

United States  
Environmental  
Protection Agency  
Washington, D.C. 20460

Solid Waste  
and Emergency  
Response (5101)

EPA 500-F-97-119  
April 1997



# National Brownfields Assessment Pilot

## Perth Amboy, NJ

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

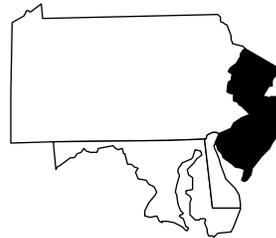
EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### OVERVIEW

EPA has selected the City of Perth Amboy as a Brownfields Pilot. With its close proximity to major water and ground transportation routes, Perth Amboy has served as the industrial and manufacturing hub of central New Jersey for many years. The exodus of industry, disinvestment, and a general suburbanization of the region have resulted in many areas of vacant or under-used industrial and commercial property, as well as many substandard buildings in need of rehabilitation or demolition. Industrial decline in the city also has resulted in socio-economic erosion, as shown by a per capita income that is 138 percent lower than the state average. Since 1990, the assessed value of portions of the targeted redevelopment area fell by more than \$3.8 million.

The pilot will be conducted on 877 acres of historically heavy industrial property located in the northeast and southwest sections of the city. Currently, 43 percent of this acreage is vacant. Although rich in historical and cultural heritage, the pilot area has been contaminated through many years of industrial activity. The pilot area will complement the city's current redevelopment plan, which includes a unique private/public partnership called Focus 2000. Integration of Focus 2000 with Perth Amboy's Urban Enterprise Zone program and the brownfields pilot will help to provide additional incentives for property development.

### PILOT SNAPSHOT



Perth Amboy, New Jersey

**Date of Award:**  
April 1997

**Amount:** \$200,000

**Site Profile:** The focus of the pilot is approximately 877 acres of heavy industrial and vacant land located in the northeast and southwest sections of Perth Amboy.

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<http://www.epa.gov/brownfields>

## **OBJECTIVES**

Perth Amboy's goal is to provide technical expertise, public/private support, and vision to empower the local community and private developers in remediation and revitalization of the redevelopment area. The city aims to delineate contamination; plan for the use of innovative technologies and site cleanup protocols, improve public accessibility to brownfields and risk information, and develop sustainable insurance coverage programs.

## **ACTIVITIES**

Activities planned as part of this pilot include:

- Conducting surveys, inventories, and assessments in the brownfields redevelopment area, and compiling related database information;
- Developing an insurance pool coverage program addressing liability exposure, remediation cost overruns, and third party liability coverage;
- Conducting feasibility studies for innovative technologies that may be used in site cleanups; and
- Developing a public participation and risk communication plan with support from Rutgers University and the New Jersey Institute of Technology.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.