

**Maurice River Township
Sapello Foundry Cleanup Grant
November 15, 2011**

Ranking Criteria

1. Community Need

a. Health, Welfare and Environment

Maurice River Township (MRT) is a rural town with a population of 7,976 people spread out over 95 square miles. Much of the Township's land remains in large tracts of undeveloped forest and wetlands owned by the State, the Nature Conservancy and other conservancy organizations, with small villages strung along past and present transportation routes. The Township has not experienced large-scale development, except for state corrections facilities and sand mines, since the 1960s. The Township encompasses four Federal Wild and Scenic Rivers, the Delaware bayshore and large portions of the Pinelands National Reserve.

The Township operates under the Township Committee form of government. The governing body consists of three elected officials, one of which is elected by the membership of the committee to serve as the Mayor on an annual basis. The Chief Administrative Officer is J. Roy Oliver, Township Clerk, who is assisted by Linda Costello, the Deputy Municipal Clerk. They cooperatively share the duties to act as Secretary to the Township Committee, and run the day-to-day operations of the Township.

Maurice River Township's history is to be found in the histories of each of its eight village centers along with industries which sprung up around them. Early industry included grist and saw mills along the various tributaries to the Maurice River, bog iron mills, forges and charcoal production. Pig iron, salt, lumber, grain and produce were shipped to Philadelphia and other ports along the Eastern seaboard. Ship building became a major industry in the 19th century along with coastal trade and oystering. Today only one of these industrial sites remains open, a ship building facility. The Township is proud of its industrial past. However, the effects of this past are still impacting the town today.

MRT contains a diversity of natural environments including the Delaware Bayshore, costal marshes, the Wild and Scenic Maurice River and its tributaries, and the Pinelands Forest. The Township is a critical part of the Delaware Estuary and the Atlantic flyway. The Maurice River corridor is an unusually pristine Atlantic Coastal river with nationally and internationally important resources. Its clean waters and related habitats are vital to the migration of shorebirds, songbirds, waterfowl, raptors, rails and fish. The river supports New Jersey's largest stand of wild rice and 53% of the animal species that New Jersey has recognized as endangered live along the Maurice River. Currently over 50% of the land in the Township is dedicated as public and private conservation lands. Today, the impacts from the old industrial sites threaten these unique and valuable ecosystems.

The effects of MRT's industrial past are greatly impacting the community to this day. Most of the commercial properties are not realizing their highest and best use and several blighted properties have been vacant for many years. There are three known Brownfield sites in the Township (Sapello-former foundry, 5.1 acres; Ackley Garage-former gas station, 3.0 acres; Cheli

Sand and Gravel facility -former resource extraction/sand mining, 13.65 acres). These properties total 21.75 acres. The Township received a Community Wide Assessment grant in 2011 to assess the contamination of these sites. Two of the Brownfield sites are located near residential properties that are serviced by private wells. Possible groundwater contamination could have a negative effect on the health and well being of these residents.

b. Financial Need

New Jersey municipalities are entirely dependent on local property taxes to fund all local government operations, including the school system, road maintenance and public health services. However, 53% of the land in MRT is tax exempt, either as conservation land or use as a state corrections facility. Currently, there are 1,502 housing units including rental housing and trailer park sites that make up the majority of the Township’s tax base. Only 11.33% of the tax base is derived from commercial/industrial properties. In addition, there are two state prisons in the Township with an inmate population of 3,361. While they provide a stable source for employment, (approximately 13% of MRT residents are employed locally by the N.J. Dept. of Corrections) MRT receives no “payment in lieu of taxes” from the State of New Jersey. Yet, the prisons impact the municipal budget in areas such as road maintenance, emergency management services and fire protection services. MRT simply does not have the resources to address the Brownfields issues in their community. Without the assistance of the State and Federal Government, the Sapello Foundry site will remain vacant and blighted and continue to pose a health threat to the community.

In addition, the entire county, including Maurice River Township, was declared a Federal Disaster Area after Hurricane Irene in August 2011. Flooding caused damage to roads, buildings and farmland.

Demographic data indicates that MRT has a higher unemployment and poverty rate than the county, state and nation. In addition, the per capita income of \$15,568 is below the state, county and national average.

	Target Community/Census Tract (MRT)	County/City Cumberland County	State New Jersey	National
Population	7,976	156,898	8,791,894	308,745,538
Unemployment	13.8%	12.7%	9.2%	9.6%
Poverty Rate	20.6%	15.1%	9.8%	14.3%
Percent Minority	43.3%	33.7%	29.8%	26.7%
Per Capita Income	\$15,568	\$21,758	\$34,566	\$26,530
Other				
Add Footnotes				

2. Project Description and Feasibility of Success

a. Project Description

i. Describe the conditions of the existing property and the proposed or projected redevelopment including the potential reuse. Describe various activities to investigate, secure, stabilize, and clean up the site

Beginning in the 1930s, the 5.1 acres Sapello Foundry property site was used as an iron pump manufacturing facility. Site operations were abandoned in the 1990s. The property abuts an elementary school. Within 200 feet of the property are 22 residential properties, a church and a day care center. Nearby MRT residents range from small children to senior citizens. All of the nearby properties are serviced by private wells and subsurface sewage disposal systems. In addition, prior to the Township taking ownership and installing a fence, many neighborhood youth used the site as a hang out and make-shift skateboard park. In addition, pillaging of any sellable materials took place.

The Township of Maurice River received a New Jersey Department of Environmental Protection (NJDEP) Hazardous Discharge Site Remediation Fund (HDSRF) grant in 2002 to conduct a Preliminary Assessment (PA) and Site Investigation (SI) of the Sapello Foundry property. CMX conducted a PA of the subject site on behalf of the Township of Maurice River in accordance with N.J.A.C. 7:26E, Sections 3.1 and 3.2. A PA is considered an equivalent to a Phase I Environmental Site Assessment (ESA) and an SI is considered an equivalent to a Phase II ESA.

Assessments and investigations of the site conducted to date identified twenty-six Areas of Concern (AOCs) in connection with the site. While the results of the investigation suggest that no further action is required for twelve of the twenty-six identified AOCs, two priority cleanup AOCs have been identified based on potential direct contact threats. These include a sand casting waste pile and drum storage areas. The sand casting waste pile that encompasses an approximate 54,375 square foot area. Materials encountered during investigation of the sand casting waste pile included miscellaneous metallic debris, chemically-altered black sandy material, a large piece of concrete, sheet metal, a round metal object, powdery white material, rubber and a metal cable. Approximately 150, 55-gallon drums are located in the four drum storage areas identified on site. Some of the drum contents are open to the environment. The drums are in varying conditions and leaking has been observed in several locations. Lead, naphthalene, nickel, several polynuclear aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs) were identified in soil at concentrations exceeding their respective Residential Direct Contact Soil Remediation Standard (RDCSRS) and/or Non-Residential Direct Contact Soil Remediation Standard (NRDCSRS) for soil samples collected to investigate the above outlined priority cleanup areas. In addition, total chromium was reported at a concentration exceeding the hexavalent chromium Non-Residential Soil Cleanup Criteria (SCC).

The contamination on this site poses a health threat to all who enter the site and possibly to the neighboring wells. Also, the site is located within the boundaries of the Pinelands Protection Area. The Pinelands comprise approximately 1.1 million acres of pine-oak forests, cedar swamps, and extensive surface and ground water resources of high quality which provide a unique habitat for a wide diversity of rare, threatened and endangered plant and animal species and contains many other significant and unique natural, ecological, scenic and recreational resources. Several State endangered species were identified on the property

during an ecological investigation performed in 2008 including the Southern (Cope's) Grey Treefrog (*Hyla chrysoscelis*), the Eastern Box Turtle (*Terrapene carolina carolina*) and Wood Thrush (*Hylocichla mustelina*).

Because of the sensitive ecology and distance from commercial areas, the likely end use of the property will be open space and a recreation facility to include playing fields and a playground. It is located within a Pinelands Village designated area in which residential development on a minimum of one (1) acre lots is permitted, if not sewerred.

ii. Describe the proposed cleanup plan, including specific institutional controls

Funding from the EPA Brownfields Program is requested to complete the first phase of the remediation. This first phase will include stabilization and containment of the sand casting waste pile to mitigate the potential for further migration of contaminants. In addition, the initial remedial phase will include the removal and offsite disposal of as many of the 55 gallon drums as possible with the funds available. If all 150 are not able to be removed, the remaining drums will be stabilized to prevent any further contamination. This is the highest priority and must be completed before any reuse activities can commence. Funds for additional site assessment and remediation planning will be available through the MRT 2011 Community Wide Assessment Grant. Most likely, additional funds for remediation will be available through the NJDEP and NJEDA administered Hazardous Discharge Site Remediation Fund (HDSRF).

b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources

i. Budget Table

Budget for Hazardous Substances					
Budget Categories (programmatic costs only)	Task 1 Cooperative Agreement Oversight	Task 2 Community Outreach & Engagement	Task 3 Site Specific Activities	Task 4 Cleanup Related Activities	Total
Personnel	8,000	5,000	5,000		18,000
Fringe Benefits	800	500	500		1,800
Travel	2,000				2,000
Equipment					
Supplies	200		1,000		1,200
Contractual		2,000	10,000	205,000	217,000
Other					
Total		2,000	10,000	188,000	\$200,000
Cost Share	11,000	5,500	6,500	17,000	40,000

ii) Describe your plan for tracking and measuring progress towards achieving the expected short-term and long-term project outcomes and outputs.

Outputs and outcomes to be tracked include the successful completion of remedial activities, jobs created, funding leveraged, areas preserved, number of stakeholders involved, number of articles in local newspapers, and other relevant information. This will be tracked through the completion

of the remediation of the Sapello Foundry site. This information will be reported to the EPA in quarterly reports and on the ACRES database. These quantitative reports will include:

- Quantity of cleanup activities
- Documentation of community outreach activities
- Documentation of sustainable development activities
- Documentation of development of public spaces and nonprofit uses
- Documentation of public and private dollars leveraged

Outputs, such as remedial activities and ground water monitoring, will be tracked by the Township with assistance from their retained LSRP and local Health Department and summarized in EPA quarterly reports. This information will be shared with the EPA and NJDEP. The Township will also assess the impact of community involvement activities completed and amount of funding leveraged.

While some outcomes will be directly attributable to the project, others most likely will be stimulated by the productive reuse as public open space and recreational facility. The Township will seek input from its community partners to assess these indirect outcomes.

iii) Leveraging

As detailed below, Maurice River Township has researched possible funding sources for clean up and redevelopment of the Sapello Foundry site.

Program	Description
Community Development Block Grants (HUD)	These funds can be used to clean up Brownfields if it is part of a fundable project. Fundable projects include community facilities and economic development projects that create jobs for people of low and moderate incomes.
Small Cities Community Development Block Grants (HUD)	These funds can be used to clean up Brownfields if it is part of a fundable project. Fundable projects include community facilities and economic development projects that create jobs for people of low and moderate incomes.
Rural Business Enterprise Grants (USDA)	These funds can be used to clean up Brownfields if it is part of a fundable project and in a rural municipality. Fundable projects include economic development projects that create jobs.
Hazardous Discharge Site Remediation Fund (HDSRF) (NJDEP/NJEDA)	The HDSRF was established in July 1993 to provide funding to public entities for the remediation of a suspected or known discharge of a hazardous substance or hazardous waste.
Green Acres Program (NJDEP)	Green Acres provides low interest (2%) loans and grants to municipal and county governments to acquire open space and develop outdoor recreation facilities.
EPA Brownfields Clean Up Grants	Funding for cleanup of Brownfields sites is available through this program.
EPA Revolving Loan Fund	Financing for Brownfields clean up can be acquired through this program.

Additional non-financial resources included the New Jersey Department of Environmental Protection (NJDEP) and the New Jersey Economic Development Authority (NJEDA). The NJDEP will provide expertise on all aspects of site assessment. NJEDA provides municipalities with marketing and economic development assistance to improve the local business environment.

c. Programmatic Capability and Past Performance

i) Programmatic Capability

Management System

Kathy Ireland, Mayor, will lead the team of staff and volunteers to successfully implement the project. She will delegate responsibilities to Town staff and oversee all aspects of the project. In addition, she is a member of the Brownfields Committee.

Linda Costello has been the Deputy Municipal Clerk for 19 years. She has worked with the Economic Development Committee to attract and retain small business to the Township. She has experience in managing complex municipal projects and in bringing stakeholder groups together to move municipal projects forward. Ms. Costello will coordinate the community outreach efforts, provide staff support to the Brownfields Committee and ensure that all EPA reporting requirements are met in a timely manner, including input of information into the ACRES database.

Sharon E. Lloyd, Chief Municipal Finance Officer, has worked in municipal finance and administration for 16 years. She has extensive experience in managing the finances for State and Federal grants. She will manage the finances of this project and will be responsible for creating and submitting all required financial reports to the EPA.

The Maurice River Township will issue a Request for Qualification from Environmental Professionals licensed by the State of New Jersey. The Township will abide by Maurice River Township's existing stringent procurement system to hire any and all subcontractors. The RFQ will be advertised in local papers and on the Township website. The RFQs will be reviewed by the Maurice River Township Brownfields Committee. They will make a recommendation to the Township Committee, who will ultimately award the contract. The Maurice River Township will comply with all requirements outlined in the EPA proposal Guidelines for Brownfields Assessment Grants.

The staff turnover rate at the Township is very low. However, if new staff is needed during the project period, the Maurice River Township will ensure a timely replacement of staff in order to maintain momentum of the Brownfields project. The Maurice River Township abides by a detailed hiring process as outlined by the New Jersey Civil Service Commission (NJCSC). Job advertisements are posted on the NJCSC website and advertised in local papers. Candidates must meet the qualifications of the prescribed job description and possess the experience necessary to be certified by the NJCSC on a list of eligibles. Potential employees are interviewed by the Mayor, Township Clerk, and appropriate department heads. The Township does not discriminate on the basis of age, race, religion, national origin, color, or handicap in accordance with applicable laws and regulations. The Township has been fortunate to maintain a qualified and dedicated staff.

The volunteer Brownfields Committee will perform community outreach activities and oversee all project activities. The committee is comprised of a broad cross section of the community, representing many stakeholder groups. The Committee will work to ensure that the end use of the site is consistent with the desires of the community. Linda Costello, the Deputy Municipal Clerk, will manage the day to day operations of the project and provide staff support to the Committee. Ms. Costello will utilize her experience to ensure that all EPA reporting requirements are met in a timely manner, including input of information into the ACRES database.

ii) Adverse Audits

The Maurice River Township has not experienced substantial adverse audit findings nor has it ever been required to comply with special “high risk” terms and conditions under agency regulations implementing OMB Circular A-102. Nor has the Township had problems with the administration of any grants.

iii) Past Performance

1) Current EPA Brownfields Grant Status

The Township of Maurice River was awarded their first EPA Brownfields grant in 2011. Funding will be used for a community wide assessment project for both hazardous substances and petroleum. The Pre-award Compliance documentation was executed on July 20, 2011 and the Grant Acceptance Letter was signed on October 14, 2011. In October 2010, MRT formed a Brownfields Committee with seven members, including the Mayor. The Committee will provide oversight and organize community outreach activities. No funds have been expended to date, leaving a balance of \$400,000. Currently, MRT is in compliance with all grant requirements.

In addition, MRT has successfully managed State and Federal grants including grants from the New Jersey Hazardous Discharge Site Remediation Fund, the NJ Transportation Trust Fund, Cumberland County Municipal Alliance Program, NJDEP Clean Communities Program and USDA Gypsy Moth Suppression Program.

2) N/A

3. Community Engagement and Partnerships

a. Involvement of Affected Community

In preparation of this proposal, the Township Committee was provided with detailed information regarding the grant process and potential collaborative resources to successfully remediate the Sapello foundry site. The Township Committee enthusiastically endorsed the projects.

Add information about the Nov. 14 public meeting

The Township has satisfied the requirements for Public Notification & Outreach prescribed in N.J.A.C. 7:26E for the Sapello Foundry Property. Signage has been posted which identifies the contacts for handling public inquiries regarding site remediation, including, Roy Oliver, Township Clerk, as well as the NJDEP Office of Community Relations.

In addition, the Township has held a public meeting to discuss the findings of investigations conducted to date at the Sapello Foundry site with owners and occupants of the surrounding properties to provide an update as to the progress of the assessment and investigations.

The Township will use the systems already in place from the 2011 Brownfields Assessment Grant to involve community members from the ground up. The current Brownfields Committee will take on the responsibility for the Sapello Foundry Cleanup grant. The committee is comprised of highly qualified citizens with a wide variety of backgrounds including residents, business owners and other stakeholders. The committee will continue to meet regularly to review progress reports of subcontractors and town staff, coordinate public involvement efforts, plan for redevelopment and make recommendations to the Township Committee. The committee will design a community outreach plan tailored to meet the needs of the community. Fact sheets will be developed to distribute among the community and posted on Maurice River Township's website. A page will be added to the website and updated at major milestones.

Notices of meetings will be well advertised in local papers and be placed in public places such as local firehouses, public bulletin boards, and town administrative building. All meetings will be held at times and locations convenient to the community. Special outreach efforts will attempt to involve community members who have difficulty attending the meetings. English is the only commonly used language in Maurice River Township. However, if a language barrier becomes an issue with one of the Township's citizens, every effort will be made to procure an interpreter to eliminate any barriers to their participation. In addition, an amplification system will be used for the hearing impaired and the Township will make accommodations for the visually impaired. Comments and concerns by individuals will be personally addressed by Kathy Ireland, Mayor and/or Linda Costello, Deputy Municipal Clerk.

The Brownfields Committee will submit articles to local online and print newspapers such as *The News of Cumberland County*, *The Press Atlantic City (Cumberland Edition)*, *The Daily Journal* and *S.J Newspapers*. Updates will also be included on the municipal website. In addition, the Committee will seek innovative ways to involve the community throughout the project period. The Township will encourage the Brownfields Committee to remain active long after this project is complete to organize and respond to the future needs of the community.

b. Partnerships

i) Local/State/Tribal Environmental and Health Agency

The NJDEP has discontinued the Memorandum of Agreement (MOA) process as a result of the enactment of the Site Remediation Reform Act (SRRA) on May 7, 2009. The Act, which also amends the Brownfield and Contaminated Sites Act, contains a provision at Section 30a which establishes an affirmative obligation on persons to remediate any discharge for which they would be liable pursuant to the Spill Compensation and Control Act. As such, the "voluntary cleanup program" has been eliminated. Section 30b also requires persons conducting a remediation to proceed through the process without waiting for NJDEP approvals, unless otherwise directed by the NJDEP. To assist the regulated community in understanding what is required to comply with the Site Remediation Program process and laws, the Act establishes a Licensed Site Remediation Professional (LSRP) Program that will result in the licensing of LSRPs who will supervise the day-to-day operations associated with site cleanups. The Township will retain the services of a

LSRP to supervise day-to-day site remediation operations and comply with all requirements of Section 30b. All contractors will be hired using standard bidding procedures in accordance with the EPA Proposal Guidelines for Brownfields Assessment Grants.

Remediation activities will be conducted in accordance with the NJDEP's Technical Requirements for Site Remediation (N.J.A.C. 7:26E). The Township will rely on the expertise of the staff at NJDEP for technical assistance and guidance throughout the Brownfields cleanup project.

ii) Other Relevant Federal and State Governmental Agencies

The Cumberland County Health Department will be a valuable asset to this project. Their expertise in public education and risk communication will ensure that the public is well aware of the health issues surrounding the cleanup of the site.

iii) Local Job Training Program and Potential Employment Opportunities

There are no local Brownfields Job Training Programs. However, the Cumberland Community College has a program in Construction Supervision. Maurice River Township will seek to collaborate with Cumberland Community College, in neighboring Vineland, New Jersey, as appropriate.

c. Community-Based Organizations

This project will build upon the many established working relationships already in place to leverage additional resources to break down the barriers to site reuse. These partnerships will continue to play a significant role in the successful completion of this project. Cross membership on the Brownfields Committee and other vital community organizations will ensure that information flows both to and from the Brownfields committee.

Being a rural community, there are only a handful of community-based organizations. However, the Maurice River Township will actively partner with the following key organizations. Support letters documenting the role of these organizations are attached to this proposal.

Cumberland Development Corporation (CDC) provides economic development services for the municipalities in Cumberland County. Its mission is to promote economic development in the region, while stimulating increased coordination, cooperation, and communication, between business and government. CDC will use its extensive experience to bring the business community together to become involved in local Brownfields issues and the reuse of the Sapello Foundry site

The Nature Conservancy in New Jersey will partner with the Township to educate the public about the importance of the watershed and to bring the various stakeholder groups involved with the Pinelands National Preserve into the process of planning for the reuse of the Brownfields sites.

The Cumberland County Health Department will partner with the Township for this project. The Township will call upon their expertise for environmental hazard assessment, risk communication and public education concerning Brownfields issues.

4. Project Benefits

a. Welfare and/or Public Health

There are many sensitive populations that live and work on properties abutting Brownfield sites. All age groups live in the abutting residential neighborhood from infants to women of child-bearing age to senior citizens. In addition, an elementary school abuts the site and a day care center is within 200 feet of the property, so children are disproportionately affected by the health risks from the contamination on the Sapello site.

Environmental benefits to these populations include the eventual removal and stabilization of site contaminants. The site is contaminated with substances that are known to cause cancer, asthma and other severe health related problems. This will also improve the air, soil quality, surface water and ground water. The ground water issue is especially critical since there is no public water system in MRT and *residents rely on private wells for their drinking water*. This project will help ensure that contaminants do not migrate into private drinking wells through groundwater contamination. In addition, this project will directly affect the health of a unique ecosystem that includes the Maurice River corridor and the Pinelands Protection Area.

During cleanup activities, care will be taken to protect the health and safety of the people who live and work near the site. A site-specific health and safety plan will be developed for the site that is protective of both workers and the public. This plan will comply with all applicable local and state regulations. Signs will be erected to notify the public about the cleanup activities and fencing will be inspected and maintained. In addition, appropriate measures will be used to control dust on and off site. No residents will be displaced as a result of the cleanup activities or the reuse of the property. In fact, the neighborhood will be enhanced by the development of a public park and the restoration of open space once the cleanup is complete.

The Maurice River Township and the Health Department vigorously enforces all applicable health and safety codes to prevent the creation of future Brownfields. The enforcement of zoning laws and local health ordinances will ensure that the reuse of contaminated properties improves the social and environmental well-being of the community.

b. Economic Benefits and/or Greenspace

i) Economic Benefits - Not Applicable

ii) Non-Economic Benefits

The cleanup of the Sapello Foundry site provides the opportunity to restore the local ecosystems, which in turn will conserve the integrity of the Pinelands Area including, the internationally recognized coastal marshes and associated rare plants and wildlife. In addition, the vision to create a municipal park can increase public access to the Pinelands and provide a public gathering space, a playground and playing fields. Landscaping with native species and the installation of benches are included in this vision. Improving access to the Township's natural resources will help to create even greater support for conservation efforts in this unique ecosystem.

c. Environmental Benefits from Infrastructure

Sustainable reuse of the Sapello Foundry site will improve the quality of life for Maurice River Township's citizens. Consistent with the Maurice River Township Master Plan, this project

encourages the reuse of developed land and existing buildings. No new utilities, roads or sidewalks will need to be created.

The reuse of this old industrial site will assist the Township's efforts to achieve sustainable development and reduce resource consumption for several reasons. Landscaping with native species will be easier to maintain and use less water. The parking areas and playing fields will utilize "best practices" for storm water management. All drainage will be designed to have no impact on nearby wetlands and streams. In addition, MRT will investigate the use of self-composting toilet, recycled building materials, and the use of 100% recycled geotextile fabric in the engineered control areas.

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