

Lafayette Village Residential Development – Jersey City

<http://www.nj.gov/dep/srp/brownfields/success/lafayette.htm>



Before



After

The Lafayette Village Project transformed a blighted urban brownfield into a 124 unit mixed income and mixed financial residential community. Attractive, brand new housing opportunities that are Energy Star compliant now exist on a former abandoned site with multiple environmental issues. Lafayette Village, comprised of 93 two-, 23 three-, and 8 four-bedroom residential units, utilizes a compact mixture of garden, row and semi-detached townhouses to create a community that fosters a sense of place, encourages resident interaction, promotes walkability and maintains affordability. Internal courtyards, tot lots, a community center, porches and prominent sidewalks lead residents to assume ownership. Traditional design features embrace the historic character of the neighborhood as well. The hugely successful project was completed in a little over two years. An excellent example of teamwork, The Lafayette Village is an attractive, high quality design, reflecting the best of Jersey City's stable, working and growing neighborhoods.

So Café - Newark

http://www.nj.gov/dep/srp/brownfields/success/so_cafe.htm



Before



After

When the Fernandes' bought the 41-43 Malvern Street site, they were unaware of a 2,000 gallon underground storage tank lying beneath the property. The New Jersey Department of Environmental Protection determined that the So Café project was eligible for the funding, while the Economic Development Authority determined that the business was financially qualified. Says Joseph Fernandes, "We could have never absorbed the cost of removing the tank and cleaning up the site without the direct and complete help we received from the state." Were it not for the vision of Isabel and Joseph Fernandes and the help of the State of New Jersey, Malvern Street in Newark's Ironbound district may never have been greeted by the aroma of roasting coffee each day. Today it is clear that they have obtained their goal, servicing over 400 customers, many of whom place weekly orders. So Café is both an environmental and an economic success. What was once a warehouse has become a lively enterprise, adding to the vibrancy of the Ironbound district.

507 Elm Street - Kearny

<http://www.hudsonbrownfields.org/site-k-elmst.php>



Before



After

Before this abandoned tool and die shop was converted to a park, parents in the 507 Elm Street neighborhood had to walk their children across active rail lines to access the nearest park. Now, this former brownfield site has become an asset to this vibrant community. The transformation of this property was done through an open process that engaged various people and required teamwork to address technical issues and to obtain resources to see this project to a successful completion. The Mayor and Council of the Town of Kearny, the Hudson County Brownfield Stakeholders Group and New Jersey Department of Environmental Protection Case Manager, Linda Range, were all important members of the team.

GAF Corporation (In Progress) – South Bound Brook Borough



Before

In 2003, the 100-year old smoke stack at the 11-acre industrial facility site was demolished, signifying the beginning of the remediation and redevelopment phase of the project. The Borough continues to work with the redeveloper to refine the redevelopment plan, which includes both residential and commercial development, as well as open space. South Bound Brook Borough intends to redevelop the project site as a mixed use Town Center. The redeveloped site will also restore public access to the D&R Canal along the site, which was not available during the industrial life of the site. The remediation and redevelopment will completely change the character and aesthetics for the better, in addition to the environmental conditions of this community.

Cramer Hill Brownfield Development Area (In Progress) – Camden

http://www.nj.gov/dep/srp/brownfields/bda/cramer_hill.htm



The New Jersey Department of Environmental Protection (NJDEP) designated Cramer Hill, along the back channel of the Delaware River, as a Brownfield Development Area (BDA) in order to remediate and reuse this section of Camden. The Harrison Avenue Landfill, along with seven other properties ranging in size from one to fourteen acres, make up the Cramer Hill BDA. The plan includes brownfields cleanup, demolition and development. The Cramer Hill neighborhood has beautiful vistas of the Delaware River that the community would like to take full advantage of. The decade long project plans to bring four to five thousand units of housing, fifty thousand square feet of retail space, a marina park, trails, open space and a new bridge from Admiral Wilson Boulevard into the neighborhood. In addition, the 90-acre Harrison Avenue Landfill will be converted into an 18-hole golf course.

Route 73 Brownfield Redevelopment Area (In Progress) - Palmyra



Before

This project involves twenty-eight brownfield properties including a former strip mining operation now used for recycling organic matter (leaf debris), gas stations, used car dealerships, car repair shops and five residential units. The Route 73 Brownfield Redevelopment Area (BDA) is approximately 193 acres and encompasses more than fifteen percent of Palmyra's total land area. It is located adjacent to the 350-acre Palmyra Cove Nature Park (along the Delaware River) and the regional Heritage Trail. With assistance from the New Jersey Department of Environmental Protection, Palmyra Borough is using input from a series of public redevelopment meetings to capture ideas for the remediated property. Proposed reuses include a mix of commercial/retail and professional office space along with a conservation easement on the environmentally sensitive areas of the BDA for park use and the creation of a green gateway along Route 73.