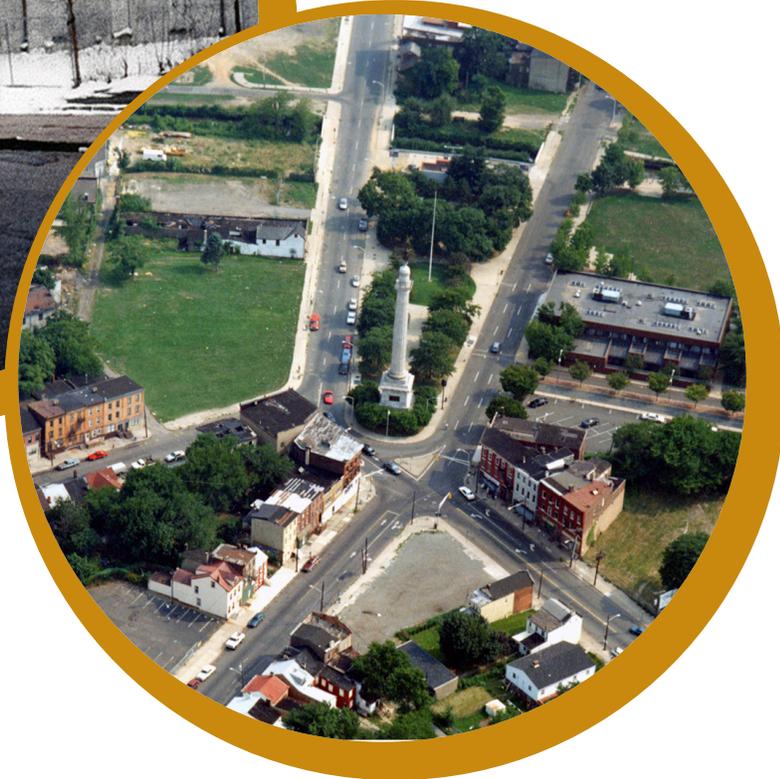


# New Jersey Brownfields REDEVELOPMENT & Inventory Assistance



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## What is Smart Growth?

Smart Growth is the term used to describe well-planned, well-managed growth that adds new homes and creates new jobs while preserving open space, farmland and environmental resources. Smart Growth encourages mixed-use development, walkable town centers and neighborhoods, mass transit accessibility, sustainable economic and social development, and preserved green space that enhances the quality of life for residents in New Jersey.



## The Governor's Economic Growth Strategy

One of the key concepts in the Governor's Economic Growth Strategy focuses on the redevelopment of New Jersey's cities. More often than not, this strategy calls for the redevelopment of brownfield sites. It is clearly stated in the Strategy that "New Jersey must continue to take steps to ensure that all of its communities, particularly those that already have substantial transportation, energy, and communications infrastructure, share in the state's economic growth". By investing in brownfield properties through our cities, we enable "smart growth" practices throughout the State.

## Smart Growth and the State Development and Redevelopment Plan

New Jersey has embraced the concept of Smart Growth in all of its planning and development decisions. New Jersey must continue its drive toward sustainable development and eliminating sprawl. There are a myriad of financial and process rewards for municipalities and counties, developers and redevelopers who also embrace the State Development and Redevelopment Plan. By redeveloping in urban and metropolitan areas and protecting our environmentally sensitive areas, we all benefit. By cleaning up the environment, revitalizing brownfields, reusing already existing infrastructure and using sustainable practices in development our cities will be reborn and will thrive economically and socially.



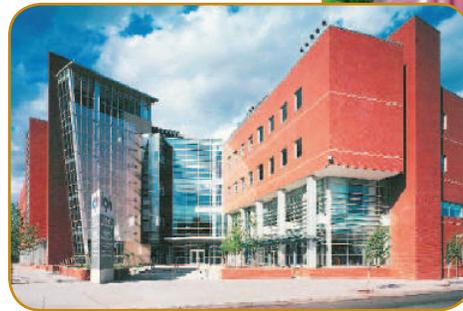
# NJ Brownfields Site Mart

The NJ Brownfields “Site Mart” - [www.njsitemart.com](http://www.njsitemart.com) - is an interactive database that contains an inventory of brownfields properties throughout New Jersey. The “Site Mart” is designed to make it easier for developers to locate and build on brownfields in cities and towns, while preserving the state’s dwindling inventory of open space.

Redeveloping brownfields returns contaminated former commercial or industrial properties to productive use through remediation. The database also serves as a powerful planning tool for public entities and tracks brownfields successes.

The Site Mart features a variety of services for users:

- Sign up to automatically receive emails with important brownfields updates
- Stay posted on newly added brownfields properties on the “Site Mart”
- Set reminders to check your calendar for events and meetings that will affect your properties
- Learn how to help make your property economically viable again



## Benefits of Listing Your Site

- It is a FREE multiple listing service.
- Potential buyers will be able to view your property.
- Listing will bring state focus to your issues and problems.
- Listing may make state programs become available to you.
- Attract interest in redeveloping your site.
- Redevelop your property as quickly as possible.
- You may be eligible for financial incentives to redevelop your property, including HMFA housing tax credits, Revenue Allocation District or Smart Growth Predevelopment financing, or funding from the Brownfields Remediation Reimbursement Program and Hazardous Discharge Site Remediation Fund.

### What is a brownfield?

A brownfield is any former or current commercial or industrial site that is currently vacant or underutilized, and on which there has been or is suspected to have been a discharge of a contaminant.

# New Jersey Brownfields Redevelopment Task Force

Established in 1998 under the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-23 under section 5, the New Jersey Brownfields Redevelopment Task Force:

- Coordinates state policy on brownfields redevelopment and makes recommendations on brownfields policy to the Governor and Legislature
- Inventories brownfields properties
- Prioritizes and markets properties to developers
- Promotes brownfields redevelopment to implement Smart Growth strategies
- Returns properties to productive use on an expedited basis



## Task Force Members

The 15-member Task Force consists of seven state agency representatives and six public members. The six public members are appointed by the Governor with the advice and consent of the Senate. The Chair of the Task Force is selected by the Governor.

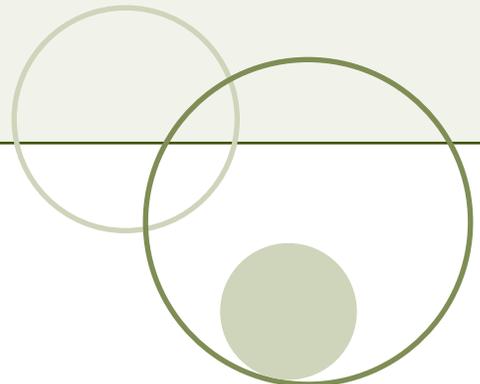


### Public Members from:

- Commercial or Residential Development*
- Environmental Organization*
- Neighborhood or Community Redevelopment*
- Regional Planning*
- Financial Community*
- Labor or Trade Organization*

### State Agency Representatives from:

- Office of Smart Growth*
- Department of Community Affairs*
- Department of Agriculture*
- Department of Transportation*
- Commerce & Economic Growth  
& Tourism Commission*
- NJ Economic Development Authority*
- NJ Redevelopment Authority*
- Site Remediation Program*
- Department of Environmental Protection*



# Brownfields Redevelopment Interagency Team (BRIT)

BRIT is a resource group comprised of more than 20 state agencies and programs that also serves as the state partner with the NJ Brownfields Redevelopment Task Force on brownfields policy issues.



Guided by New Jersey's smart growth policies and practices, BRIT's mission is to streamline and coordinate the brownfields redevelopment process. Redevelopment projects are individually reviewed by BRIT in an informal, problem-solving atmosphere. Incentives are bundled and tailored to each unique project.

## BRIT Highlights and Accomplishments

### **R**eview and Support of Brownfields Projects

Since its creation, BRIT has reviewed and assisted with more than 100 brownfields redevelopment projects throughout the state.

### **C**reation of the New Jersey Brownfields Redevelopment Resource Kit

The Brownfields Resource Kit is the first integrated compilation of state resources for brownfields redevelopment. The document is popular with all brownfields redevelopment interest groups, providing a useful reference for state support from initial planning stages through project design, clean-up, construction and reimbursement.

### **O**utreach to Brownfields Stakeholders

BRIT members participate in seminars, workshops and organizational meetings throughout the state as part of the outreach and information gathering efforts of the NJ Brownfields Redevelopment Task Force.

#### **BRIT Member Agencies**

Board of Public Utilities

Department of Agriculture

Department of Community Affairs

- Council on Affordable Housing
- Office of Smart Growth

Department of Education

Department of Environmental Protection

- Bureau of Contract and Fund Management
- Bureau of Sustainable Communities and Innovative Technologies
- Historic Preservation Office
- Office of Green Acres
- Office of Brownfield Reuse
- One Stop Permit Coordination

Department of Health & Senior Services

Department of Labor

Department of State

Department of Transportation

Department of Treasury

NJ Commerce Commission

NJ Economic Development Authority

- Brownfields Redevelopment Office

NJ Environmental Infrastructure Trust

NJ Housing & Mortgage Finance Agency

NJ Redevelopment Authority

NJ Schools Development Authority

NJ Transit

For names and contact information of Task Force Members, please go to [www.njsitemart.com](http://www.njsitemart.com).





New Jersey  
**Brownfields**  
REDEVELOPMENT  
& Inventory Assistance

**Department of Community Affairs**  
**Office of Smart Growth, Brownfields Program**

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[www.njsitemart.com](http://www.njsitemart.com)

[www.nj.gov/dca/osg](http://www.nj.gov/dca/osg)