

## **NCR39562: 1 Berry Road, Jersey City, NJ**

### **1) Describe the project.**

The applicant proposes to construct a 17.5 acre park on the assembled site of twenty-four (24) properties between Garfield Avenue, Communipaw Avenue, Woodward St., and the Hudson-Bergen Light Rail ROW. The project site consists of assessors block 19803, lots 1, 3, 5, and 8-21 and assessors block 18901, lots 1, 2, and 18. Construction will involve installation of maintenance, press, and concession buildings, athletic fields, landscaping, and all associated excavation activities.

### **2) Consider historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning).**

All the properties at the site are Brownfields, with prior uses constituting a mix of commercial and industrial uses including: automotive sales and storage, boat storage and repair, coal & heating oil storage, a delivery yard, a junkyard, a railroad yard and residential homes.

### **3) Determine the demographic profile of the people using the project and/or living and working in the vicinity of the project.**

The project site is located with census block group 340170046002 in Jersey City, Hudson County, New Jersey. While the project area reflects a lower poverty rate than that of the City of Jersey City or Hudson County, it includes a higher proportion of minority residents when compared to the City and County.

<b>Geography</b>	<b>Percent Minority<sup>1</sup></b>	<b>Percent Below Poverty<sup>2</sup></b>
Block Group 340170046002	85.6%	6.2%
Jersey City, NJ	78.5%	15.1%
Hudson County, NJ	69.4%	13.3%

Source: U.S. Census Bureau American Community Survey (ACS) 5-year estimates, 2008-2012. Tables B17010 and B03002

<sup>1</sup> Individuals identified as Non-White, Not Hispanic

<sup>2</sup> Status of Families in the Past 12 months

### **4) Describe the adverse environmental impact you identified in your environmental review. Identify adjacent land uses, paying particular attention to toxic sites, dumps, incinerators, hazardous materials (e.g. asbestos), and other issues with the potential to have adverse human health effects. (This may already have been considered in your review of toxic and hazardous substances.)**

The site consists of approximately 17.5 acres on flat land. The neighborhoods to the East and West are predominately residential with older housing stock and apartment buildings. The area to the North is a former commercial / industrial site that is currently undergoing redevelopment as residential project. The area to the South is within the Canal Crossing Redevelopment Area

and consists of commercial / industrial uses such as warehouses, a wood recycling plant, and some residential areas.

The site is located within the A zone of the FEMA DFIRM Flood Zone. In addition, the NJDEP has determined that contamination discharged at the HUD Applicant's property has impacted soil. A Deed Notice will be implemented at the site which addresses soil contamination that remains on the property. Free product recovery has impacted groundwater on a limited portion of the property. Under NJDEP Guidelines, free product cannot remain in groundwater on the property. Ongoing free product recovery is being conducted by the Applicant's LSRP on a limited portion of the property. There is no intent to leave free product on the property and there are no vapor intrusion concerns due to groundwater contamination since no permanent, inhabitable structures are planned for the park.

**5) Consider how the adverse environmental impact and any potentially harmful adjacent land uses would impact the people using and/or surrounding the project.**

The land within the project area has been acquired and remediated for the purpose of development of parkland. Working collaboratively with the entity responsible for hexavalent chromium contamination at the site, the JCRA managed the implementation of the remedial action workplans for the project. Remediation began in 2012 and was completed during the summer of 2013.

**Conclusion:**

The proposed project is located in an area with a higher proportion of low-income and minority residents when compared to the City of Jersey City and Hudson County. However, the project is recreational in nature, provides a community amenity, and is not expected to raise environmental justice concerns. Thus, it is not expected to have a disproportionate adverse impact on minority or low-income populations. Previously existing site contamination has been remediated at the site prior to development approvals. Future visitors to the park and residents of surrounding neighborhoods will not be adversely impacted by the project.



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Road Aerial Labels

## Identify

- Click a point on the map
- Drag a Rectangle on the map
- Define an area (right-mouse click to end)

### Instructions:

- Viewing Map Features
- Description of Features
- Define Report Area
- Using the Identify Tool
- Using the Search Tool
- Printing
- About EJView

Search

Identify

Erase

Draw

Print

## Results

States: New Jersey  
 Counties: Hudson  
 Zip Codes: 07304  
 Congressional Districts: NJ08

### Demographics (ACS) 2010 Below Poverty (%) by Tract:

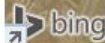
Tract ID	% Below Poverty
34017004600	18.462

## Select Map Contents

- Community-based EPA Grants
- Sites reporting to EPA
- Water Monitoring Stations
- Places (GNIS)
- Nonattainment Areas
- Health
- Demographics (SF1) 2010
- Demographics (ACS) 2010
  - Pop. Density (People/sq mi)
  - Per Capita Income
  - Below Poverty (%)
    - by Tract
      - 0 - 10
      - 10 - 20
      - 20 - 30
      - 30 - 40
      - 40 - 100
    - by County
  - Education <12G (%)
  - HS Diploma Only (%)
  - College Degree (%)
  - Age < 18 years (%)
  - Homes pre-1950 (%)
  - Speak English < Well (%)
  - Female (%)
  - Rental Units (%)
  - Minority (%)
- Demographics 2000
- Boundaries and Water Features
- USA Topo Map

250 yds

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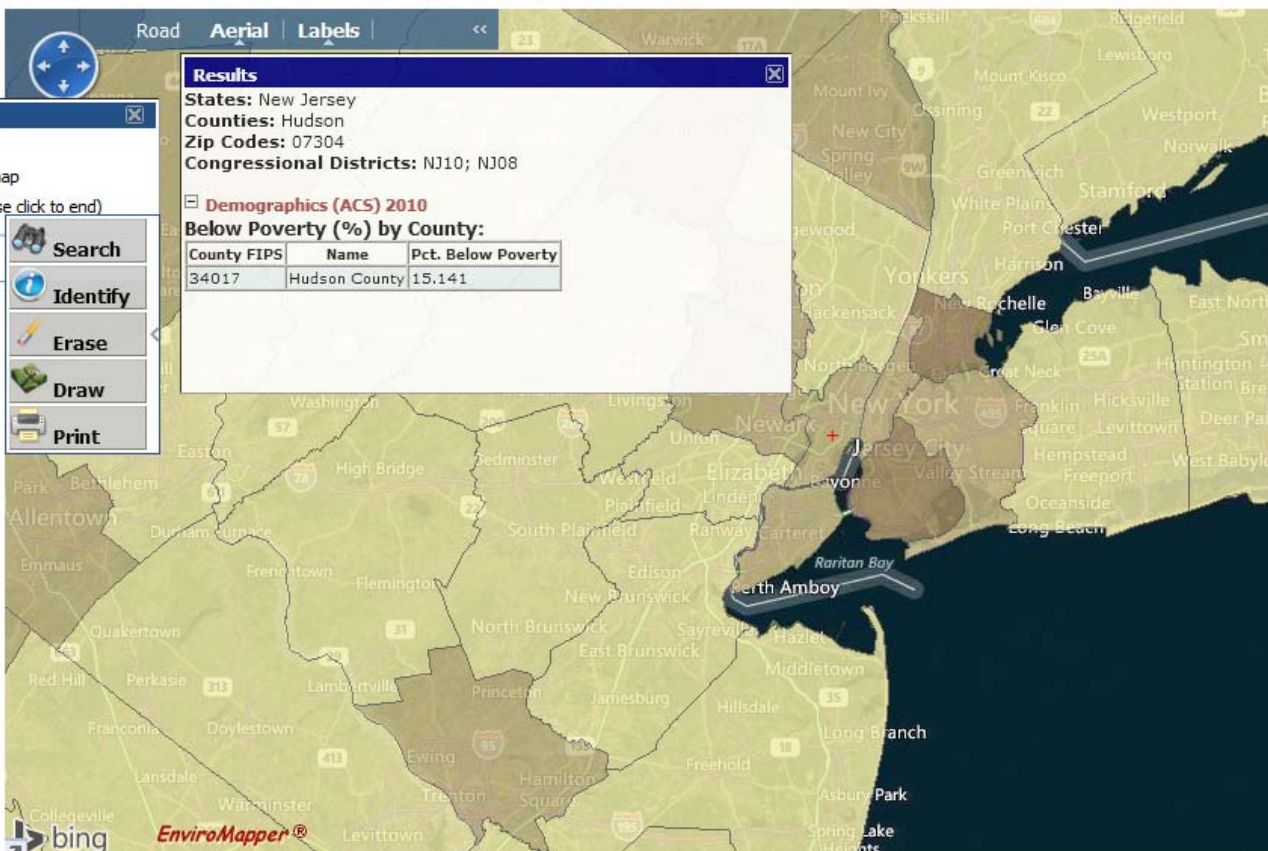
EnviroMapper



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**Results**

States: New Jersey  
 Counties: Hudson  
 Zip Codes: 07304  
 Congressional Districts: NJ10; NJ08

**Demographics (ACS) 2010**

**Below Poverty (%) by County:**

County FIPS	Name	Pct. Below Poverty
34017	Hudson County	15.141

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**Search**

**Identify**

**Erase**

**Draw**

**Print**

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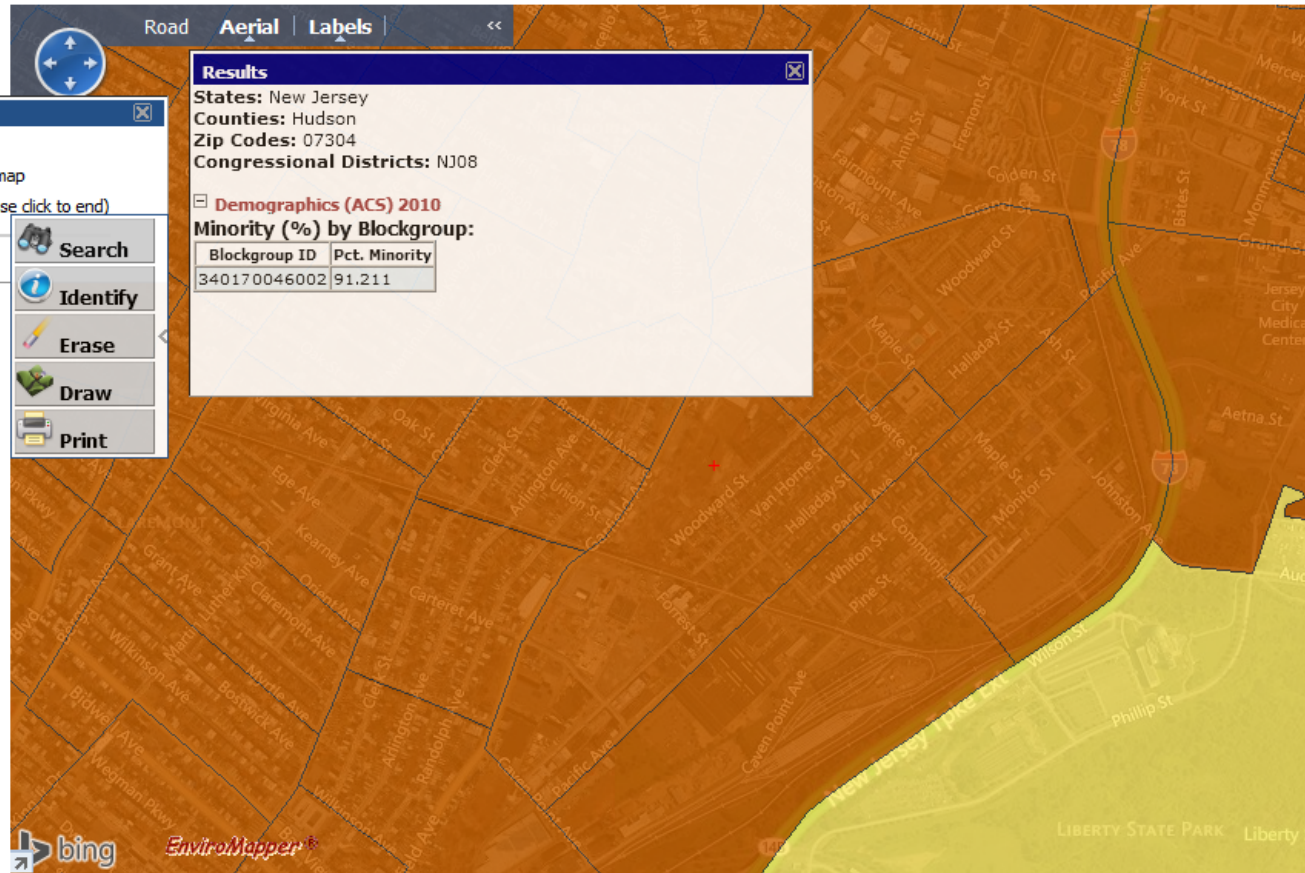
20 miles



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**Results**

States: New Jersey  
 Counties: Hudson  
 Zip Codes: 07304  
 Congressional Districts: NJ08

**Demographics (ACS) 2010**  
**Minority (%) by Blockgroup:**

Blockgroup ID	Pct. Minority
340170046002	91.211

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**Tools:**

- Search
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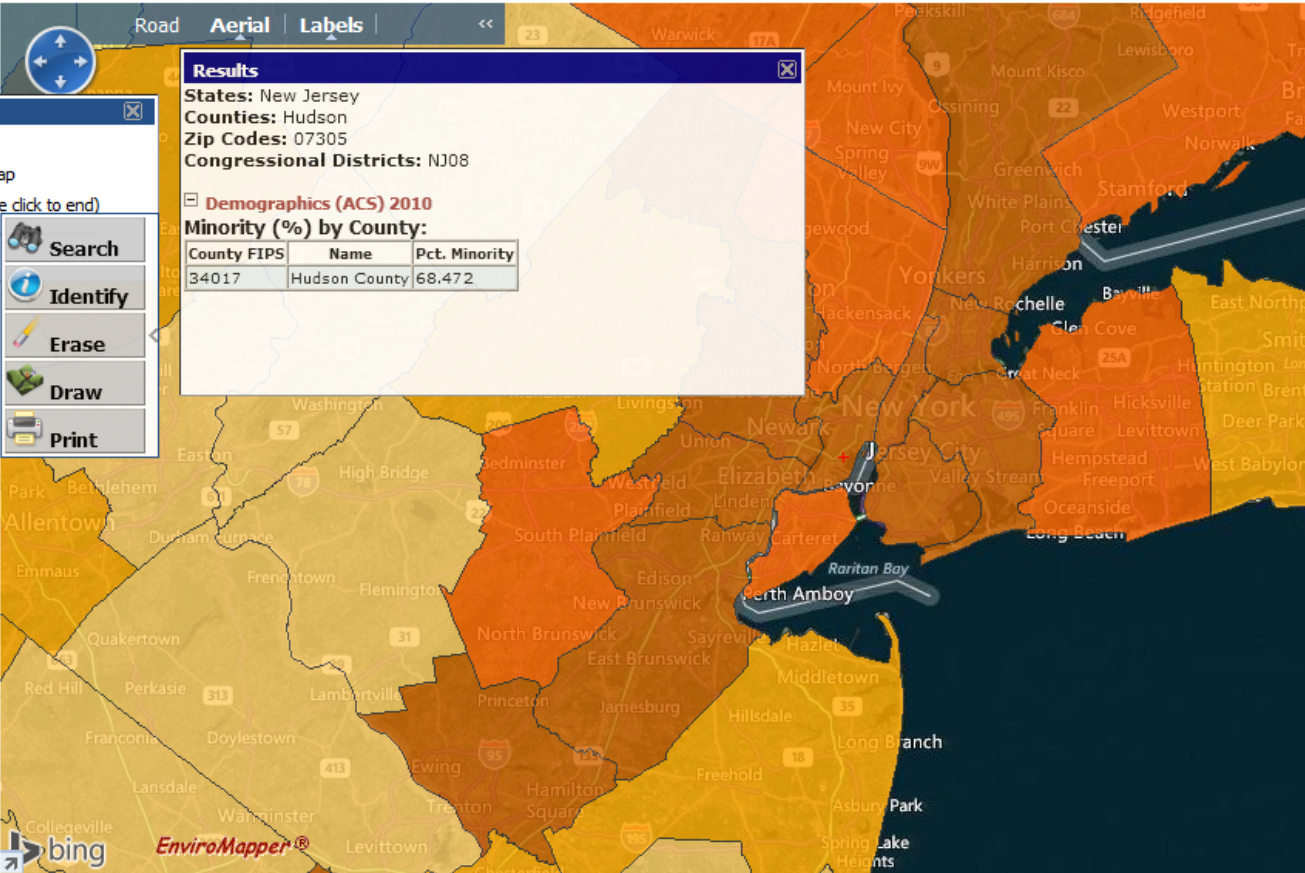
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