies to ensure that the project is successful. The Township will develop a solid partnership with the NJDEP to ensure future assessment, cleanup, and redevelopment activities at brownfields comply with the rules and guidance promulgated by the NJDEP, as applicable. In New Jersey, petroleum assessment and remediation from Underground Storage Tanks is managed within the NJDEP, specifically the Bureau of Underground Storage Tanks (BUST) for regulated USTs and the Unregulated Heating Oil Tanks (UHOT) program for unregulated USTs. This entity will be the regulatory entity to approve eligibility of project sites under petroleum funding. The Township will work with both of these groups to ensure compliance with applicable programs and procedures. The Township has a strong history in partnering with NJDEP, New Jersey Department of Transportation, and local education institutions such as Monmouth University (located in West Long Branch). Neptune Township worked with the NJDEP to achieve the Brownfield Development Area designation for the West Lake Redevelopment Area, and the Township participated in meetings and requirements from project inception through completion. In addition, the Township has been active in education/notification, testing, and monitoring related to septic system concerns, lead poisoning, and groundwater protection. The expertise and experience of the NJDEP will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfields site is confirmed. When contamination is discovered on brownfields, the cleanup criteria established by the NJDEP will be used to identify and address on-site health and environmental threats posed by the contamination. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations, especially as related to off-site exposures, the NJDEP, NJ Department of Health and Monmouth County Health Department will be notified and brought-in to support site needs.

ii) other relevant federal, state, and local governmental agencies The Township under the direction of the Department of Engineering and Planning will work closely with the NJDEP and the EDC to help ensure appropriate project needs are met. The EDC will support pursuit of funding for subsequent cleanup or redevelopment funding needs. In New Jersey, the Township works in partnership with NDJEP who provides oversight on prerequisite assessment and cleanup planning activities that occur at brownfields. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations, especially as related to off-site exposures, NJDEP and the Monmouth County Board of Health will be notified and brought in as project partners. The Township will work with NJDOT and Army Corps of Engineers on additional improvement projects at the Marina. The Township offers various programs (Business Expansion Assistance, Tax Credit Programs, Health Enterprise Zone, Live Where You Work, Urban Aid Community and Neighborhood Preservation Program) to encourage existing and new businesses and residents to stay or relocate to Neptune. Job opportunities in brownfields assessment, cleanup, or redevelopment related to the brownfield program will be posted on the Township's website under Business Directory – Job Openings.

c. **Partnerships with Community Organizations**

i. Community Organization Description & Role The Township has identified the following organizations who will be project partners.

➢**American Legion (AL)** is a nonpartisan, non-profit organization committed to mentoring youth and sponsorship of wholesome programs in our communities, advocating patriotism and honor, promoting strong national security and continued devotion to their fellow service members and veterans. The AL will provide support by posting information about the grants program and progress at their meetings.

➢**Friends of the Belmar Harbor (FOBH)** is an organization that promotes and fosters the enhancement of the Shark River Basin. The FOBH will assist in prioritizing brownfields that may be contaminating the watershed and promoting the efforts of the program in its meetings and newsletters.

➢**Interfaith Neighbors (IN)** is a non-profit organization made up of supporting members from religious congregations of varying denominations throughout Monmouth County. They make a difference in the lives of the disadvantaged and neighborhoods in need of revitalization throughout Monmouth County. Interfaith Neighbors will reach out to their area clients and supporters to educate them on the environmental issues by posting information at their offices and current project sites.

➢**Jersey Shore University Medical Center/Meridian Health (JSUMC)** is a regional medical center specializing in advanced cardiac care and surgery, innovative orthopedics and rehabilitation, superior cancer care and the most

comprehensive pediatrics program and only Level II Trauma center in Monmouth and Ocean Counties. JSUMC will post periodic updates of the grant throughout the hospital and satellite offices. The President of the hospital has committed to hold information seminars on the health effects of brownfields.

➢ **Midtown Urban Renaissance Corporation (MURC)** is a non-profit board of local volunteers with a mission to empower the residents of Midtown Neptune and to enhance their quality of life through neighborhood revitalization, affordable housing, and education and employment opportunities. MURC will use their resources and skills to act as a liaison and facilitator between the local community, the Township and government agencies to ensure that every party remains informed about the progress of the grants.

➢ **Veterans of Foreign Wars (VFW)** is a non-profit organization with a mission to foster camaraderie among United States veterans of overseas conflicts, to serve veterans, the military and their communities and to advocate on behalf of all veterans. The VFW will post information about the grants at their meetings and can also provide a meeting location.

➢ **Neptune Economic Development Committee (EDC)** is an organization who's goals are to promote tourism and to encourage and assist the commercial and economic development of the Township, to the end that use may be made of vacant buildings and other lands and premises in the Township, thereby increasing the tourism, commerce and trade of the Township, creating greater employment opportunities for its residents and broadening the base of the tax structure. The EDC will inform businesses and potential developers about the program and marketing assessed brownfields to new businesses.

ii. Letters of Commitment Letters from the above mentioned organizations have been provided as part of this application. Please see Attachment B (Letters of Commitment from Community – Based Organizations).

4. Project Benefits

a. **Health and/or Welfare and Environment** Redevelopment of brownfields will improve residents' health and welfare by removing sources of contamination and decreasing inhalation, ingestion, and dermal exposures, which corresponds with the goal of the Township's Comprehensive Master Plan of creating a thriving community. The specific health and welfare benefits associated with use of grant funds to jump start redevelopment of the priority sites are summarized in the following table. Additional similar benefits, in whole or part, can be expected from redevelopment of smaller scale brownfields. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Because this work will be completed on existing industrial sites and vacant sites, residents will reap the benefits without being displaced from their homes or neighborhoods. These redevelopment outcomes coincide with the guiding Livability Principles (Principles adopted by the partnership between the EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth) of increasing economic competiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. The redevelopment of priority brownfields will also limit uncontrolled nonpoint pollution sources and illicit discharges and improve water and sediment quality in the Jumping Brook Creek, Shark River and Atlantic Ocean - This will reduce contaminants in these waterways, improving aquatic life and allowing for greater fishing and recreational opportunities.

Table 8. Health and Welfare Benefits

Priority Site	Health and Welfare Benefits
Chidnese (1825 West Lake Avenue) & Stratford Avenue Lot (Stratford Avenue & Neptune Blvd.)	Chidnese:The extent of soil and groundwater that have been impacted by lead, benzene, cadmiu mercury, zinc, dieldrin, antimony, nickel, silver and polycholorinated biphenyls (PCB's) a petroleum will be determined. Removal/capping of contaminated soil will eliminate airborne vap and particulate inhalation/ingestion threats; control of contaminated groundwater will reduce threa to nearby Shark River.
Meyer Property (1804 West Lal Avenue)	The extent of soil and groundwater that have been impacted by dichloroethene, trichloroether benzene and lead will be determined. Soil remediation/engineering controls will eliminate le exposure threats to children's health due to close proximity to public park, health center residential dwellings.
Oxonia Avenue (130 Oxonia Avenue)	The extent of soil and groundwater that have been impacted by petroleum hydrocarbons, alumin sulfate, sodium hypochlorite, chlorine, sodium hydroxide, sodium chloride, sodium chlorate, arser and lead will be determined. Removal/capping of contaminated soil will eliminate airborne vap and particulate inhalation/ingestion threats; control of contaminated groundwater will reduce threa to the nearby Deal Lake.

1405 Monroe Avenue, 1611 Sewall Avenue, 1507 West Lak Avenue & 35 Atkins Avenue	The extent of soil and groundwater that have been impacted by petroleum will be determined. Soil remediation/engineering controls will eliminate airborne vapor and particulate inhalation/ingestion threats and groundwater effects.
Shark River Marina Sites (140 S. Riverside Drive)	The extent of soil and groundwater that have been impacted by petroleum, benzene and VOC's will be determined. Soil remediation/engineering controls will eliminate airborne vapor and particulate inhalation/ingestion threats and groundwater effects to adjacent Shark River.
Welsh Farms (703 Old Corlies Avenue)	Buildings will be removed and possible asbestos from paint will be abated. The extent of soil and groundwater that have been impacted by benzene, toluene, ethylbenzene, xylenes, MTBE, TBA, VOC's and lead will be determined. Soil remediation/engineering controls will eliminate airborne vapor and particulate inhalation/ingestion threats and groundwater effects to adjacent Jumping Brook, providing improved water quality to enhance fish and wildlife.

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled with fencing and signage during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed of. The assessment data generated will be used to help the Township and/or a developer determine how to protect both the community and construction/site workers during redevelopment activities.

b. **Environmental Benefits from Infrastructure Reuse/Sustainable Reuse** Sustainable building principles including strategic land use planning, where land use is compared to available infrastructure, and preserving rural and natural resources are woven into the Comprehensive Master Plan. Because most brownfields in the Township are abandoned commercial and residential sites located in urban depressed areas of Neptune that are served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. By incentivizing brownfields redevelopment, the Township will aim most development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and reducing air emissions (greenhouse gases, particulate matter) from construction. The Township will encourage/require the use of green site investigation (eg, in-situ data loggers, direct-push drilling) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during brownfields cleanup and redevelopment. The Township will also encourage incorporating innovative storm water management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of low-volatility materials into brownfields redevelopments. When existing buildings must be removed, the Township will encourage deconstruction, rather than traditional demolition. These sustainable development approaches will help the Township reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment. The Township's Comprehensive Master Plan identifies community growth that creates a healthy, vibrant community and prosperous economy while preserving natural resources as a key objective for the future. With an Assessment Grant, the Township will be able to kick start the redevelopment of brownfields and provide substantial health and welfare, economic, and environmental benefits to its residents. The Township of Neptune needs a healthy economy to provide jobs, raise the standard of living for its lower income residents, protect the public health and welfare, and protect and enhance the environment. A key component of the Township's economic development strategy is to incentivize redevelopment of brownfields. The Township will use the Assessment Grant funds to begin inventorying and assessing brownfields with a focus on 1) previously identified priority brownfields in or near residential neighborhoods; 2) sites near the Township's natural resources, especially the Shark River, Jumping Brook, Alberta Lake, Deal Lake and their tributaries; and 3) other industrial/commercial brownfields throughout the Township. Availability of Assessment Grant funds will attract businesses, delineate and ultimately control the extent of contamination at brownfields, and support their redevelopment and reuse. Assessment Grant funds will attract businesses by reducing environmental due diligence costs; facilitating access to other brownfields redevelopment support, and providing needed data for redevelopment planning and safe reuse. Stimulated redevelopment will protect the health and welfare of residents and the environment by reducing and controlling site contamination and off-site migration. Redevelopment of brownfields will help energize the Township's economy by drawing companies to the area and allowing existing companies to expand, increasing job

opportunities, improving property values, and increasing the tax base. Redevelopment of brownfields will allow the Township to sustainably reuse existing infrastructure and promote conservation of natural resources, especially along the Shark River and its tributaries. The Township is planning on recruiting design teams that will incorporate LEED practices in their designs to promote sustainable building/living. The outcomes of redeveloping these brownfields correspond with the Livability Principles of supporting existing communities, valuing communities and neighborhoods, and growing economic competitiveness. Redeveloping the Township's brownfields will: 1) support the existing community by developing affordable housing options and creating commercial destinations that are accessible to pedestrians (foot, bicycle users); 2) value communities and neighborhoods by removing contamination and limiting residents' exposures to contaminants, which will improve the health and welfare of the Township's communities and; 3) increase the Township's economic competitiveness by creating jobs and increasing the tax base. The Township has received funding from FEMA to rebuild the Shark River Marina and funding from NJDOT to construct a pedestrian/bicycle path in the vicinity of the Marina. The Township also received NJEDA funding to continue the West Lake Avenue/Sewall streetscape project.

c. **Economic and Community Benefits (long term benefits)**

i. *Economic or Non-Economic Benefits* The redevelopment of Brownfields will create much needed jobs for the residents of the Township. As demonstrated in the Financial Needs sections, seven of the eleven identified parcels are in Census tract 8076. The poverty rate in Census tract 8076 is 38%. The percentage of the Township's population receiving food stamps has more than doubled since 2010, increasing from 452 persons (4.1%) in 2010 to 951 persons (8.6%) in 2012 (per 2008-2010, and 2010-2012 ACS 3 year estimates). This is directly correlated with the closures of major plants and businesses in the Township. Abandoned tracts are not only an eyesore to the community; they invite crime, lower property values, and are a reminder of the lost jobs. The Township has worked with our community liaisons, interfaith groups, and largest employer, Jersey Shore Medical Center to leverage their support to revitalize these abandoned brownfield areas of the Township. This momentum of support will attract developers to these tracts. Interfaith Neighbors has committed to build three homes on three of the properties. Jersey Shore Medical center has committed to hold seminars on the health effects of brownfields. The Township Master Plan has designated the West Lake Avenue properties an area in need of redevelopment. The Township understands the economic effect that these vacant properties are having to this section of the Township and we are committed to the revitalization of these parcels. The redevelopment of these parcels will create jobs, increase tax ratables, and increase property values. Additionally, the Township has 3 parcels on the list of 11 sites that are slated for parks and open space. The Township has leveraged other open space resources to obtain these parcels. The Township used a green acres diversion exchange to obtain the Oxonia Avenue property, and used Monmouth County Open Space funds to acquire the Welsh Farms site. Sustainable communities have a mixture of uses and access to open space. Equally important to these disenfranchised neighborhoods to jobs, is the availability of active and passive recreation. The Welsh Farms site will have a portion of the site dedicated passive open space with the creation of a Veterans memorial that honors all five branches of the military. For this reason, the VFW and American Legion have written letters of support for the clean-up of the site and will actively participate in disseminating information on their sites about the assessment and community outreach. It is also important to note that the Welsh Farms site plans to have bike and walking trails to the creeks that are tributary to the Shark River. Once this site is cleaned, it will offer a multitude of recreational and passive open space to the community. The Oxonia Site has not been planned yet, however, since NJDEP green acres funding is involved it will be preserved for open space. The type of open space will be determined through the community outreach component and future planning. Therefore, the assessment of these sites will benefit the Township residents by creating open space recreation as well. The creation of additional open space will aid in the reduction of greenhouse emissions, therefore reducing the Township's effects on climate change.

ii. Job Creation Potential; Partnerships with Workforce Development Programs. The Township promotes the redevelopment of brownfield sites and abandoned sites through Economic Development Committee (EDC), Midtown Urban Renaissance Corporation (MURC) and Interfaith Neighbors. These groups have provided letters of support and will work with local workforce development entities to rebuild these sites. In particular MURC focuses on providing education and employment opportunities to local residents. The Township also has Responsible Contractor Ordinances that promote these practices.

5. **Programmatic Capability and Past Performance**

a. Programmatic Capability The Township project Team consists of highly qualified professionals that will ensure the timely expenditure of funding, adhere to reporting procedure, and abide by the project Work Plan. Leanne Hoffmann, PE, PP, CME, the in-house Director of Engineering and Planning, and Monique Berger, the in-house Grant Manger, will lead the

project team to ensure timely and successful expenditure of funding. Ms. Hoffmann has 25 years of experience in Engineering and Planning and has oversaw many Federal Grant Projects, and worked on multiple redevelopment plans, Phase I, Phase II, Remedial Action Work Plans, and multiple environmental projects throughout the Township. On major benefit for the Township of Neptune is that they have an in-house Grant Manager. Monique Berger has 10 years of experience in grant management and compliance, and she has been with the Township for 5 years. She has managed various federal, state, and local grants including US EPA grants, NFWS, US DOI, NJDOT, NJEDA, NJDCA, NJEIT, Monmouth County CDBG, Monmouth County Open Space, and many more. Ms. Hoffman will lead the project implementation team and manage the grant as the Project Director, and she will be supported by Ms. Berger who will address the administrative and financial aspects of the grant. The Township CFO, Michael Bascom, will provide financial tracking and documentation to ensure that grant reporting requirements are met. The Township will retain a highly competent environmental consultant to assist in managing and tracking the activities funded by the Assessment Grants and to conduct the environmental assessments. The environmental consultant will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR§31.36). The selected consultant will be experienced in all aspects of EPA Assessment Grant management and will have demonstrated extensive experience with and have managed at least five EPA Assessment Grants projects, and successfully managed at least three successful brown fields' redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged. The Township will use its knowledge, past experiences and successes with federal and non-federal assistance agreements to effectively manage the Assessment Grant. The Township's Team is qualified to undertake Assessment Grant management, including the completion and submittal of a Cooperative Agreement and Work Plan; enrollment in the Automated Standard Application for Payment system; and submittal of progress reports to the EPA Project Officer, specifying assessment tasks completed, financial tracking, and proposed grant activities.

b. Audit Findings The Township of Neptune has never had any adverse audit findings. We meet the Single Audit Act annually. The Township has never had any adverse relating to the management of federal or state funds. We have had no problems with the administration, expenditure and reporting of any grants received. The Township has not been a recipient of U.S. EPA funding in the past but has many years of experience in grant reporting and compliance from federal programs.

c. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal on Non-Federal Assistance Agreements Although the Township has not been a recipient of a U.S. EPA Brownfield Grant, the Township has managed many similarly sized grants.

1. Purpose and Accomplishments: The Township has completed many community development projects of similar size including a NJDOT TEA21 Grant in the amount of $500,000 for the completion of the Phase I West Lake Avenue Streetscape Improvements. In addition, the Township utilized a NJDOT Centers of Place Grant in the amount of $650,000 which funded the construction of Midtown Commons Park on West Lake Avenue. Both of these projects are in the vicinity of the West Lake Avenue properties on our list. The Township also recently received $1,122,000 from the NRCS Emergency Watershed Program for the removal of storm deposited sediment from Wesley Lake and Fletcher Lake basins as well as the repair of a portion of the Wesley Lake wall. This project will accommodate larger stormwater storage volumes to alleviate flooding in Wesley Lake. The Township also received $430,176.75 from the FEMA Hazard Mitigation Grant Program for bulkheading and drainage improvements along South Concourse Drive in the vicinity of the Municipal Marina. The Township also just completed the first phase of bulkheading and drainage improvements in the same area using a 2010 FEMA Pre-Disaster Mitigation Grant Program award of $508,441.50. All of these projects required public hearings for approval, environmental review components, procurement, submittal to the funding source for final approval as well as other requirements to necessary to complete the projects.

2. Compliance with grant requirements : The Township has an exceptional record of administering federal and state grants. The Township has a full time in house Grant Administrator that handles the grant administration, schedule, and compliance with terms and conditions. The Township is diligent in making sure that grant funds are expended on schedule and with proper reporting. Our in-house Grant Administrator has experience with reporting on grants of all levels, from County, to State, to Federal.

Attachment A

Threshold Documentation and Letters from the State Authorities

Township of Neptune, New Jersey

Threshold Criteria for Assessment Grant

1. Applicant Eligibility: The Township of Neptune is local municipal government in the State of New Jersey.

2. Letters from the State or Tribal Environmental Authority: A Letter from Timothy Bartle, Chief, Office of Brownfield Reuse, State of New Jersey, Department of Environmental Protection, dated November 20, 2014.

3. Community Involvement: The Township's Comprehensive Master Plan (CMP), developed by the department of Engineering and Planning, recognized the importance of involving the community in planning. During formation of the CMP, feedback from citizens, community leaders and organizations (ie Economic Development Committee (EDC)) guided the development of the plan's goals. After receiving notice of an Assessment Grant award, the Township will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (Asbury Park Press and Coast Star) and by posting a notice on the Township's and EDC's websites. The Township will place advertisements on the local area radio stations (NJ101.5) and the New Jersey News 12 – which is a public access television station, to reach residents at every educational level and those without internet service. We will also send written or electronic notices to local business leaders. The Township will create a Facebook page & Twitter group for the grant, which will allow the community to interact with the Township during the entire project. The Township will include instructions on how to reach these internet forums in the initial press release. Hard copies of the draft Work Plan will be made available at the Township offices, library and schools to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to Township staff, electronically on Facebook and Twitter, and in writing via email or letters to the Township. The comments will be discussed during a public meeting hosted by the Township. The draft Work Plan will be modified in response to relevant comments. Following Work Plan approval, the Township will schedule a public meeting to familiarize the community with the project and its goals. Meetings will be held at Township offices, schools, and libraries. The Township will solicit nominations for the brownfields inventory, site prioritization criteria, as well as request information about interested developers and redevelopment goals. The Township will compile appropriate sites nominated by citizens and community organizations into the brownfields inventory and determine site prioritization criteria. Subsequent public meetings will be held if additional information regarding the brownfields project is requested by citizens or community organizations. Meeting presentation materials and minutes will be posted on Facebook and Twitter and the Township's website. Project updates will be provided at monthly Council and Planning Board meetings. Township project team representatives will also attend Township meetings and/or

community organization meetings to discuss the project and/or specific site assessments. Once the assessment is completed, the primary information path will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be posted on the Township's website, Facebook and Twitter. If health threats are identified, the Township will send written notices to impacted citizens and contact the New Jersey Department of Environmental Protection (Section 3 b – partnership with govt agencies). When cleanup and/or redevelopment planning is started, more thorough involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. These efforts will involve partnering with community members, agencies, and businesses to identify appropriate end uses and create a redevelopment plan for the site. The Township is committed to utilizing grant funds to become more financially and environmentally sustainable. At the close of the project, the Township will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the Township's website, Facebook and Twitter.

4. Site Eligibility and Property Ownership Eligibility: The applicant is requesting a community-wide assessment grant; therefore, site eligibility and property ownership eligibility criteria do not apply.

State of New Jersey

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION PROGRAM
OFFICE OF BROWNFIELD REUSE
MAIL CODE 401-05K
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
HTTP://WWW.STATE.NJ.US/DEP/SRP

BOB MARTIN
Commissioner

November 20, 2014

The Honorable Gina McCarthy, Administrator
US Environmental Protection Agency
401 M Street SW
Washington, DC 20460

RE: USEPA Community-Wide Brownfields Assessment Grant Applications
Township of Neptune, Neptune, NJ

Dear Administrator Gina McCarthy:

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the Township of Neptune application to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfield Assessment Grant to assess environmental impacts associated with discharges of hazardous substances and petroleum products. The New Jersey Department of Environmental Protection acknowledges that the applicant plans to conduct site assessments on 11 sites in the Township of Neptune.

The Township of Neptune has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The sites identified in the Township of Neptune grant application represent priority brownfield redevelopment opportunities for the Township of Neptune.

Please accept this letter of support for the Township of Neptune Community-Wide Brownfield Assessment Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 984-1790, or e-mailed at Timothy.Bartle@dep.state.nj.us.

Sincerely,

Timothy Bartle, Chief
Office of Brownfield Reuse

C: Claire Odud, T&M Associates

Attachment B

Letters of Commitment from Community- Based Organizations

MERIDIAN HEALTH

December 16, 2014

Leanne Hoffmann, Director of Planning and Engineering
Township of Neptune
25 Neptune Boulevard
Neptune, New Jersey 07753

Re: U.S. EPA Community Wide Brownfield Assessment Grant Application
Township of Neptune, Monmouth County, New Jersey

Dear Ms. Hoffmann:

I would like to express support for the Township of Neptune's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfield Assessment grant.

Jersey Shore University Medical Center has played a leadership role in the health care industry and was the largest hospital on the east coast to achieve Center's Leadership in Energy and Environmental Design (LEED®) certification by the U.S. Green Building Council for our $300 million expansion completed in 2010. Jersey Shore is a regional medical center specializing in advanced cardiac care and surgery, innovative orthopedics and rehabilitation, comprehensive cancer care and established the first and largest Children's Hospital in Monmouth and Ocean counties. Jersey Shore is also the only Level II Trauma Center in the region.

We are aware that by providing funds to inventory, characterize and assess brownfield sites within the Township, the grant will provide additional information to advance the revitalization of the Township. The medical center is headquartered in the Township, with their family health center located on (1828) West Lake Avenue which is in close proximity to the West Lake Avenue Brownfield Development Area. Cleaning up contaminated sites is a key part of the Township's master plan and only aids in further advancing long term goals. This project will address important issues that have a direct impact on the health of the residents of the Township of Neptune.

We are committed to working with the Township to identify brownfield sites that impact the local community. In particular, we will post periodic updates of the Assessment Grant throughout our hospital and satellite offices. We will also host information seminars on the potential health effects from Brownfield sites.

We are very excited about the opportunities a Brownfield Assessment Grant holds for the future of the Township of Neptune, making our community stronger and healthier.

Sincerely,

Steven G. Littleson, FACHE
Executive Vice President, Meridian Health

Monmouth Shores Corporate Park
1350 Campus Parkway • Neptune, NJ 07753 • 732.751.7500 • 1-800-DOCTORS® • MeridianHealth.com

Interfaith Neighbors
Neighbors Helping Neighbors Since 1988

November 26, 2014

Leanne Hoffmann, Director of Planning and Engineering
Township of Neptune
25 Neptune Boulevard
Neptune, New Jersey 07753

Re: U.S. EPA Community Wide Brownfield Assessment Grant Application
Township of Neptune, Monmouth County, New Jersey

Dear Ms. Hoffmann:

Interfaith Neighbors is pleased to provide this letter of support for the Township of Neptune's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfield Assessment grant.

Interfaith Neighbors is a not-for-profit, tax exempt organization made up of supporting members from more than 90 religious congregations of varying denominations throughout Monmouth County. We make a difference in the lives of the working poor, the elderly, shut-ins, disadvantaged youth and neighborhoods in need of revitalization throughout Monmouth County. Our goals are to continue to assist those who are in need of our services, to expand and improve our current programs and where appropriate to take on new challenges.

We realize that by providing funds to inventory, characterize and assess brownfield sites within the Township, the grant will provide additional sites for our organization to build high quality, affordable homes thus providing homeownership opportunities for low-to-moderate households within our community. In particular, our organization is interested in developing affordable homes on several buildable lots facing Division Street. The construction of new homes in the community furthers the Township's master plan.

We are committed to working with the Township to identify brownfield sites that impact the local community. Where and when appropriate, we will reach out to our area clients and supporters to educate them on the associated environmental issues by posting information about the grant at our offices and current project sites.

A Brownfield Assessment Grant will aid in the future development of the Township of Neptune, making our community stronger both economically and environmentally.

Very truly yours,

INTERFAITH NEIGHBORS

PAUL L. McEVILY, ~~ASSOCIATE EXECUTIVE~~ DIRECTOR

THE FRIENDS OF THE BELMAR HARBOR, INC.
PO Box 454, Belmar, NJ 07719

www.fobhnj.org

Phone/Fax: 732-666-3179

December 12, 2014

Township of Neptune
25 Neptune Boulevard
Neptune, New Jersey 07753

Attn: Ms. Leanne Hoffmann, Director of Planning and Engineering

Re: U.S. EPA Community Wide Brownfield Assessment Grant Application
Township of Neptune, Monmouth County, New Jersey

Dear Ms. Hoffmann:

I have written this letter to express the Friends of the Belmar Harbor's (FOBH) support for the Township of Neptune's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfield Assessment grant.

The Friends of the Belmar Harbor was established to promote and foster the enhancement of the Shark River Basin in Belmar, New Jersey. We plan projects and educational programs that will make the community more aware of our natural resources, surrounding ecology and bring about civic betterment and social improvement in the communities surrounding the Shark River Basin, including Neptune Township.

We understand that the Township of Neptune will use the grant funds to conduct environmental assessments that will eventually lead to the cleanup and development of contaminated brownfields in Neptune Township. In particular this grant will help clean up the existing municipal marina and Welsh farms site which both have a direct impact on the Shark River Basin. This project will address important issues of economic development, health and environment in the Township of Neptune.

We will assist the Township of Neptune with the Assessment Grant project by coordinating the grants progress at our Board of Directors meetings and relaying this information to our active membership and participants in our various programs and social events. We support the Township of Neptune's efforts and look forward to our continued involvement in the community.

We are excited with the possibilities a Brownfield Assessment Grant holds for the future of the Township of Neptune and subsequently Belmar Harbor.

Very truly yours,

David Backman
President, Friends of Belmar Harbor

cc: FOBH Board Members

December 4, 2014

Ms. Leanne Hoffmann
Director of Planning & Engineering
Township of Neptune
25 Neptune Boulevard
Neptune, NJ 07753

Re: U.S. EPA Community Wide Brownfield Assessment Grant
Neptune Township, Monmouth County, New Jersey

Dear Ms. Hoffmann:

I am pleased to offer Neptune Economic Development Corporation's (EDC) support for Neptune Township's application for a U.S. Environmental Protection Agency Community Wide Brownfield Assessment grant.

The Neptune Economic Development Corporation's goal is to promote tourism and to encourage and assist the commercial and economic development of the Township of Neptune, to the end that use may be made of vacant buildings and other lands and premises in the Township, thereby increasing the tourism, commerce and trade of the Township, creating greater employment opportunities for its residents and broadening the base of the tax structure.

We understand that Neptune will use the grant funds to conduct environmental assessments that will eventually lead to the cleanup and development of contaminated brownfields throughout the Township. In particular, this grant will help clean up the West Lake Avenue Brownfield Development Area which is a key part of the Township's master plan and only aids in further advancing long-term goals.

Our office will provide assistance to inform businesses and potential developers about the brownfields program and marketing assessed brownfields to new and expanding businesses. The information will help make available properties more desirable to potential developers. We support the Township's efforts and look forward to our continued partnership to redevelop brownfields and create job opportunities for our business community and residents.

We are pleased with the possibilities a Brownfield Assessment Grant holds for the future of the Township of Neptune, making our community economically strong and environmentally safe.

Sincerely,

Kurt Cavano

Kurt Cavano
Chairman

KC:ls

Neptune Township Economic Development Corporation
25 Neptune Boulevard Neptune New Jersey 07753

732-988-5200 Ext.241
732-775-7600 Fax
www.neptunetownship.org

VETERANS OF FOREIGN WARS
NEPTUNE TOWNSHIP POST No. 2639

1515 CORLIES AVE
NEPTUNE, NEW JERSEY 07753

15 Dec 2014

Leanne Hoffmann, Director of Planning and Engineering
Township of Neptune
25 Neptune Boulevard
Neptune, New Jersey 07753

Re: U.S. EPA Community Wide Brownfield Assessment Grant Application Township of Neptune, Monmouth County, New Jersey

Dear Ms. Hoffmann:

On behalf of the VFW, we have written this letter to express our support for the Township of Neptune's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfield Assessment grant.

The VFW is a nonpartisan, non-profit organization committed to mentoring youth and sponsorship of wholesome programs in our communities, advocating patriotism and honor, promoting strong national security and continued devotion to our fellow service members and veterans.

We understand that the Township of Neptune will use the grant funds to conduct environmental assessments that will eventually lead to the cleanup and development of contaminated brownfields in Neptune Township. In particular this grant will help clean up the old Welsh farms site which is planned to be developed into a park with a military memorial. Redeveloping these contaminated sites is a key part of the Township's master plan and only aids in further advancing long term goals.

We will assist the Township of Neptune with the Assessment Grant project by posting information about grants at our general membership meetings as well as the meeting of our Auxiliary and We can also provide our VFW Hall as a place for the Township to hold continued informational meetings. We look forward to working with the Township of Neptune in any way possible.

We are pleased with the possibilities a Brownfield Assessment Grant holds for the future of the Township of Neptune, making our community economically strong and environmentally safe.

Very truly yours,

Charles E Grant , Commander, VFW POST 2639

The American Legion
NEPTUNE TOWNSHIP POST No. 346

21 GULLY ROAD
NEPTUNE, NEW JERSEY 07753

Leanne Hoffmann, Director of Planning and Engineering
Township of Neptune
25 Neptune Boulevard
Neptune, New Jersey 07753

Re: U.S. EPA Community Wide Brownfield Assessment Grant Application Township of Neptune, Monmouth County, New Jersey

Dear Ms. Hoffmann:

On behalf of the American Legion, we have written this letter to express our support for the Township of Neptune's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfield Assessment grant.

The American Legion is a nonpartisan, non-profit organization committed to mentoring youth and sponsorship of wholesome programs in our communities, advocating patriotism and honor, promoting strong national security and continued devotion to our fellow service members and veterans.

We understand that the Township of Neptune will use the grant funds to conduct environmental assessments that will eventually lead to the cleanup and development of contaminated brownfields in Neptune Township. In particular this grant will help clean up the old Welsh farms site which is planned to be developed into a park with a military memorial. Redeveloping these contaminated sites is a key part of the Township's master plan and only aids in further advancing long term goals.

We will assist the Township of Neptune with the Assessment Grant project by posting information about grants at our general membership meetings as well as the meeting of our Auxiliary and Sons of the American Legion. We can also provide our Legion Hall as a place for the Township to hold continued informational meetings. We look forward to working with the Township of Neptune in any way possible.

We are pleased with the possibilities a Brownfield Assessment Grant holds for the future of the Township of Neptune, making our community economically strong and environmentally safe.

Very truly yours,

William Fetherman, Commander, American Legion Post 346

"THE POST ON THE COAST WITH THE MOST"

MidtownUrbanRenaissance
Corporation

MURC is a NJ based 501(C)(3) nonprofit

Officers for 2013 - 14

President
Dianna A. Harris

Vice President
Gail L. Oliver

Secretary & Governmental Liaison
Patricia A. Monroe

Treasurer
Irvin Webb

Township Officials
Mayor
Dr. Michael Brantley

Committeemen
Eric Houghtaling
Kevin McMillan

MURC Trustees

Nathaniel Cave

Ellis Jones

Ermon K. Jones

Wesley Walker

Gregory Washington

June E. West

Charles Mal Woolfolk

Midtown Urban Renaissance Corporation (MURC)

Mailing Address:

57 S. Main Street #270
Neptune, NJ 07753

Office Location:

1828 W. Lake Avenue
3rd Floor
Neptune, NJ 07753

(732) 988-4400 - voice
(732) 988-4300 – fax

www.neptunemurc.com
Like Us On Facebook

December 15, 2014

Leanne Hoffmann, Director of Planning and Engineering
Neptune Township
25 Neptune Boulevard
Neptune, NJ 07753

Re: U.S. EPA Community Wide Brownfield Assessment Grant Application
Township of Neptune, Monmouth County, New Jersey

Dear Ms. Hoffmann:

Midtown Urban Renaissance Corporation (MURC) is pleased to write this letter to express our support for the Township of Neptune's application for a U.S. Environmental Protection Agency (EPA) Community Wide Brownfield Assessment Grant.

MURC is a local non-profit board made up of volunteers that have an interest in the redevelopment of West Lake Avenue located in the Midtown Community. Our mission is to empower the residents of Midtown and to enhance their quality of life through neighborhood revitalization, affordable housing, safe streets, education and employment opportunities. In order to achieve these goals, MURC acts as a liaison and facilitator between the community and the Township of Neptune, government, developers, non-profit agencies, businesses and community based organizations.

We are aware that the Township of Neptune will use the grant funds to conduct environmental assessments that will eventually lead to the cleanup and development of contaminated Brownfield in Neptune Township. In particular this grant will help clean up the West Lake Avenue Brownfield Development which is a key part of the Township's Master Plan and only aids in further advancing long term goals. This project will address important issues of economic development, health and environment in the Township of Neptune.

We are committed to working with the Township throughout the Assessment Grant project. In particular we will act as a liaison between the local community, the Township and the government agencies to make sure that every party remains informed about the progress of the projects.

The new opportunities a Brownfield Assessment Grant holds for the Township of Neptune will make our community economically strong and environmentally safe.

Very truly yours,

Dianna A. Harris

Dianna A. Harris
MURC President

Attachment C

Documentation of Leveraged Funds

Dr. Michael Brantley, Mayor
Mary Beth Jahn, Deputy Mayor
J. Randy Bishop
Eric J. Houghtaling
Kevin B. McMillan

Neptune
Township - NJ
Where Community, Business & Tourism Prosper

Vito D. Gadaleta, R.M.C., Q.P.A.
Business Administrator
Richard J. Cuttrell, R.M.C.
Municipal Clerk
Michael J. Bascom, C.M.F.O., C.T.C.
Chief Financial Officer

November 24, 2014

Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Attn: Ms. Edie Findeis Cromwell

Re: U.S. EPA Community Wide Brownfield Assessment Grant Application
Township of Neptune, Monmouth County, New Jersey

Dear Ms. Cromwell:

The Township of Neptune is planning to provide 191 hours of outreach and site selection services at $131 per hour for a total of $25,000.00; 100 hours of grant and financial transaction services at $50 per hour for a total of $5,000.00; and services to access the sites at $500 per day and 1 day per site (11 sites) for a total of $5,500.00. In total, the Township anticipates contributing $35,500.00 of in-kind funds in support of this project.

Sincerely,

Leanne Hoffmann, P.E., P.P., C.M.E.
Director Engineering and Planning
Neptune Township

\\Nept-svr4400\User Files\L-Hoffmann\Grants\EPA Grant-Brownfields\112014\letters\Twp Neptune-In Kind Support Letter-112414.doc

25 Neptune Boulevard • Neptune, New Jersey 07753
Tel: 732.988.5200 • Fax: 732.988.6433 • www.neptunetownship.org

November 18, 2014

Ms. Leanne Hoffmann
Director of Engineering & Planning
Township of Neptune
PO Box 1125
Neptune, NJ 07753

Re: USEPA Community Wide Brownfield Assessment Grant
Neptune Township, Monmouth County, New Jersey

Dear Ms. Hoffmann:

The Economic Development Corporation is planning to provide 50 hours of in-kind services over a two-year period.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Vito Gadaleta
Executive Director

Neptune Township Economic Development Corporation
25 Neptune Boulevard Neptune New Jersey 07753

732-988-5200 Ext.241
732-775-7600 Fax
www.neptunetownship.org

Attachment D

Special Considerations or Other Factors Checklist (Appendix 3)

Appendix 3
Other Factors Checklist

Name of Applicant: Township of Neptune, New Jersey

Please identify (with an *x*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	**Page #**
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
x	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	Page 5
x	Project is primarily focusing on Phase II assessments.	Page 8
x	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	Page 9
x	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	Page 5
x	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	Page 5
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administrations (EDA) under the Investing in manufacturing Communities Partnership (IMCP). To be considered, **applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation** which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.	

	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic (TIGER), or EPA Smart Growth Implementation or Building Block Assistance, etc. To be considered, **applicant must attach documentation**.	
	Applicant is a HUD Promise Zone community. To be considered, **applicant must attach documentation**.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	