



In spite of positive redevelopment trends in recent years, these properties are the ones that continue to sit idle and underutilized, many with crumbling structures. Often a source of blight, these properties contribute little, if anything, by way of viable jobs to local residents and to the community tax roles. In recent years communities across the country have developed inventories of brownfields in order to gain a valuable understanding of the extent of brownfields in their area, laying the foundation for redeveloping these sites and vitalizing communities.

- Abandoned gas and automotive service stations;
- Factories, warehouses, and rail yards; and
- Former power and manufactured gas plants.

Brownfields represent a wide range of properties, such as:

Most people encounter brownfields everyday and may not even realize it. The U.S. Environmental Protection Agency, the agency responsible for setting the national environmental agenda, defines a brownfield as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. While a brownfield may be contaminated, it does not have to be. Just the perception of potential contamination alone can result in a site being labeled a "brownfield". The uncertainty surrounding brownfields exists because so many of them, especially those in older urban communities like Jersey City, were developed so long ago. While developers and businesses today are required to apply for permits and licenses that document onsite activities, hardly any regulations may have existed at the time many of these sites were first developed. As a result, few records may exist identifying the commercial activities that once occurred on a brownfield, or what types of materials, processing, or chemicals the businesses might have used.

What are Brownfields?

available at the NJDEP Chromium Workgroup's website at <http://www.state.nj.us/dep/dsr/chromium>.

NJ Known Contaminated Sites List (KCSL): List that contains basic information on approximately 14,000 contaminated sites in the State of New Jersey. The report is prepared by NJDEP's Site Remediation Program and provides a list of sites where contaminated soil and/or groundwater has been confirmed.

NJDE P Voluntary Cleanup Program (VCP): Program through which NJDEP works with responsible parties, developers, local officials, or individuals work to remediate non-priority contaminated sites that pose no immediate threat to human health or the environment. Under the VCP, a party conducting a cleanup enters into an agreement with NJDEP, called a Memorandum of Agreement (MOA), to establish the scope of cleanup activities.

No Further Action Letter: A written determination by NJDEP that there are no discharged contaminants present at the site, at the area(s) of concern, or at any other site to which a discharge originating at the site has migrated, or that any discharged contaminants present at the site or that have migrated from the site have been remediated in accordance with applicable remediation regulations.

Unrestricted Use: Any remedial action for soil that does not require the continued use of either engineering or institutional controls to meet the established health risk or environmental standards.

Restricted Use: Any remedial action for soil that requires the continued use of engineering and institutional controls in order to meet the established health risk or environmental standards.

Deed Notice: A document that provides notice that: 1. the contamination on the real property exists at a level above the applicable unrestricted use soil remediation standards; 2. the restrictions to the applicable property due to contamination; and 3. the engineering controls applicable to the property.

Engineering Control: Any physical mechanism to contain or stabilize contamination or ensure the effectiveness of a remedial action, including caps, leachate collection systems, signs, fences, ground water monitoring systems, and ground water containment systems.

Institutional Control: A mechanism used to limit human activities at or near a contaminated site or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard that would allow for the unrestricted use of the property. Institutional controls may include use restrictions, well restriction areas, classification exception areas, and deed notices.

Classification Exemption Area (CEA): An area within which one or more constituent standards and designated uses are suspended.

SiteMart: New Jersey's online searchable database for brownfield properties found at <http://www.njsitemart.com> that allows users to search for available properties as well as add new properties to the database.



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Morris Canal Brownfield Inventory



About the Project

Morris Canal Brownfield Inventory

The Jersey City Redevelopment Agency (JCRA) has released the 2010 version of the Morris Canal Brownfield Inventory. Done in partnership with New Jersey City University and the City of Jersey City, and with grant funds from the New Jersey Association of Environmental Commissions, the inventory is a comprehensive catalogue of brownfield sites created for the Morris Canal Redevelopment Area, located in the Lafayette neighborhood of Jersey City. The purpose of the inventory is to provide easily accessible brownfields information regarding site location, potential contamination, cleanup efforts, and redevelopment plans to all interested parties, including residents, business owners and developers. It is hoped that providing this information will assist with attracting new investment in the Morris Canal Area, allowing for the revitalization of brownfield sites that are currently idle or underused.

The inventory was compiled with data from a variety of sources, including the NJDEP's Known Contaminated Site List (KCSL), Brownfield SiteMart, and local environmental site reports. Data for each site has been cross-referenced in a database in order to eliminate duplication and confusion, and is geo-referenced on maps utilizing Geographic Information System (GIS) technology thanks to land parcel data provided by the City. This new inventory, in conjunction with City and stakeholder vision, will be critical to the ongoing redevelopment to significant vacant and underutilized sites within the Morris Canal Redevelopment Area.

Any comments regarding the inventory, edits, additional information, etc. can be sent to the Agency via email at delisleb@jcnj.org or via mail to JCRA, Attn Ben Delisle, 30 Montgomery St., Suite 900, Jersey City, NJ, 07302.

What does this mean to me?

As the City's redevelopment agent, the JCRA is charged with overseeing and managing the City's redevelopment process. With a population of some 250,000 people, Jersey City needs to reuse previously developed space to provide land for housing, businesses, and recreation. Brownfields are a key component to the successful redevelopment of Jersey City. Many regulatory agencies also view brownfields as redevelopment opportunities and provide a range of funding opportunities for brownfields assessment, cleanup, and development. The JCRA has benefited from funding and technical assistance from agencies like the New Jersey Association of Environmental Commissions, the

U.S. Environmental Protection Agency and the New Jersey Department of Environmental Protection.

Community involvement is a central component to the implementation of the JCRA's brownfield program. Area residents, property owners, businesses and other stakeholders will have opportunities to voice their concerns and will learn about the health risks of individual brownfield sites, cleanup methods, and property end uses at community meetings. Look for announcements of such meetings on the JCRA and City websites, in the local newspaper(s), and on local cable access (JC1). The JCRA welcomes public input from local community development corporations, neighborhood organizations, businesses, and residents to successfully redevelop brownfields throughout Jersey City. The development of the brownfields inventory and the map of the Morris Canal Redevelopment Area provide a mechanism to share pertinent environmental information with the community. Educated stakeholders will better understand, provide input and support the reuse of brownfields sites in their neighborhoods.

DEFINITIONS

New Jersey Department of Environmental Protection (NJDEP): State environmental agency that provides funding and technical assistance for brownfields-related activities.

U.S. Environmental Protection Agency (U.S. EPA): Federal environmental agency whose Brownfields Program provides funding and technical assistance for brownfields-related activities.

Brownfield Development Area (BDA): Initiative through which NJDEP partners with communities affected by multiple brownfields to design and implement remediation and reuse plans for these sites simultaneously.

Area(s) of Concern: Any existing or former location where hazardous substances, hazardous wastes, or pollutants are or were known or suspected to have been discharged, generated, manufactured, refined, transported, stored, handled, treated, disposed, or where hazardous substances, hazardous wastes, or pollutants have or may have migrated.

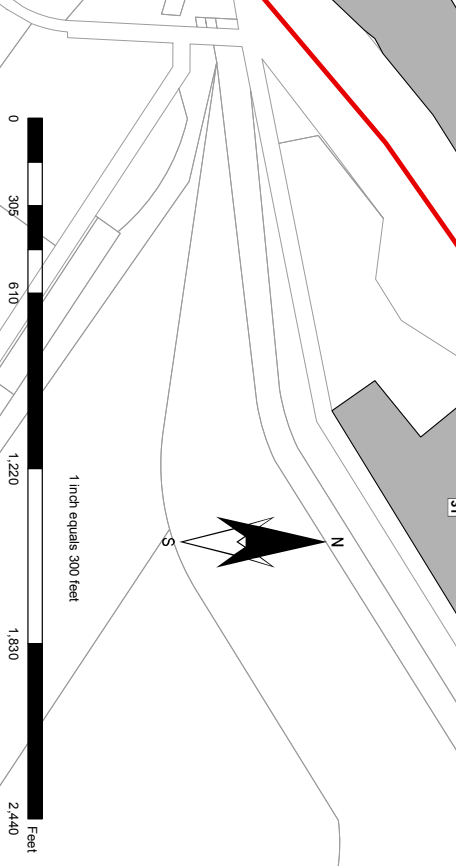
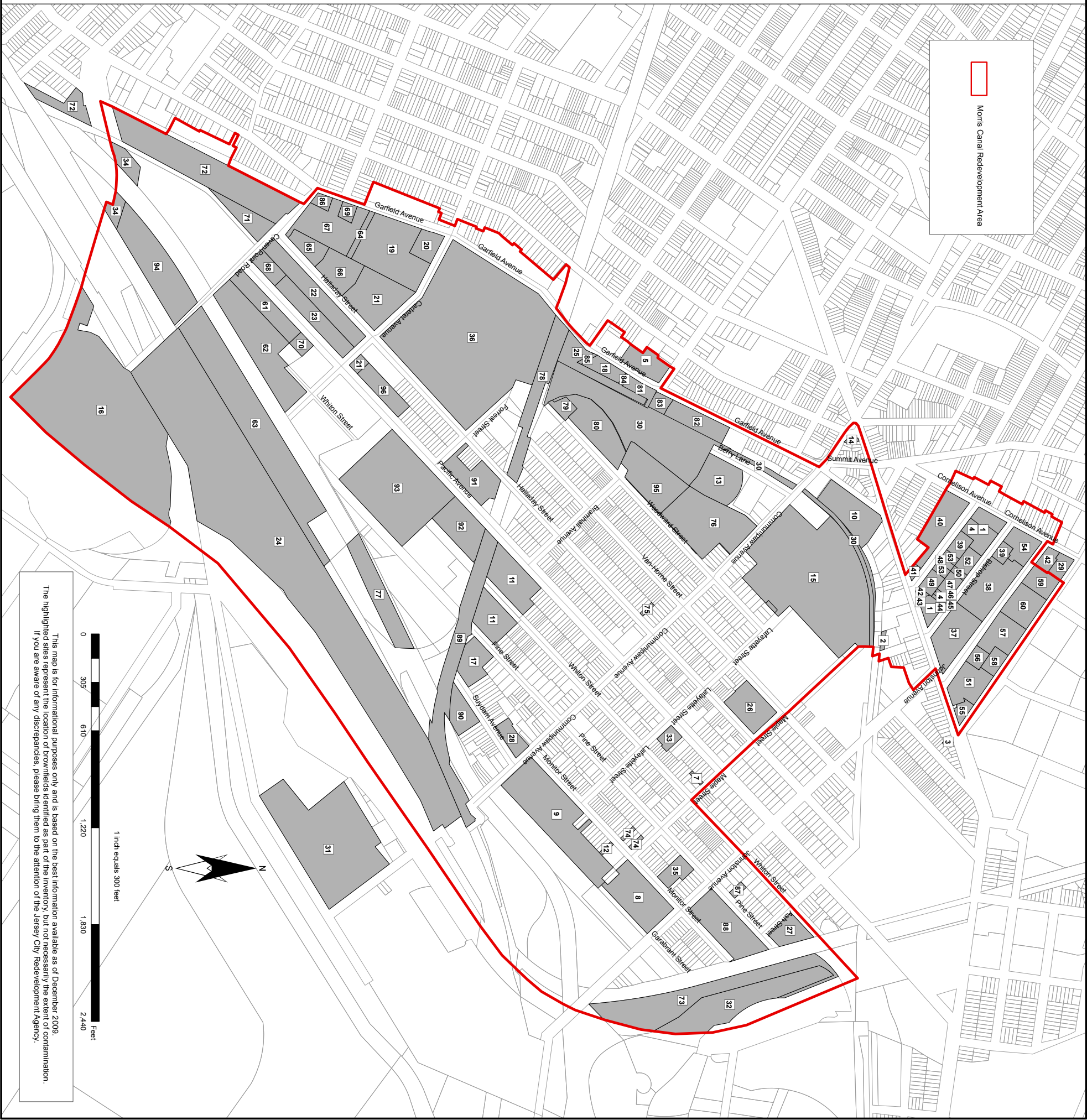
NJDEP Hudson County Chromate Chemical Production Waste Sites: NJDEP list of sites contaminated with chromite ore processing residue, also known as chromate waste. More than two million tons of waste was generated by three chromite ore-processing plants between 1905 and 1971 in northern New Jersey, two of which were in Jersey City. Chromate was used as fill in preparation for building foundations, roadway construction, filling of wetlands, and other construction and development projects. Further information is



Site No.	Parcel Name	Address	Block/Lot
1	Single Service Station/Asks Gas	632-638 and 638-650 Grand Street	2081.3.9
2	631 Grand Street	631 Grand Street	2081.18
3	Jersey City HUD/Lafayette Village HOPE VI	579 Grand Street	2081.16
4	JKS/D Healy Corporation	73-65 Bishop Street	2081.41.99
5	975 Garfield/Metropolitan Teletronics Corp.	975 Garfield Avenue	1986.22
6	Southeast Corner of Pacific & Ash	Pacific Avenue and Ash Street	2091
7	101 Maple Street	101 Maple Street	2098.17
8	100 Monitor Street/Cordorian Printing Co.	100 Monitor Street	2072.6
9	300 Communipaw Avenue/95 Van Dam Corp.	300 Communipaw Avenue, 40 & 48 Monitor Street	2049.1, 2071.2/6
10	Max Lumber & Millwork Corp.	1113 Garfield Avenue	2081.11
11	HOPE VI/Pacific Court Townhouses	208-240 Pacific Avenue	2044.11
12	60 Monitor Street	60 Monitor Street	2071.12
13	Consolidated Real Company/Sumnergrade	449453 Communipaw Avenue	2040.C.12
14	723 Grand Street/Urban League Hudson County	723 Grand Street	2050.A
15	Wilbur/Cordage	160 Lafayette Avenue	2057.28
16	NU/Tumple EN Service Area	New Jersey Turnpike Mile Marker 5.5N	2154.4, 1494
17	180 Transportation Equipment	130 Pine Street	2084.1
18	Chronos Site 132 Town & Country	956-968 Garfield Avenue	1948.34, 35, 38.A
19	Chronos Site 143 Talisco Lead Cars Inc.	824 Garfield Avenue	2006.4.2
20	Chronos Site 137 Ruckoff Base	946 Garfield Avenue	2007.214.89
21	Chronos Site 133 Frank Ross Wax	107-108 Pacific 46 Haliday	2024.88
22	Chronos Site 136 Vilaro St. Junction	22 Haliday Street	2017.P.01.H
23	Chronos Site 135 Vilaro St. Junction	54-59 Pacific Avenue	2017.89
24	Chronos Site 207 942-948 Garfield Avenue	942-948 Communipaw & Caven Point	2154.4, 6, 7.B, 11, 12.A
25	Jersey City School 22 Wilson Streets	24 Van Horne Street	1928.41, 42.A
26	Frank B. Ross/Asst and Wilson Streets	45-101 Ash Street	2081.51, 61, 71, 8
27	Pacific Real Estate Realty Corp.	297-303 Communipaw Avenue	2081.P.1.A
28	DeMille Chemical Corporation/Hubach	Berry Lane	2083.99
29	Chronos Site 7 NU/Tumple at Communipaw Ave	NU/Tumple at Communipaw Avenue	2182.P.1.A
30	Chronos Site 91 Northwest Interceptor	NU/Tumple and Johnson Avenue	2145.92
31	Chronos Site 207 NU Turnpike at Bayview	New Jersey Turnpike at Bayview	2088.18
32	Chronos Site 207 NU Turnpike at Bayview	282 Pine Street	2073.33
33	Adrive Express Company	800 & 900 Garfield Avenue, 2 Dakota Street	2026.12.A
34	Chronos Site 114 PRO/Haliday Gas Works	614-630 Grand Street	2082.1
35	United Veil and Dye	72-76 Bishop Street	2081.1.A, 2082.19
36	Vercon/New Jersey Bell	9 State Street and 26 Cornelison Avenue	2083.48.90
37	Zalabian Property	665-659 Grand Street	2081.1, 2083.88.A
38	Progressive Mech. Construction	662 Grand Street	2081.2
39	654 Grand Street and 550 Johnston Avenue	662 Grand Street	2081.15
40	Grand Street Realty Corporation	37 Bishop Street	2081.16
41	37 Bishop Street	39 Bishop Street	2081.17
42	41 Bishop Street	41 Bishop Street	2081.17
43	43-49-51, 55-57 Bishop Street	43-49-51, 55-57 Bishop Street	2081.18, 21.99, 23.24
44	State Tree Property	State Street	2081.27, 28
45	Hamilton Tree Service	58 State Street	2081.32, 33, 34, 35, 36, 37, 38
46	Mecca and Son Trucking Company Property 1	13-21 Fairmount Avenue	2083.6
47	Mecca and Son Trucking Company Property 2	61-67, 69-71 Bishop Street	2081.40, 42
48	HJ, McCraw and Sons, Inc.	32-34 State Street	2081.29, DUP, 30, 31, 39
49	Pace Scrap Metal	88-94 Bishop, 537-543 & 545-549 Johnston	2082.A, 2, 13.A, 15
50	590-596 Grand Street	590-596 Grand Street	2083.C.1
51	Hudson County SP/CA Building	480 Johnston Avenue	2083.93
52	Hudson County	51-69 Fairmount Avenue	2083.44.C
53	Hudson County	37-49 Fairmount Avenue	2083.90.B
54	Tripla Recycling, Inc.	532 Johnston Avenue	2083.90.A
55	Former Chemical Compounding	514-516 Johnson, 71-73, and 75 Fairmount	2083.36, 37, 39, 74
56	Lando Realty, Inc.	2-22, 24-46 Pacific Avenue	2018.35, 45
57	AI City Leasing and Warehousing, Inc.	Caven Point Avenue	2020.18-1F
58	Caven Haven, Inc.	506 and 50-C Caven Point Avenue	2020.6.7.8
59	Fishben Property	15 Haliday Street	2026.4.3
60	Frank B. Ross/15 Haliday Street	25 Haliday Street	2016.4.1
61	HVA Transportation, Inc.	800 Garfield Avenue	2007.1.39
62	Ten West Apparel	35-49 Pacific Avenue	2017.4.1
63	AI/Smith Moving and Furniture	802-804 Garfield Avenue	2017.3.A
64	Garfield Scrap Metal	74-80 Pacific Avenue	2018.2.2
65	Medical Arts Building	56 Caven Point Avenue	1480.11.F
66	Andy's Marble and Granite	2-20 and 56 Commercial Street	1480.11.2, 1487.31
67	Commercial Street Properties	Monitor Street	2145-11C, 56, 62
68	Chronos Site 126 65-71 Monitor Street	65-71 Monitor Street	2070.15, 16, 17, 18
69	281 Haliday Street	281 Haliday Street	2020.29
70	Steel Technologies	417 Communipaw Avenue and 139 Woodward Street	2020.15, C.17
71	Chronos Site 52E Pacific Street & NU/Tumple	Pacific Street and NU/Tumple 101 Booth 14C	2020.9
72	Chronos Site 59J Studge Line 2	63 Haliday Street	2020.9
73	73 Woodward Street	63 Woodward Street	2020.51.3
74	970-984 Garfield Avenue	970-984 Garfield Avenue	2020.D.2
75	1000 Garfield Avenue	1000 Garfield Avenue	1948.28, 29, 98, 28, 29, 30, 31, 32
76	980 Garfield Avenue	980 Garfield Avenue	1948.21.D
77	988 Garfield Avenue	988 Garfield Avenue	1948.24.A
78	988 Garfield Avenue	988 Garfield Avenue	1948.33
79	988 Garfield Avenue	988 Garfield Avenue	1948.40
80	988 Garfield Avenue	988 Garfield Avenue	2007.38
81	988 Garfield Avenue	988 Garfield Avenue	2083.44.A
82	988 Garfield Avenue	988 Garfield Avenue	2084.2.A
83	988 Garfield Avenue	988 Garfield Avenue	2047.8, 7, 8, 9, 10
84	988 Garfield Avenue	988 Garfield Avenue	2020.N3
85	988 Garfield Avenue	988 Garfield Avenue	2081.A
86	988 Garfield Avenue	988 Garfield Avenue	2081.195
87	988 Garfield Avenue	988 Garfield Avenue	1481-1G4
88	988 Garfield Avenue	988 Garfield Avenue	2040.C.16, C.18
89	988 Garfield Avenue	988 Garfield Avenue	2024.15, 16, 17, 18, 19
90	988 Garfield Avenue	988 Garfield Avenue	
91	988 Garfield Avenue	988 Garfield Avenue	
92	988 Garfield Avenue	988 Garfield Avenue	
93	988 Garfield Avenue	988 Garfield Avenue	
94	988 Garfield Avenue	988 Garfield Avenue	
95	988 Garfield Avenue	988 Garfield Avenue	
96	988 Garfield Avenue	988 Garfield Avenue	

Morris Canal Redevelopment Area

Brownfields Inventory



This map is for informational purposes only and is based on the best information available as of December 2009. The highlighted sites represent the location of brownfields identified as part of the inventory, but not necessarily the extent of contamination. If you are aware of any discrepancies, please bring them to the attention of the Jersey City Redevelopment Agency.