

## APPLICATION INFORMATION SHEET

**1. Applicant Identification**

Township of Mullica  
 Physical Address: 4528 S White Horse Pike  
 Mailing Address: PO Box 317  
 Elwood, Atlantic County, New Jersey 08217

**2. Website URL**

<https://www.mullicatownship.org>

**3. Funding Requested****3.A. GRANT TYPE**

EPA Office of Brownfields and Land Revitalization (OBLR) Cleanup Grant  
 Funding Opportunity Number: EPA-I-OLEM-OBLR-25-07  
 Single Site Cleanup

**3.B. FEDERAL FUNDS REQUESTED**

\$3,964,660

**4. Location**

City: Mullica Township  
 County: Atlantic County  
 State: New Jersey

**5. Property Information**

Site Name: Former Joseph Perona Scrapyard  
 Address: 1801 Columbia Road, Mullica Township, New Jersey 08217  
 Block: 2401, Lot: 10  
 Acreage: 99 acres  
 NJDEP Contaminated Site Remediation and Redevelopment Program Interest No. G000000472  
 See attached Figure 1 – Site Location Map

**6. Contacts****6.A. PROJECT DIRECTOR**

Dawn Stollenwerk, Chief Financial Officer, Mullica Township  
 PO Box 317, Elwood, New Jersey 08217  
 Phone: (609) 561-7070 | Email: [Dstollenwerk@mullicatownship.org](mailto:Dstollenwerk@mullicatownship.org)

**6.B. CHIEF EXECUTIVE/HIGHEST RANKING ELECTED OFFICIAL**

DeAnna DeMarco, Mayor, Mullica Township  
 PO Box 317, Elwood, New Jersey 08217  
 Phone: (609) 561-0064 | Email: [DDeMarco@mullicatownship.org](mailto:DDeMarco@mullicatownship.org)

**7. Population**

Mullica Township: Approx. 5,815  
 Source: U.S. Census 2023 American Community Survey 5-year estimates (2019-2023)

**8. Other Factors**

Other Factors	Page #
Community population is 15,000 or less.	N-4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A

Other Factors	Page #
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	A-3
The proposed site(s) is in a federally designated flood plain.	N-2
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N-2
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	N-3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N-3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A


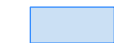

## 9. Releasing Copies of Applications

- N/A

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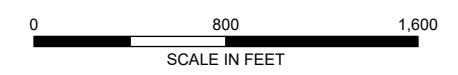


**LEGEND**

-  STREAM
-  WATER BODY
-  SITE BOUNDARY

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: ATLANTIC COUNTY
3. AERIAL IMAGERY SOURCE: GOOGLE EARTH.



**HALEY ALDRICH** FORMER JOSEPH PERONA SCRAPYARD  
 1801 COLUMBIA ROAD  
 MULLICA TOWNSHIP, NEW JERSEY

**SITE LOCATION MAP**

DECEMBER 2025



**Township of Mullica**  
Post Office Box 317  
Elwood, NJ 08217  
Phone (609) 561-7070 Fax (609) 561-3031  
[www.mullicatownship.org](http://www.mullicatownship.org)

## **NARRATIVE**

### **Narrative Criteria**

## NARRATIVE CRITERIA

### 1. Project Area Description and Plans for Revitalization

#### TARGET AREA AND BROWNFIELDS

##### 1.a. Overview of Brownfield Challenges and Description of Target Area

The Township of Mullica (Mullica, pop. 5,815; area 56.58 sq mi) requests a \$3,964,660 U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant to remediate priority areas at the former Joseph Perona Scrapyard site (Perona Scrapyard or the “Site”) in Mullica, Atlantic County (the County), New Jersey. The County is largely rural (pop. 274,704; approx. 25 miles southeast of Philadelphia) and is a major agricultural hub producing New Jersey’s second most valuable agricultural harvest, including grains, fruits, vegetables, and livestock, totaling \$149.9 million annually<sup>1</sup> (U.S. Department of Agriculture [USDA] Census, 2022). The County encompasses approximately 247,877 acres of the Pinelands National Reserve (Pinelands), a 1.1 million-acre, ecologically sensitive biosphere underlain by aquifers containing an estimated 17 trillion gallons of freshwater that are sometimes just a few feet below ground surface. The Target Area (TA) encompasses the entirety of Mullica, and is bounded to the west by Hammonton Township, the north by Washington Township, the east by Egg Harbor City, and south by Hamilton Township. The TA is situated along the Nortons Branch of Hammonton Creek and Mullica River corridor and lies entirely within the Pinelands.

Beginning in the late 1800s, Mullica’s economy ran on small farms, sawmills, and a once-thriving viticulture industry, with more than 30 vineyards operating locally before insect infestations and Prohibition (1920-1933) forced widespread abandonment. Changes in technology in the 20th century led agricultural production to consolidate and forced many of Mullica’s small processors to close. Together with a short-lived industrial munitions plant<sup>2</sup> and a now-defunct raceway<sup>3</sup>, these sites have scarred the landscape with persistent pesticides, lead-arsenate mixtures, and heavy metals, which now contribute to the prevalence of legacy contamination and brownfields within the TA. Brownfields affect Mullica more than any other area in the County, as residents live closer to these sites, relied on the jobs they once provided, and now face heightened environmental and economic vulnerability following job losses due to agricultural consolidation. Contaminated sites in the TA contain hazardous levels of lead, PCBs, petroleum hydrocarbons, and other substances that pose significant human and ecological health risks. Compounding these risks, 100% of Mullica residents rely on private wells for household drinking water due to a lack of municipal utility infrastructure, and brownfields contamination places them at risk of contamination. Brownfields also leave land idle and constrain economic development, which reduces tax revenue and prevents productive reuse like local job creation to replace agricultural jobs lost. Today, due to lack of local jobs, 66% of employed Mullica residents commute outside of the municipality for work, and 41% work outside the County<sup>4</sup>. Because commuters buy groceries and gas elsewhere, small businesses lose revenue and local tax receipts decline, which limits resources for Site reuse and economic recovery. Because Mullica is still an agricultural center, farmland preservation is a local priority. Combined with limited local infrastructure, Mullica’s location in the Pinelands, and related special state permitting requirements, greenfield development in Mullica is not an option, and brownfield reuse is Mullica’s and the County’s only option for economic recovery.

##### 1.b. Description of the Proposed Brownfield Site(s)

The proposed cleanup site is the Perona Scrapyard, located at 1801 Columbia Road, Mullica Township, Atlantic County, New Jersey. The Site is designated Block 2401, Lot 10 by Mullica for tax purposes and encompasses approximately 99 acres of vacant, partially forested land interspersed with cleared areas and designated wetlands. Two branches of the North Branch Tributary of Hammonton Creek traverse the Site from northeast to southwest, ultimately draining north into the Mullica River, increasing the potential for contaminant migration to sensitive aquatic habitats by 12% to 64% based on their proximity to the Site alone<sup>5</sup>.

<sup>1</sup> USDA. (2022). *County Profile Atlantic County New Jersey. Census of Agriculture*

<sup>2</sup> C. Brining. (2009). *Local News - The Lost Town of Amatal in Elwood - Elwood Fire Rescue. Elwood Fire Rescue*

<sup>3</sup> SouthJersey.com. (2014). *Amatal—The Town*

<sup>4</sup> United States Census Bureau. (2025). *OnTheMap Online data/mapping application.*

<sup>5</sup> Breitmeyer, S.E. (2022). *Potential health effects of contaminant mixtures from point and nonpoint sources on fish and frogs in the New Jersey Pinelands. Science of the Total Environment. Volume 851, Part 1*

The Site was used for agricultural purposes until the early 1970s, when the Perona Scrapyard began operations. For approximately two decades until the early 1990s, operations included wire burning/lead smelting, extensive tire storage/burning, and open disposal of solid waste and petroleum products. Investigations initiated in the late 1980s and continuing through the 2000s (NJDEP CSRRP Interest No. G000000472), including a New Jersey Hazardous Discharge Site Remediation Fund (HDSRF)-supported Preliminary Assessment in 2001 and Site Investigation (i.e., Phase II equivalent) in 2003 which confirmed the presence of hazardous substances including lead, zinc, copper, PCBs, polycyclic aromatic hydrocarbons (PAHs), phthalates, petroleum hydrocarbons, pesticides, and dioxins/furans in soils and sediments. In addition, groundwater has been impacted by metals, and stormwater runoff has transported Site contaminants to sediments within the Nortons Branch (PCBs at 1.59 milligrams per kilogram [mg/kg] and lead at 864 mg/kg)<sup>6</sup>. Contamination was further exacerbated by a major tire fire in 1986. Mullica acquired the property through tax foreclosure on December 1, 2008.

**Large-scale tire removals completed in 2002, 2006, and 2010 removed approximately 336,000 tires from the Site<sup>7</sup>;** however, significant residual contamination remained. Solid waste segregation and removal activities were completed by Mullica in 2025, resulting in one large-scale stockpile of contaminated soils approximately 15 feet tall. Characterization of this stockpile confirmed hazardous levels of PCBs (up to 24.8 mg/kg) and lead (up to 50.2 milligrams per liter [mg/L]). At this time, approximately 7,800 tons of impacted soils remain stockpiled at the Site, ready for disposal. However, completion of these efforts has proven challenging due to Mullica's extremely limited financial resources (see Section 2.a.) and prohibitive costs associated with soil disposal at these concentrations.

## REVITALIZATION OF THE TARGET AREA

### 1.c. Reuse Strategy and Alignment with Revitalization Plans

**Mullica's reuse strategy for the Perona Scrapyard focuses on converting a long-blighted, contaminated property into a safe, environmentally compatible asset that supports community priorities like recreation, meets local energy needs, protects sensitive natural resources, and advances long-term sustainability goals.** For years, residents have stressed their desire for safe outdoor recreational space via informal feedback to community leaders and in community planning processes. Because Mullica is small, rural, and resource-constrained, public recreational amenities and gathering places are extremely limited. Site reuse could help address that gap. Following cleanup, reuse will emphasize open space preservation, nature-based stormwater infrastructure, recreational uses, ecological restoration, and other low-impact uses that are fully consistent with the Pinelands Comprehensive Management Plan (CMP) and the Site's physical/infrastructure constraints, including wetlands, surface waters, and 23 acres of floodplain areas. Any structures will incorporate energy efficiency measures per State code, which follows the International Energy Conservation Code. **This approach aligns with Mullica's Master Plan, which prioritizes preservation of rural character, protection of water resources, and targeted revitalization that does not rely on expanded infrastructure.** Cleanup will remove a significant barrier to these objectives by eliminating contamination that currently limits safe access, stewardship, and productive reuse of the property.

**In addition, Mullica is evaluating renewable energy reuse opportunities** for the Site, including a potential community solar project, demand for which is evidenced by the execution of a Memorandum of Understanding in October 2025 with a conditional redeveloper for a similar property (134-acre former landfill site) within the TA. This low-impact, revenue-positive reuse concept is consistent with the New Jersey Board of Public Utilities' prioritization of brownfields and landfills for community-solar siting and could easily coexist with recreational uses. Together, these strategies reflect a realistic, regulation-conscious vision for reuse that leverages EPA cleanup funding to deliver lasting environmental, community, and fiscal benefits.

### 1.d. Outcomes and Benefits of Reuse Strategy

**Cleanup and reuse of the Former Perona Scrapyard will generate immediate and long-term economic value for Mullica.** EPA research shows that cleanup investments directly support two to 13 jobs per \$100,000 spent<sup>8</sup>, stimulating local contractor hiring, equipment services, and related economic activity during remediation. Once restored, the Site will position Mullica to attract future investment, including community solar development on the

<sup>6</sup> Schoor DePalma. (2003). *Site Investigation Report*

<sup>7</sup> NJDEP. (2014). *Responsible Party Investigations Unit Summary Memo*

<sup>8</sup> Remi Economic Models, Inc. (2024). <https://www.remi.com/wp-content/uploads/2024/10>

former scrapyard. This aligns with New Jersey’s rapidly expanding clean-energy sector, which is on track to exceed 200,000 solar installations and 5 gigawatts (GW) of capacity statewide<sup>9</sup>. Solar reuse will generate long-term municipal revenue, workforce opportunities, and energy-cost savings while preserving undeveloped land.

**Cleanup will simultaneously protect residents from exposure to contamination (see 2.b), improve water quality, stabilize soils to prevent erosion, and enhance flood resilience across 23 acres of federally designated floodplain, reducing downstream impacts during extreme precipitation events, including reducing the risk of contamination reaching groundwater and the Mullica River due to flooding<sup>10</sup>. Additional site benefits include habitat restoration, including 14.3 acres of Rank 1, 2, and 4 habitats<sup>11</sup>, which will preserve key Pinelands species such as timber rattlesnake and northern pinesnake, and support ecological recovery following severe 2025 wildfires that burned more than 15,000 acres of the surrounding Pinelands. By redeveloping this Site into a safe open space, ecological preserve, and clean-energy asset, Mullica will eliminate public-health hazards, expand safe local recreational access, increase adjacent property values, and foster long-term community resilience and economic vitality.**

## STRATEGY FOR LEVERAGING RESOURCES

### 1.e. Resources Needed for Site Characterization

**To date, Mullica has leveraged approximately \$350,000 in state and County funding to support Site characterization and priority hazard reduction.** The presence of the source material stockpile has inhibited complete characterization of the Site. Once the material is removed, additional sampling will be necessary to evaluate contaminant migration to wetlands and surface waters, assess ecological receptors, and support regulatory decision-making. Mullica is preparing an HDSRF application (anticipated: \$300,000–\$500,000) to fund this additional characterization work.

### 1.f. Resources Needed for Site Remediation

**EPA Cleanup Grant funds will serve as the primary resource for Site remediation, enabling Mullica to implement NJDEP-required corrective actions** that cannot be completed with currently available resources. Additional remediation support will include NJDEP CSRRP oversight and potential supplemental County Environmental Health Act (CEHA) funding for discrete waste management tasks, as available. Mullica will also coordinate with the Pinelands Commission to obtain technical assistance related to ecological restoration planning and compliance with the Pinelands CMP.

### 1.g. Resources Needed for Site Reuse

**EPA Cleanup Grant funding will enable future reuse investments that are not feasible without cleanup.** While no reuse funding (Table 1) is currently secured, EPA Cleanup Grant funding will stimulate the availability of reuse-oriented resources by resolving contamination and regulatory uncertainty that currently preclude investment.

**Table 1. Resources Needed for Site Characterization, Remediation, and Reuse**

Name of Resource	Designation	Secured or not?	Additional Details or Information About the Resource
NJDEP/NJEDA HDSRF	(1.e) Assessment	Unsecured (in progress)	Mullica is currently preparing an application for remedial investigation to delineate contamination, a receptor evaluation, and a potable well assessment.
NJDEP Green Acres Program	(1.g) Reuse	Unsecured	Potential funding for ecological restoration and passive recreation amenities.
NJEDA Community Development Block Grants	(1.g) Reuse	Unsecured	Could support low-impact community amenities and infrastructure improvements.
Private/Nonprofit Partnerships (e.g., Nature Conservancy)	(1.g) Reuse	Unsecured	Potential collaboration for habitat restoration and educational programming.

### 1.h. Use of Existing Infrastructure

The Site is accessible via Columbia Road and does not require major infrastructure upgrades for cleanup implementation. Existing road access and proximity to municipal services will support efficient mobilization of contractors and equipment. No new water or sewer connections are required for cleanup activities; however, reuse planning will incorporate floodplain considerations and Pinelands CMP compliance to ensure long-term resilience.

<sup>9</sup> Solar Powered World Online. (2026). <https://www.solarpowerworldonline.com/2026/01/nj-governor-signs-bill-to-speed-up-residential-solar-permitting/>

<sup>10</sup> NJDEP. (2026). NJGeoWeb Online Mapping Application.

<sup>11</sup> NJDEP. (2025). New Jersey Landscape Project. Office of Fish & Wildlife Information Systems Mapping Service

## 2. Community Need and Community Engagement

### COMMUNITY NEED

#### 2.a. The Community’s Need for Funding

Mullica is a small, rural municipality with limited fiscal and staffing capacity and no ability to fund complex environmental remediation without federal support, making EPA cleanup funding essential. Mullica has approximately 5,815 residents spread across more than 56 square miles, resulting in low population density and a small tax base that restricts local revenue generation. The population declined 5.7% from 2013-2023 while the state grew 4.9%. Mullica’s population is older than County and state averages, with a **median age of 46.2 years**, and **17.8% of residents report having a disability (see 2.b)**<sup>12</sup>. These demographic trends are likely to increase demand for municipal services while constraining workforce participation and revenue growth. These population trends highlight a significant risk of economic stagnation that, without an influx of resources and redevelopment support, could result in further economic decline. **Mullica’s fiscal year (FY) 2025 municipal operating budget totaled only \$7.9 million**<sup>13</sup>. In addition to a low municipal operating budget, rising expenses are creating significant financial strain, including healthcare benefit costs that increased 23.1% for active employees and 20% for retirees, producing a \$354,000 increase in public employee healthcare expenditures from 2025 to 2026. In addition, the Atlantic County Board of Taxation has mandated a municipal-wide property tax revaluation estimated at \$350,000<sup>14</sup> further straining Mullica’s fiscal resources.

**The projected cost of the Perona Scrapyard cleanup would represent nearly 50% of all available municipal funding (see 3.f.).** Mullica employs only 25 non-law enforcement staff, all of whom are operating beyond capacity and must focus on essential services such as public safety, emergency response, and road maintenance. Without this grant, no funding is available to hire personnel needed to support grant administration, future Brownfield redevelopment, or any cleanup-related activities. The Perona Scrapyard imposes a disproportionate financial burden relative to the Township’s size and resources. **Mullica’s small tax base and limited municipal resources constrain its ability to fund complex cleanups without federal and/or state agency assistance. EPA Cleanup Grant funding is therefore essential to remediate contamination that the community cannot address on its own, protect public health and sensitive environmental resources, and enable future reuse opportunities that would otherwise remain out of reach.**

Table 2. Economic and Population Data

Indicator	United States	New Jersey	County	Mullica
2013 Population	311,536,594	8,832,406	274,960	6,164
2023 Population	332,387,540	9,267,014	274,704	5,815
Percent Change in Population (2013 to 2023)	6.7%	4.9%	-.1%	-5.7%
Median Age	38.7	40.1	42.2	46.2

*Notes: Shading indicates disparities compared to the County, state, or the U.S. Data Source: U.S. Census 2023 American Community survey 5-year estimates (2019-2023)*

#### 2.b. Health or Welfare of Sensitive Populations

Table 3. Inequitable Health Burdens

Indicator	United States	New Jersey	County	Mullica
Age Above 65	16.8%	16.8%	14.6%	15.5%
Age Above 65 Below Poverty	10.4%	9.5%	10.0%	9.0%
Age Under 18	22.2%	21.9%	21.0%	21.6%
Age Under 18 Below Poverty	16.3%	13.3%	18.3%	11.3%
Female Ages 15-44	38.9%	37.2%	35.1%	33.0%
Persons with Disability	13.0%	10.6%	14.0%	17.8%

*Notes: Shading indicates higher sensitive populations in the TA compared to County, state, or US. Data Source: U.S. Census 2023 American Community Survey 5-year estimates (2019-2023)*

**Per Table 3, sensitive populations include children (21.6%), seniors (15.5%), and persons with disabilities (17.8%),** all of whom face heightened vulnerability to environmental hazards. The proportion of Mullica residents with disabilities exceeds County levels (14%) by 27% and state levels (10.6%) by 69%. Mullica’s median household income

<sup>12</sup> U.S. Census. (2023). American Community survey 5-year estimates (2019-2023)

<sup>13</sup> Mullica Township. (FY 2025). Municipal Budget. CY-2025-User-Friendly-Budget.pdf

<sup>14</sup> State of New Jersey Department of Treasury. (2025). Order to Implement A Municipal-Wide Revaluation

(\$91,875) is 9% lower than the state median (\$101,050). 7.3% of Mullica residents live below the poverty line, including 11% of children and 9% of seniors. Exposure to contamination such as that found at the Site is a significant health concern for sensitive populations. **Mullica relies entirely on the shallow Kirkwood-Cohansey surficial aquifer, located only a few feet below ground surface in some areas, for supplying 100% of household drinking water for residents**, who are also 100% reliant on private wells. The presence of any contamination in the aquifer, therefore, poses a major risk to sensitive populations due to pre-existing conditions or developing immune systems. By removing long-standing sources of contamination, the project will help protect private drinking water wells and downstream recreational water that residents rely on for recreation, including swimming, hunting, and fishing. **Following cleanup, up to 99 acres will become available for safe, accessible open space and nature-based recreation, providing no-cost opportunities for physical activity, stress reduction, and community gathering in a rural township with limited public amenities.** These improvements will strengthen public health, expand equitable access to green space, and reduce environmental threats disproportionately affecting Mullica’s most vulnerable residents.

### 2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

**Table 4. Inequitable Health Burdens**

Health Measure	Mullica	County	United States	% Difference (Mullica v. US)
Cancer (non-skin) among adults (crude prevalence %)	9.3%	8.3%	8.2%	+13%
Asthma among adults (crude prevalence %)	10.5%	9.9%	9.9%	+6%
Heart Disease among adults (crude prevalence %)	7.8%	7.3%	6.8%	+14.7%

*Notes: 2022 U.S. Centers for Disease Control and Prevention (CDC) PLACES data.*

Per Table 4, Mullica experiences a **higher-than-average prevalence of several chronic health conditions** compared to County and national benchmarks. **Cancer (non-skin) rates exceed US rates by 13%, heart disease rates exceed US rates by 14.7%, and adult asthma exceeds US rates by 6%. Cancer, asthma, and heart disease are conditions commonly associated in the public health literature with increased sensitivity to environmental stressors**, including poor air quality, soil contamination, and impaired water quality. While this application does not assert a causal link between Site contamination and specific health outcomes, the presence of these conditions indicates a population that may be **more vulnerable to the effects of environmental exposures** and, therefore, more likely to benefit from timely remediation and risk reduction. EPA Cleanup Grant funding will help reduce potential exposure pathways and improve environmental conditions in a community where baseline health vulnerabilities exceed national norms.

### 2.d. Economically Impoverished/Disproportionately Impacted Populations

Economically unstable populations in Mullica experience **compounding environmental, health, and financial stressors** that heighten their exposure to environmental risks and limit their ability to respond without federal assistance. Publicly available data show that **6.8% of households receive Supplemental Nutrition Assistance Program (SNAP) benefits, 18.7% of residents lack a high school diploma<sup>15</sup>**, and 48% of students participate in the free/reduced-price lunch program through the USDA National School Lunch Program<sup>16</sup>, all indicators of economic insecurity associated with reduced employment opportunities, limited access to healthcare, and increased prevalence of chronic disease (see Section 2.c), suggesting a population that may be more sensitive to environmental stressors. Further, 43% of households in Mullica earn less than \$75,000/year, and 21% of those are considered burdened by housing costs, meaning housing requires more than 30% of income. Housing cost burdens create financial instability and make it difficult for households to afford other necessities, including healthy food, healthcare, and transportation, which can further compound economic disadvantages and exacerbate existing health conditions<sup>17</sup>. Educational attainment highlights further structural challenges: **18.7% of Mullica residents aged 18-24 have less than a high school diploma**, compared to **11.6% nationally, 9.9% statewide, and 8.8% County-wide**. Federal public health research identifies lower educational attainment as a key social determinant of health that is associated with higher unemployment, poorer health outcomes, and reduced lifetime earnings, all of which limit community resilience and local fiscal capacity<sup>18</sup>. **Through solar development, this grant can help increase tax revenue, which could result in**

<sup>15</sup> U.S. Census 2023 American Community survey 5-year estimates (2019-2023)

<sup>16</sup> Information provided directly from Mullica Township

<sup>17</sup> U.S. Census 2023 American Community survey 5-year estimates (2019-2023)

<sup>18</sup> H. Daniel. (2018). *Addressing Social Determinants to Improve Patient Care and Promote Health Equity. An American College of Physicians Position Paper*

job creation and population increase. This could further increase the tax base and make more funds available for services to support low-income populations and to revitalize Mullica, further improving quality of life.

## COMMUNITY ENGAGEMENT

### 2.e. Project Involvement & 2.f. Project Roles

**Table 5** below provides a list of organizations involved in this project and their specific roles. Mullica will update partners and transparently incorporate their feedback into cleanup and reuse planning and execution (2.g).

### 2.f. Project Roles

**Table 5. Organizational Involvement and Roles**

Name of Organization/Entity/Group and Mission	Point of Contact	Specific Involvement/Assistance Provided
<b>NJDEP</b> <i>Mission:</i> Protect the environment and public health.	Carole A. Mercer Environmental Specialist 3 carole.mercer@dep.nj.gov	Provide regulatory oversight under the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS) and solid waste programs; review and approve cleanup documentation; ensure protectiveness of remedial actions; coordinate with EPA.
<b>Pinelands Commission</b> <i>Mission:</i> Preserve, protect, and enhance the Pinelands ecosystem.	Susan R Grogan Executive Director Susan.grogan@pinelands.nj.gov	Provide technical coordination and guidance to ensure cleanup, restoration, and reuse comply with the Pinelands CMP; advise on ecological restoration and land-use compatibility.
<b>County Health Department</b> <i>Mission:</i> Protect and improve public health through environmental and health services.	Kara Janson Division Director & Public Health Officer (609) 645-5971	Support coordination related to waste handling and disposal; provide a public health perspective; build on prior involvement in large-scale tire removal and hazard reduction at the Site.
<b>The Nature Conservancy</b> <i>Mission:</i> Conserve the lands and waters on which all life depends.	Kimberly Neely Director of Development kimberly.neely@tnc.org	Provide advisory input on ecological restoration, habitat protection, and conservation-based reuse opportunities following cleanup.
<b>Germania Gun Club</b> <i>Mission:</i> Promote outdoor recreation and community access to natural areas.	Eric Gaupp Chapter Communications Contact (609) 513-8542	Participate in stakeholder engagement; provide feedback on Site safety, access, and compatible recreational or open space uses following cleanup.
<b>Mullica Township Board of Education</b> <i>Mission:</i> Strengthen education through community partnership	Susan Brownhill Board President sbrownhill@mullicschools.com	Support youth natural resources and Brownfields education promote environmental career development; support community involvement through school projects.

### 2.g. Incorporating Community Input

**On January 8, 2026, Mullica held a community meeting for public input on the draft application and ABCA and posted them on its website.** Mullica will develop a Public Involvement Plan (PIP) with input from partners in Table 5 to engage young families, youth, local elected officials, community leaders throughout the TA, and other stakeholders. Partners will act as project champions who can help connect Mullica with often hard-to-reach groups, including people over 65 without internet and low-income people. Mullica anticipates holding four community meetings: one prior to cleanup (estimated December 2026), two during cleanup (estimated July and October 2027), and one post-cleanup (estimated March 2028). All will be in-person and virtual for maximum participation, where attendance and comments will be recorded for consideration during cleanup. Meetings will be advertised using social media, ads in *The Press of Atlantic City* and *The Hammonton Gazette* newspapers, and via emails and fliers shared with partners in Table 5. Mullica will host a project-specific webpage that it will update at least quarterly. It will also update the Township Committee quarterly, and will share those updated materials with project partners for use in updating their own networks and leadership. Finally, Mullica will provide opportunities for written or digital comments between and at each community meeting. It will transparently share what feedback it could incorporate, what it could not, and why not. It will refer technical questions to its qualified environmental professional (QEP, i.e., New Jersey-specific Licensed Site Remediation Professional [LSRP], see 3.b-e.) and questions about community welfare and needs to the appropriate partners (Table 7). All meetings will be in English, with interpretation available on request. Meetings will take place in ADA-compliant, accessible locations, and Mullica will support transportation to

and from the meeting if requested. Mullica will also meet with neighbors, business owners, and property owners closest to the Site to directly share information about cleanup progress, using support from its project partners and LSRP to share technical information.

### 3. Task Descriptions, Cost Estimates, and Measuring Progress

#### 3.A. PROPOSED CLEANUP PLAN

The preferred cleanup alternative (draft ABCA Alternative #3) includes 1) the installation of Site security fencing to prevent future inadvertent/transient direct contact exposure concerns, 2) completion of supplemental waste classification laboratory analytical sampling in accordance with state, local, and federal regulations in addition to disposal facility requirements, 3) removal of residual solid waste piles present at the Site, and 4) disposal of **approximately 7,800 tons of already stockpiled/impacted soil material at an appropriate off-Site facility.**

Contaminated soils will be disposed of/transported off-Site during dry weather conditions to eliminate potential further run-off concerns in an effort to protect the directly adjacent sensitive wetlands and species habitats and shallow groundwater table. A detailed description of cleanup efforts is included as 3.b. – 3.e. below.

#### DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

#### 3.B. PROJECT IMPLEMENTATION, 3.C. ANTICIPATED PROJECT SCHEDULE, 3.D. TASKS/ACTIVITY LEAD, 3.E. OUTPUTS

Mullica does not plan to issue subawards or participant support costs under this grant. No health monitoring activities are planned at present, but future needs will be evaluated based on the results of environmental assessments and in consultation with partners.

<b>Task 1 – Project Management</b>
b. Project Implementation, EPA-funded tasks: Procure Licensed Site Remediation Professional (LSRP) to serve as QEP in compliance with 2 CFR Part 200 and the cooperative agreement. Monitor schedule and budget, report on activities and accomplishments to stakeholders, and oversee LSRP. LSRP will support documentation and Assessment, Cleanup and Redevelopment Exchange System (ACRES)/quarterly reporting, which Mullica will review and approve. Mullica and LSRP will meet monthly. Two Mullica representatives to attend one National Brownfields Conference and one state/regional brownfields conference.
c. Anticipated Project Schedule: Ongoing throughout grant period, assumed October 1, 2026, to anticipated project closure on September 30, 2028. Grant-funded work can begin immediately upon completion of EPA-approved workplan, with LSRP procured by Dec. 2026, if not sooner. However, it should be noted that Mullica has already retained an LSRP and remediation contractor for prior services using a fair and open process in accordance with New Jersey Local Public Contracts Law (New Jersey Statutes Annotated [N.J.S.A.] 40A:11), which Mullica understands to comply with 2 CFR 200.317-326 and all applicable EPA guidelines and best practices. The LSRP’s approved scope of work includes applying for and obtaining agency permits anticipated for the work. The grant-funded work is expected to begin immediately upon completion of EPA-approved workplan and after obtaining the required permits.
d. Task/Activity Lead: Mullica (Applicant and Site Owner), Assist: LSRP
e. Outputs: Up to 24 project coordination meetings, NJDEP-regulatory reporting requirements, eight quarterly reports/ACRES updates, three Federal Financial Reports, and one closeout report detailing grant activities, cleanup progress, and any remaining needs.
<b>Task 2 – Community Engagement</b>
b. Project Implementation, EPA-funded tasks: Develop PIP and conduct a minimum of four community meetings at key project milestones. Develop project webpage and issue quarterly updates via website/social media and other channels, including partner networks. Document and respond to community input; conduct targeted outreach to Site neighbors, business and property owners. Update Township Committee quarterly.
c. Anticipated Project Schedule: October 1, 2026, to September 30, 2028. Community meetings in December 2026 (pre-soil remediation, cleanup plan development), May and September 2027 (mobilization and remediation), and May 2028 (post-cleanup). Other meetings as needed until project closure, anticipated September 30, 2028.
d. Task/Activity Lead: Mullica (Applicant and Site Owner), Assist: LSRP
e. Outputs: One PIP, one project webpage, four community open houses and notes/attendance, eight press releases/blogs/website updates/social media posts, and community outreach notes/summaries.
<b>Task 3 – Cleanup Planning</b>
b. Project Implementation, EPA-funded tasks: Hold 30-day public review/comment period of draft ABCA; finalize ABCA to incorporate comments from public/regulatory review and obtain R2 EPA Project Manager approval; secure all permits/regulatory approvals; develop Site cleanup plans, including Health and Safety Plan (HASP), Quality Assurance Project Plan (QAPP), and Sampling and Analysis Plan (SAP), and secure EPA approvals.
c. Anticipated Project Schedule: Dec. 1, 2026, to May 30, 2027.
d. Task/Activity Lead: Mullica (Applicant and Site Owner), overseeing LSRP
e. Outputs: One final ABCA; one HASP, QAPP, SAP; 100% remedial design documents; one set of bid documents; one cleanup plan
<b>Task 4 – Site Cleanup</b>

b. Project Implementation, EPA-funded tasks: Mullica will procure a remediation contractor with assistance from LSRP and in compliance with 2 CFR 200. Contractor cleanup activities will include excavation of contaminated soil, removal to a disposal facility, and air quality monitoring. LSRP will work with Mullica to coordinate with state regulators and ensure cleanup meets applicable state and federal regulations and that the cleanup substantially advances the Site toward regulatory closure.

c. Anticipated Project Schedule: June 1, 2027 - September 30, 2028

d. Task/Activity Lead: Mullica (Applicant and Site Owner), Assist: LSRP

e. Outputs: One certificate of completion, one grant close-out report detailing cleanup progress and anticipated next steps

### 3.F. COST ESTIMATES

Costs are reasonable, allowable and allocable and correlate with tasks and outputs. Costs were developed based on rates Mullica currently pays for environmental services and based on estimates from Mullica’s current Licensed Site Remediation Professional (LSRP). Cost basis assumes a rate of \$50/hour plus 40% fringe for Mullica staff (total \$70/hour), \$210/hour for LSRP and \$250/hour for state oversight.

**Table 6. Budget Table**

Budget Categories		Project Tasks (\$)				
		Task 1: Project Management	Task 2: Community Outreach	Task 3: Cleanup Planning	Task 4: Site Cleanup	Total
Direct Costs	Personnel	\$ 4,900	\$ 7,000	\$ 6,250	\$ 8,000	\$ 26,150
	Fringe	\$ 1,960	\$ 2,800	\$ 2,500	\$ 3,200	\$ 10,940
	Travel	\$ 7,490	\$ -	\$ -	\$ -	\$ 7,490
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ -	\$ 800	\$ -	\$ -	\$ 800
	Contractual	\$ 33,600	\$ 24,260	\$ 29,400	\$ 106,500	\$ 193,760
	Construction	\$ -	\$ -	\$ 18,000	\$ 3,708,000	\$ 3,726,000
	Other	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Direct Costs</b>		\$ 47,950	\$ 34,860	\$ 56,150	\$ 3,825,700	\$ 3,964,660
Indirect Costs						
<b>Total Budget (Direct + Indirect)</b>		\$ 47,950	\$ 34,860	\$ 56,150	\$ 3,825,700	\$ 3,964,660

**Table 7. Cost Estimate Table**

Task	Cost Basis and Assumptions (Avg. Rate \$50/hr. for Mullica, \$210/hour for LSRP)
<b>1. Project Management</b>	<p><u>Personnel and Fringe Total = \$6,860 (Personnel = \$4,900 + Fringe [40%] = \$1,960)</u>            Review LSRP-prepared quarterly report (1h/report x 8 reports = 8 hrs x \$50/hr + 40% fringe = \$560); attend 24 team meetings (1h/meeting x 24 meetings = 24 hrs x \$50/hr + 40% fringe = \$1,680); review annual reports (2h/set of reports x 2 sets = 4 hrs x \$50/hr + 40% fringe = \$280); review final report (6 hrs x \$50/hr + 40% fringe = \$420); financial management and reporting (2h/mo x 24 months = 48 hrs x \$50/hr + 40% fringe = \$3,360); Review reports in ACRES (1h/quarter x 8 quarters = 8 hrs x \$50/hr + 40% fringe = \$560)            Travel Costs for Two Mullica staff: \$7,490            National Brownfields Training Conference (1 conference, estimated at \$650 flight + \$350 hotel/night x 4 nights + lodging + \$75 day Meals, Incidentals, and Expenses (MIE) x 4 days = \$300 MIE + \$300 registration) = \$2,650/person x 2 people = \$5,300   Regional Brownfields Conference (Estimated at \$290 for 210 miles roundtrip + \$300 hotel/night x 2 nights = \$600 lodging + \$75/day MIE x 2 days = \$150 MIE + \$210 registration = \$1,240/conference x 1 conference x 2 people/conference = \$2,190)  <u>Contractual Costs: \$33,600</u>            24 monthly project team meetings (24 months x \$210/hr x 2 hr/meeting = \$10,080); 8 quarterly reports (8 reports x \$210/hr x 4 hrs = \$6,720); Annual Federal Financial Reports (8h/year x 2 years x \$210/hr = \$3,360); 1 final summary report (\$210/hr x 32 hr = \$6,720); ACRES updates (8 quarterly updates x \$210/hr x 4 hr/quarter = \$6,720)</p>
<b>2. Community Outreach</b>	<p><u>Personnel and Fringe Total = \$9,800 (Personnel = \$7,000 + Fringe [40%] = \$2,800)</u>            Develop PIP (12 hrs x \$50/hr + 40% fringe = \$840); Plan/attend 4 community outreach meetings (2 hours attendance + 6 hours planning/meeting x 4 meetings = 32 hrs x \$50/hr + 40% fringe = \$2,240); Quarterly articles/website/Commission updates (8 quarters x 2h/quarter = 16 hrs x \$50/hr + 40% fringe = \$1,120); Direct community outreach and engagement outside meetings (80 hrs x \$50/hr + 40% fringe = \$5,600)  <u>Supplies: \$800</u>            Community mtg light refreshments/office supplies (sticky notes, voting dots, pens, markers, paper) (4 x \$200/meeting = \$800)  <u>Contractual Costs: \$24,260</u></p>

	<p>LSRP contributions to PIP (6 hrs x \$210/hr = \$1,260); LSRP support at community outreach meetings (10hrs/meeting x 4 meetings = 40 hrs x \$210/hr = \$8,400); support quarterly articles/media updates (2h/quarter x 8 quarters = 16 hrs x \$210/hr = \$3,360); Support Mullica with direct outreach and engagement with key constituencies outside of community meetings (24 hrs x \$210/hr = \$5,040); Interpretation and translation (20 hrs x \$210/hr = \$4,200); printing flyers and posters for community meetings (\$210/meeting x 4 meetings = \$840 + \$1,160 flyers and other printed materials = \$2,000)</p>
<b>3. Cleanup Planning</b>	<p><u>Personnel and Fringe Total = \$8,750 (Personnel = \$6,250 + Fringe [40%] = \$2,500)</u>  Review ABCA, coordinate with LSRP (25 hrs x \$50/hr + 40% fringe = \$1,750); review remedial design documents (25 hrs x \$50/hr + 40% fringe = \$1,750); support for permitting (25 hrs x \$50/hr + 40% fringe = \$1,750); review Site workplans (25 hrs x \$50/hr + 40% fringe = \$1,750); review final design documents, (25 hrs x \$50/hr + 40% fringe = \$1,750).  <u>Contractual Costs: \$29,400</u>  ABCA update and finalization (30 hrs x \$210/hr = \$6,300); Remedial design documents (30 hrs x \$210/hr = \$6,300); Permitting support and planning for soil conservation district (40 hrs x \$210/hr = \$8,400); Develop Site workplans for disposal (20 hrs x \$210/hr = \$4,200); Final design and coordination with contractor (20 hrs x \$210/hr = \$4,200)  <u>Construction Costs: \$18,000</u>  Mobilization/demobilization, Site preparation (120 hrs x \$150/hr = \$18,000)</p>
<b>4. Site Cleanup</b>	<p><u>Personnel and Fringe Total = \$11,200 (Personnel = \$8,000 + Fringe [40%] = \$3,200)</u>  Oversee LSRP and contractor, including Site visits, meetings and correspondence (80 hrs x \$50/hr + 40% fringe = \$5,600); closeout reporting, regulatory communication, correspondence (80 hrs x \$50/hr + 40% fringe = \$5,600)  <u>Contractual Costs: \$106,500</u>  Project contracting and contractor coordination (40 hrs x \$210/hr = \$8,400); Pre-disposal supplemental waste classification laboratory analysis (1 x \$26,700), Disposal oversight (10 hrs x 5 days/week x 4 weeks = 200 hrs x \$210/hr = \$42,000); Progress reporting (100 hrs x \$210/hr = \$21,000); Disposal documentation/data management (40 hrs x \$210/hr = \$8,400)  <u>Construction Costs: \$3,708,000</u>  Mobilization/demobilization and administrative costs (1 x \$100,000=\$100,000 lump sum); Disposal of hazardous soils (7,800 tons x \$410/ton = \$3,198,000); Contractor load-out crew and air monitoring services (1 x \$410,000=\$410,000 lump sum)</p>

### 3.G. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS

**Mullica will track and evaluate progress monthly** utilizing Excel, in addition to coordinating with the LSRP and project contractor. It will measure/report outputs and other deliverables with quarterly progress reports and in ACRES. Measurement will compare quarterly achievements to output/outcome goals, so that deviations can be identified and corrected as they occur. Measurable cleanup results within the two-year grant period are: Removal of approximately 7,800 tons of contaminated soil from the Site; decrease in PCB, lead, and other metals in soil and sediments; and increased floodplain capacity due to environmental restoration. Output tracking will include completion of key deliverables such as the ABCA, HASP, QAPP, SAP, regulatory permits, procurement actions, staged removal activities, public meetings, and final reporting. Outcomes include reduced risk of exposure to contamination for residents and sensitive populations; protection of groundwater; improved water quality; improved habitat for sensitive species; solar energy generation; jobs generation; increased tax revenues; and increased safe outdoor space for community recreational access.

**Progress will also be evaluated through NJDEP’s regulatory oversight framework, ensuring compliance with state requirements and confirmation of protectiveness.** Mullica will coordinate closely with its LSRP and regulatory agencies to evaluate results and address deviations from planned performance. Final results will be documented in a Cleanup Completion Report demonstrating attainment of cleanup objectives and long-term protectiveness.

## 4. Programmatic Capability and Past Performance

### PROGRAMMATIC CAPABILITY

#### 4.a. Organizational Structure & 4.b. Description of Key Staff.

Mullica will manage the grant internally and will share project progress with its partners (see Table 7) plus the NJDEP. **Project Director: DeAnna DeMarco, Mayor of Mullica**, will be responsible for schedule, budget, deliverables, ACRES, and quarterly performance reporting. Mayor DeMarco has served as mayor since 2024 and has five years’ experience in community governance. **Project Manager/Financial Management Lead: Dawn Stollenwerk, Chief Financial Officer of Mullica**, will be responsible for cooperative agreement, including drawdowns, reimbursements, federal financial reporting, internal controls, and audit readiness. Ms. Stollenwerk brings over 30 years of experience in financial and municipal government and is a licensed Certified Municipal Finance Officer (CMFO) and a Qualified Purchasing Agent

(QPA). **Communications Director / Records & Public Notification: Monica Newton, Acting Municipal Clerk**, will maintain public notifications, meeting coordination, documentation of community engagement activities, and maintenance of the administrative record consistent with EPA and NJDEP requirements. Ms. Newton has 10+ years of experience in fiscal management/analysis. **Contractor Coordination Support: Albert C. Gras, Superintendent of Public Works, Mullica Township**, will be responsible for site access coordination, ensuring safe logistics while minimizing the impact to the public, and will contribute to Mullica's oversight during active cleanup. Mr. Gras has served Mullica for over a decade and is a Certified Public Works Manager (CPWM).

#### **4.c. Acquiring Additional Resources**

Mullica has the staff and procedures in place to successfully acquire services to complete the grant through a competitive, qualifications-based process compliant with 2 CFR 200.317-200.326 and all EPA guidance. Mullica's existing systems will also support efficient staff transitions if unforeseen events arise, which will eliminate delays and ensure the team maintains appropriate qualifications.

### **PAST PERFORMANCE AND ACCOMPLISHMENTS**

#### **4.e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

##### *4.e.(1) Purpose and Accomplishments*

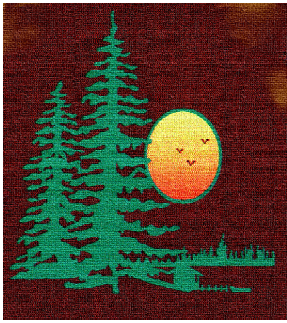
Projects most similar to the proposed project are two separate **NJDEP/NJEDA HDSRF Grants**, awarded \$164,996 and \$109,595, targeting the Site during 2-year (each) performance periods ending 1/3/2001 and 10/7/2002, respectively. These grants supported Preliminary Assessment and Site Investigations, confirming Site contaminants (metals, PCBs, PAHs, dioxins/furans). These investigations established the baseline for the current cleanup strategy and supported Mullica's decision-making under NJDEP oversight.

**New Jersey State Scrap Yard Entitlement Program** provided \$105,000 in 2002. Achievements include the removal of approximately 100,000 tires, eliminating major fire hazards and visible blight.

**Atlantic County Environmental Health Act Support** provided \$50,000 from 2006 to 2010. Achievements include large-scale tire removals (approx. 216,000 tires in 2006 and 20,000 tires in 2010), eliminating major fire hazards and visible blight, significantly improving Site safety pending full contamination management.

##### *4.e.(2) Compliance with Grant Requirements*

Mullica complied with all grant reporting requirements, including complete and timely submission of workplans and programmatic, annual financial, and close-out reports. All funds were utilized during the designated period of performance. In each case, Mullica achieved all expected results in a timely manner and in accordance with approved work plans, schedules, and terms and conditions. No corrective actions were issued.



**Township of Mullica**  
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## **THRESHOLD CRITERIA**

### **Threshold Criteria Responses**

**9b: Environmental Cleanup Program Status**

**14a: Draft ABCA**

**14b: Newspaper Ad or Equivalent**

**14c: Public Meeting Notes/Summary**

**14c: Public Meeting Sign-In Sheet/Participant List**



## State of New Jersey

PHILIP D. MURPHY  
*Governor*

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
CONTAMINATED SITE REMEDIATION AND REDEVELOPMENT  
OFFICE OF BROWNFIELD AND COMMUNITY REVITALIZATION

SHAWN M. LATOURETTE  
*Commissioner*

TAHESHA L. WAY  
*Lt. Governor*

Mail Code 401-05K  
P.O. Box 420  
401 E. State Street  
Trenton, New Jersey 08625

Lee Zeldin, Administrator  
1200 Pennsylvania Avenue, N.W.  
Washington, DC 20460

December 23, 2025

**RE: Mullica Township, Atlantic County, New Jersey  
USEPA 2026 Brownfields Cleanup Grant**

Dear Administrator, Zeldin:

This letter of support acknowledges the New Jersey Department of Environmental Protection's endorsement of the Mullica Township, NJ application to the United States Environmental Protection Agency (USEPA) for a Brownfields Cleanup Grant to remediate environmental contaminants associated with discharges of hazardous substances. If approved, the US EPA cleanup grant will provide up to \$4M dollars.

As per the FY26 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS, please note that the State of New Jersey no longer has a Voluntary Cleanup Program. Rather, the enactment of the Site Remediation Reform Act (SRRA) in 2009 established the Licensed Site Remediation Professional (LSRP) program and fundamentally changed the process for how sites are remediated in the state of New Jersey. As such, LSRPs "step into the shoes" of the New Jersey Department of Environmental Protection (NJDEP) to oversee the remediation of contaminated sites. SRRA requires that cleanups must be conducted under the direction of an LSRP, who has responsibility for oversight of the environmental investigation and remediation. The LSRP is required to comply with all remediation statutes and rules and consider NJDEP guidance when making remediation decisions. The NJDEP monitors the remediation progress and the actions of LSRPs.

The site does have an LSRP of Record who has served as the Environmental Professional and can certify that a sufficient level of site characterization has been completed and the site is ready for cleanup. The site should be ready to proceed to remediation by June 2026. Please accept this letter of support for the Mullica Township, NJ Brownfields Cleanup Grant application. Please do not hesitate to contact Anthony Findley of my staff if further assistance is required at (732)-239-8709 (cell) or email at [anthony.findley@dep.nj.gov](mailto:anthony.findley@dep.nj.gov).

Sincerely,

Ronald J. Wienckoski Jr., SR Tech Specialist  
Office of Brownfield & Community Revitalization

C: Anthony Findley, NJ DEP  
Mark Pietrucha, Haley & Aldrick, Inc.

## THRESHOLD CRITERIA

### 1. Applicant Eligibility

#### 1.A. APPLICANT TYPE

The Township of Mullica (Mullica) is eligible to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant as a general purpose unit of local government in New Jersey.

Attachment: Eligibility Documentation

#### 1.B. EXEMPTION FROM FEDERAL TAXATION

Mullica is not exempt from taxation under Section 501(c)4 of the Internal Revenue Code.

### 2. Previously Awarded Cleanup Grants

Mullica affirms it has not received any previous EPA Brownfields Cleanup Grant for the subject Site.

### 3. Expenditure of Existing Multipurpose Grant Funds

Mullica affirms it does not have a current EPA Brownfields Multipurpose Grant.

### 4. Site Ownership

Mullica acquired the single parcel that comprises the Site on December 1, 2008, through a tax foreclosure.

### 5. Basic Site Information

**5.a) Site Name:** Former Perona Scrapyard

**5.b) Site Address:** 1801 Columbia Road, Mullica Township, New Jersey 08217 (Block 2401, Lot 10)

### 6. Status and History of Contamination at the Site

**6.a) Site contamination status (hazardous or petroleum):** Mullica affirms that the Site's soil, sediment, and groundwater have been contaminated with petroleum and hazardous substances. Site soils and sediments have been confirmed to contain elevated concentrations of hazardous substances, including lead, zinc, copper, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), phthalates, total petroleum hydrocarbons (TPHCs), pesticides, and dioxins/furans. Groundwater has been identified to contain elevated metal concentrations.

**6.b) Operational history and current use(s) of the site:** The Site was first developed for agricultural use in the 1960s. Historic scrapyard operations were initiated in the 1970s and continued through the 1990s, which included wire burning, lead smelting, tire burning, and dumping of solid waste and drums. These practices generated ash deposits, waste piles, and contaminated soils/sediments. The Site has remained vacant from the 1990s to the present day.

**6.c) Site environmental concerns:** Groundwater contamination threatens the shallow surficial aquifer located only a few feet below ground surface in some areas (Pinelands Alliance, 2020). Soil and sediment contamination and associated runoff/diffusion have impacted the immediately adjacent Norton's Creek, which drains to the Mullica River, increasing ecological and human-health concerns.

**6.d) Site contamination origin, nature, and extent:** The present-day contamination originates from generated ash deposits, waste piles, and impacted soils, sediments, and groundwater associated with nearly two decades of historical scrapyard operations, which included wire burning and lead smelting, extensive tire storage and burning, and open disposal of solid waste and drums of unknown contents. Contamination was further exacerbated by a massive tire fire that occurred in May 1986, where an estimated 50,000 tires were consumed, resulting in

fire-fighting runoff infiltrating the sandy subsurface and contaminating the nearby Norton's Creek, as well as associated wetlands and ecosystems.

**Investigation activities were initiated by the New Jersey Department of Environmental Protection (NJDEP) in the late 1980s and continued through the early 2000s**, supported by New Jersey's Hazardous Discharge Site Remediation Fund (HDSRF), including a Preliminary Assessment (PA) in 2021 and Site Investigation (SI) in 2003. The 2003 SI findings identified elevated concentrations of **hazardous substances, including lead, zinc, copper, PCBs, PAHs, phthalates, TPHCs, pesticides, and dioxins/furans in soils and/or sediments**. Further, groundwater has been identified to contain elevated concentrations of metals.

Although large-scale tire removal efforts in 2002, 2006, and 2010 eliminated approximately 336,000 tires and significantly reduced the volume of solid waste at the Site, residual contamination remains across multiple disposal areas and burn zones. Additional investigation and delineation activities are required to define the nature and extent of soil, sediment, and groundwater contamination. However, it should be noted that the Site is exempt from Spill Act liability under New Jersey law (New Jersey Statutes Annotated [N.J.S.A.] 58:10-23.11) as a governmental entity acquiring tax-delinquent property.

Solid waste segregation and removal activities were completed by Mullica in 2025. Segregated impacted soils were stockpiled, resulting in one large-scale stockpile approximately 15 feet tall. Waste characterization sampling conducted at the time evaluated representative samples collected from the soil stockpile, which identified hazardous levels of PCBs (up to 24.8 milligrams per kilogram [mg/kg]) and Toxicity Characteristic Leaching Procedure (TCLP) lead (up to 50.2 milligrams per liter [mg/L]). At this time, approximately 7,800 tons of stockpiled contaminated soils are staged at the Site and ready for disposal.

## **7. Brownfield Site Definition**

- a) Mullica affirms the Site is not listed on the National Priorities List (NPL).
- b) Mullica affirms the Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); and
- c) Mullica affirms the Site is not subject to the jurisdiction, custody, or control of the U.S. government.

## **8. Environmental Assessment Required for Cleanup Grant Applications**

Description of environmental assessments conducted at the Site:

### ***NJDEP Investigation Efforts, 1986-1990s***

Beginning in 1986 and continuing through the early 1990s, NJDEP responded to repeated complaints of open burning, waste disposal, and ash placement at the former Perona Scrapyard. Investigation reports from this period document extensive ash deposits across road surfaces, disposal areas, and surrounding soils, including wire-burning ash, tire-fire residues, and widespread dark or grey surface materials. Several NJDEP investigators specifically noted the presence of "lead ash" and other metal-bearing residues reportedly brought to the Site from off-Site dealers, as well as copper-laden soils generated by wire reclamation activities. These early inspections consistently found ash piles encroaching on drainage pathways and mixing with native sands, raising concerns about contaminant migration and exposure.

By the late 1980s and early 1990s, NJDEP shifted toward analytical sampling which confirmed high levels of lead, copper, zinc, PCBs, and dioxins/furans in on-site soils, where lower levels were identified in on-site groundwater. The NJDEP repeatedly directed the owner to discontinue burning activities and restrict access to ash-covered zones, reflecting the agency's conclusion that

ash-related metals contamination was prevalent. These findings established a clear history of improper disposal and probable lead-impacted soils, forming the regulatory basis and environmental precedent for the more comprehensive 2002/2003 SI that followed.

***Preliminary Assessment (PA) Report, prepared by Schoor DePalma on behalf of Mullica, dated June 2001.***

Mullica's 2001 PA for the former Joseph Perona Scrapyard identified three Major Areas of Environmental Concern (MAOC): MAOC-1 (east disposal area), MAOC-2 (west disposal area), and MAOC-3 (former residential structures)—containing 11 associated Areas of Concern (AOCs) where historical waste handling, wire- and tire-burning, storage, and disposal activities introduced contaminants into soil, groundwater, surface water, and ash waste. NJDEP SI data from 1986 to 1992, reviewed in the PA, confirmed impacts from lead, zinc, copper, PCBs, semi-volatile organic compounds (SVOCs), and dioxins/furans, with ash samples showing percent-level metals and dioxin/furan concentrations exceeding EPA non-industrial criteria, primarily within MAOC-1. The PA also documented a long history of regulatory violations following the May 1, 1986, tire fire, including open burning, unpermitted lead-smelting operations, and failure to remove waste or conduct required sampling—leading to NJDEP directives, enforcement actions, and confirmation that on-site residents and workers faced significant direct-contact health risks. Based on these findings, the PA recommended additional sampling and delineation for all MAOC-1 AOCs and further SI work for MAOC-2 and MAOC-3 to define contamination and support remediation planning.

***Site Investigation (SI) Report, prepared by Schoor DePalma on behalf of Mullica, dated September 2003 (i.e., Phase II equivalent).***

Mullica completed a comprehensive SI at the former Joseph Perona Scrapyard in 2002–2003 to define the nature and extent of contamination across three MAOCs: the east disposal area (MAOC-1), west disposal area (MAOC-2), and former residential structures area (MAOC-3). Fieldwork conducted in August 2002 included 32 soil borings and 64 associated soil samples within MAOC-2, 13 soil samples in MAOC-3, and two sediment samples in MAOC-1, supplemented by groundwater sampling of four monitoring wells in November 2002. Analytical results identified elevated PCBs and priority pollutant metals in MAOC-1 sediments—including Aroclor 1248/1254/1260 and metals such as copper, lead, and zinc—each exceeding NJDEP's Most Stringent Sediment Screening Guidelines at the time. In MAOC-2, eight soil samples (SB-1A, SB-4A, SB-5A, SB-6A, SB-15B, SB-18, SB-30A, and SB-31A) exceeded NJDEP Soil Cleanup Criteria for PCBs, metals, and select semi-volatile organic compounds, and an additional sediment sample (SED-3) contained copper above the Lowest Effects Level. In MAOC-3, soils beneath former aboveground storage tanks (ASTs) and dumpsters were below applicable criteria; however, one targeted sample (PCB-A) collected from a visibly stained area exhibited elevated TPHC (11,000 mg/kg) and PAHs (benzo(a)pyrene and benzo(a)anthracene) above NJDEP criteria. NJDEP's 2004 review of the SI determined that the soil investigation was acceptable and directed that no additional groundwater work occur until soil delineation is completed, underscoring that soil and sediment impacts are the principal environmental drivers for remediation.

***Waste classification analytical sampling completed on behalf of Mullica by Northstar Environmental Services, dated July 2025.***

Solid waste segregation and removal activities were completed by Mullica in 2025. Segregated impacted soils were stockpiled, resulting in one large-scale stockpile approximately 15 feet tall. Waste characterization sampling conducted at the time evaluated representative samples

collected from the soil stockpile, which identified hazardous levels of PCBs (up to 24.8 mg/kg) and TCLP lead (up to 50.2 mg/L).

**Date of Phase II:** September 2003

## **9. Site Characterization**

Option b. for a non-State/Tribal Environmental Authority eligible for voluntary cleanup.

Attachment: Letter from the State certifying environmental cleanup program status and petroleum site eligibility

## **10. Enforcement or Other Actions**

Mullica affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the Site

## **11. Sites Requiring a Property-Specific Determination**

Mullica affirms that the Site does not need a property-specific determination.

## **12. Threshold Criteria Related to CERCLA/Petroleum Liability**

### **12.A. PROPERTY OWNERSHIP ELIGIBILITY – HAZARDOUS SUBSTANCE SITES**

#### **12.a.i. Exemptions to CERCLA Liability**

Property Acquired Under Certain Circumstances by Units of State and Local Government

a) Circumstances of acquisition: The subject property was owned by Oly Perona until August 12, 1949, when it was transferred to Joseph Perona. Mullica subsequently acquired the property through a tax foreclosure on December 1, 2008, and is the sole owner, holding the fee simple title.

b) Acquisition date: December 1, 2008

c) Did disposal of all hazardous material happen prior to acquisition? Yes.

d) Mullica affirms that it did not cause or contribute to the release of hazardous substances at the Site.

e) Mullica affirms that it has not arranged for the disposal/transportation of hazardous substances at/to the Site.

## **13. Cleanup Authority and Oversight Structure**

**13.a.** The Site is currently under the oversight of the NJDEP Contaminated Site Remediation and Redevelopment Program (CSRRP) (NJ Voluntary Cleanup Program equivalent) (NJDEP CSRRP Interest No. G000000472) and Mullica's designated Licensed Site Remediation Professional (LSRP). Additional remediation support will include NJDEP CSRRP and LSRP oversight and potential supplemental County Environmental Health Act (CEHA) funding for discrete waste management tasks, as available. Mullica will also coordinate with the Pinelands Commission to obtain technical assistance related to ecological restoration planning and compliance with the Pinelands CMP.

**13.b.** Access to properties other than the Site is not necessary to complete the cleanup.

## **14. Community Notification**

### **14.a. Draft ABCA**

Mullica provided the community with an opportunity to comment on the proposed grant application and draft ABCA, in compliance with all EPA requirements. Notification was posted January 6th, 2026, and a community meeting took place on January 8, 2026.

Attachment: Draft ABCA

**14.b. Community Notification**

Attachment: newspaper ad soliciting comments

Attachment: comments received and their responses, or if not, explain why: No comments received.

**14.c. Public Meeting documents**

Attachment: notes/summary of public meeting

Attachment: meeting sign-in sheet/participant list

**15. Contractors and Named Subrecipients**

**CONTRACTORS**

N/A

**NAMED SUBRECIPIENTS**

N/A

**Attachment List**

**Question    Attachment Name**

9b	Letter certifying environmental cleanup program status from State Environmental Authority
14a	Draft ABCA
14b	Newspaper ad or equivalent
14c	Public meeting notes/summary
14c	Public meeting sign-in sheet/participant list