



CITY OF TRENTON
OFFICE OF THE MAYOR

W. Reed Gusciora
Mayor

**US EPA FY26 Brownfield Community-wide Assessment Grant
City of Trenton, NJ
Application Information Sheet**

1. **Applicant Identification:** The applicant is the City of Trenton, New Jersey, with a mailing address of 319 East State Street, Trenton, NJ 08608.
2. **Website URL:** www.TrentonNJ.org
3. **Funding Requested:**
 - a. Community-wide Assessment Grant
 - b. Federal Funds Requested: \$500,000
4. **Location:** Trenton, Mercer County, New Jersey
5. **Target Area and Priority Site Information**
 - a. Target areas: Census tracts 2, 4, and 21
 - b. Priority Sites:
 - i. **723 Chestnut Ave, Trenton, NJ 08611**
 - ii. **139 Walnut Ave, Trenton, NJ 08609**
 - iii. **276 Home Ave, Trenton, NJ 08611**
 - c. See attached map
6. **Contacts**
 - a. **Project Director**
Yolanda Vazaquz, Interim Director
Department of Housing and Economic Development
609-989-3520
yvazaquz@trentonnj.org
City of Trenton
319 East State Street
Trenton, NJ 08608
 - b. **Chief Executive/Highest-Ranking Elected Official**
W. Reed Gusciora, Mayor
609-989-3030
mayorsoffice@trentonnj.org



CITY OF TRENTON
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W. Reed Gusciora
Mayor

City of Trenton
319 East State Street
Trenton, NJ 08608

7. **Population:** 89,966

8. **Other Factors**

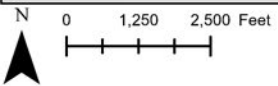
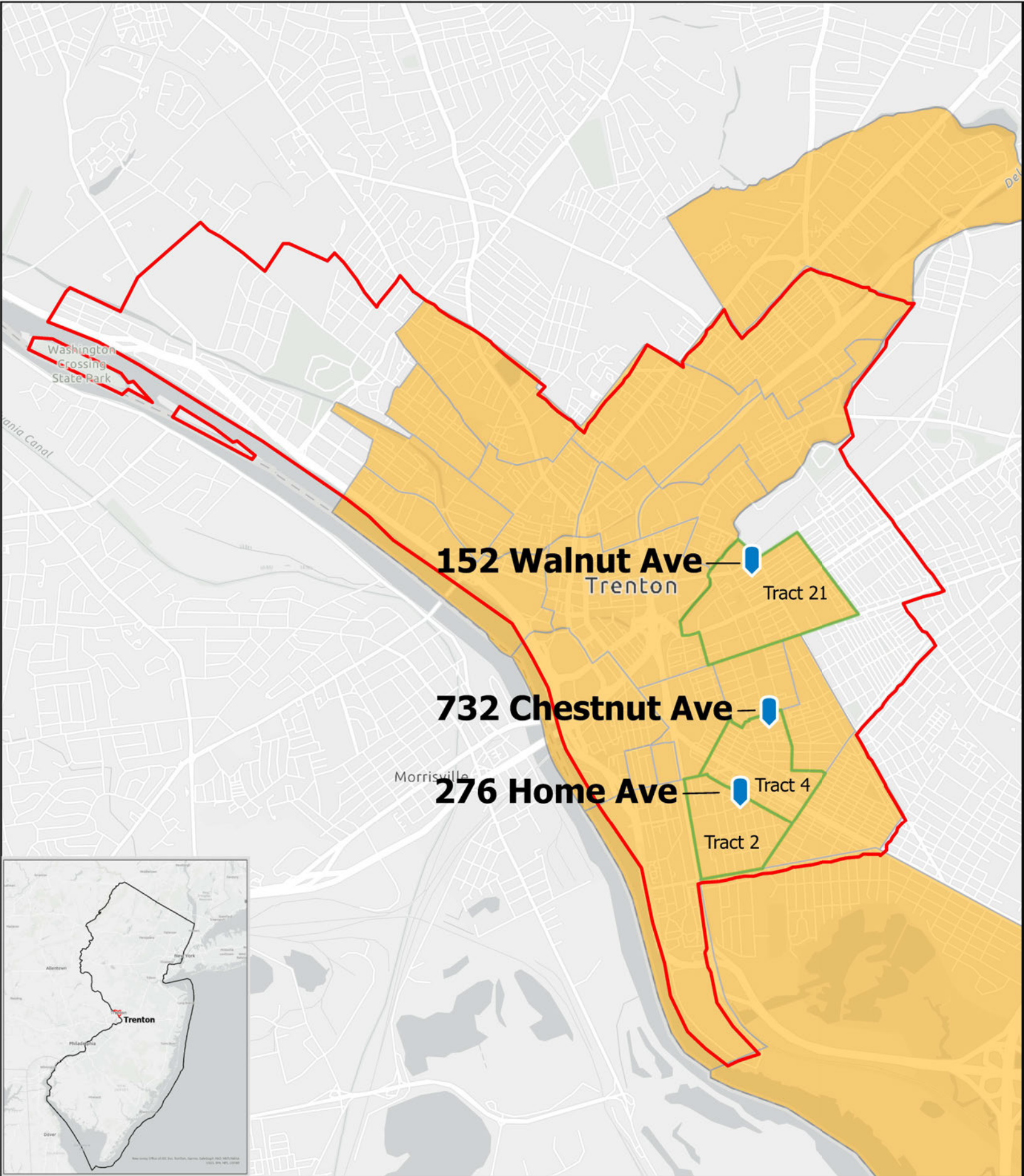
Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2) , for priority site(s) within the target area(s).	N/A
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. **Letter from the State or Tribal Environmental Authority**

See attached

10. **Releasing Copies of Applications**

Confidential Business Information (CBI) is not applicable to this application.



- Areas of Persistent Poverty
- Trenton Boundary

- Priority Sites
- Target Areas

TRENTON - AREAS OF PERSISTENT POVERTY
EPA



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

January 20, 2026

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

**RE: City of Trenton, NJ
USEPA FY2026 Brownfields Community Wide Assessment Grant Application**

Dear Administrator, Zeldin:

This letter of support acknowledges the New Jersey Department of Environmental Protection's endorsement of the City of Trenton, NJ application to the United States Environmental Protection Agency (USEPA) for a Brownfields Community Wide Assessment Grant. If approved, the USEPA Community Assessment Grant will provide up to \$500,000.

As per the FY26 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS, if awarded, the grant funds will be used to conduct Phase I and II Environmental Site Assessments to determine the extent of hazardous substances and/or petroleum contaminants on several sites within the city. The City's overall goal is to address several brownfield properties within the City with a focus on remediation and redevelopment of these properties for the best possible reuse. The City has developed an aggressive redevelopment strategy to identify, assess and reuse these underutilized brownfield sites. These brownfield properties are vacant, abandoned or underutilized with limited and outdated assessment data.

Please accept this letter of support for the City of Trenton Community Wide Assessment Grant application. Please do not hesitate to contact Anthony Findley of my staff if further assistance is required at (732) 239-8709 (Cell) or by email at anthony.findley@dep.nj.gov.

Sincerely,

Ronald J. Wienckoski Jr., Site Remediation Technical Specialist
Office of Brownfield & Community Revitalization

Cc;/

Anthony Findley, NJ DEP
Leah Yasenachak, BRS Inc.



CITY OF TRENTON

US EPA FY26 Community-Wide Assessment

Grant Program

NARRATIVE

**US EPA FY26 Brownfield Community-wide Assessment Grant
City of Trenton, NJ**

NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area: Trenton is the capital of New Jersey and is strategically located on the Delaware River between Philadelphia and New York City. From its colonial roots, Trenton rose as a manufacturing center, with canals and railroads providing the means to deliver commercial products to New York and Philadelphia. By the mid-19th century, Trenton had developed into the nation's leading center of iron manufacturing and became famous for producing not only iron and steel but also pottery and rubber. Trenton's economic boom began to fade in the early 1920s, and the resultant industrial decline left many abandoned or underutilized former industrial and commercial sites that once housed factories, foundries, machine shops, metal fabrication facilities, potteries, power substations, railyards, vehicle service stations and waste dumps. Indeed, the New Jersey Department of Environmental Protection's (DEP) Dataminer lists 1,377 active brownfield cases currently in a city of only 7.5 square miles. Today, Trenton is one of the poorest municipalities in New Jersey, with a median household income of just over half of the state average, according to 2023 ACS census data.

Trenton is particularly impacted by lead contamination. Indeed, in 2025 an entire neighborhood, East Trenton, was designated as a Superfund site, as a result of lead contamination from historic pottery factories. Combined with historic deposition from gasoline and housing stock that predates the banning of lead in paint, it should not be a surprise that in the NJ 2022 Annual Report on Childhood lead exposure, it was estimated that more than 50% of Trenton school children have a level of lead in their blood that affects their learning and behavior. Trenton is taking a multipronged approach to addressing the issue. In addition to Superfund remediation in East Trenton, the City recently received a HUD grant to mitigate lead in homes and has a state grant to demolish dilapidated buildings to enable the construction of new affordable lead-free homes and open space. The target for this proposed EPA grant is to support the demolition portion of the strategy. Trenton owns 737 vacant properties throughout the city¹, properties that are dilapidated and not contributing to the tax rolls but are sources of illicit activity, blight, potential contamination, and a lost opportunity for quality housing and open space. These properties are a combination of residential, commercial, and industrial and in addition to the suspected lead contamination, they are potential sources of contamination from asbestos, heating oil, petroleum, metals, PCBs, and other contaminants. Because of a per property cap of \$35,000 on the demolition grant, additional funding is required for pre- and post-demolition assessment to enable the City to turn the tide on this blight and prep these sites for redevelopment.

If funded, Trenton will use the EPA assessment funds throughout the city with particular focus on three target census tracts (CT) (2, 4, and 21), a total area of 0.755 sq miles, and all federally designated Areas of Persistent Poverty.² As evidence of the disinvestment in this community, two of the CTs (2 and 21) are also in designated Opportunity Zones. 55% of all homes in these CTs were built in 1939 or earlier, with over 82% constructed prior to the banning of lead-based paint. Safe affordable housing is a critical need in these densely developed CTs. **CT 2**, the Chestnut Park neighborhood of Trenton, is a 0.193 sq mile area with a population of 3,627 bounded by Route 129, Grand Street, Liberty Street, and Lalor Street along the border of the city. This residential area includes the NJ Department of Labor, the Grace A. Dunn Middle School, the State Parole Board, and the County Board of Social Services, along with commercial and residential properties and seven city-owned vacant properties. **CT 4**, the Chambersburg neighborhood of

¹ City of Trenton Tax Assessor Data, 2025.

² US Department of Transportation 2025-2026.

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Trenton, is a 0.201 sq mi area with a population of 6,573, bounded by Hudson Street, Roebling Avenue, Division and Liberty Streets, and Grand Street. It includes County Road 206; two Elementary Schools, ten bus stops, and seven city owned vacant properties. **CT 21**, the Greenwood neighborhood, is a 0.361 sq mi area with a population of 4,693, bounded by the Assunpink Creek, the Northeast corridor of Amtrak, Hamilton Avenue, and Cook Avenue. This CT includes both an elementary school and the main campus of Trenton Central High School, as well as 50 vacant city owned properties in need of assessment and demolition.

b. Description of the Priority Brownfield Site(s): The three target CTs: 2, 4, and 21, together house 14,893 residents³ who live among 64 city owned vacant sites, all with suspected contamination. These sites are a mix of former industrial, commercial properties and dilapidated row homes with suspected lead, asbestos, and heating oil contamination that must be addressed prior to demolition and reuse. Trenton has identified three former industrial and commercial sites as priority sites for this grant: **276 Home Ave**, **723 Chestnut Ave**, and **139 Walnut Ave**.

- **276 Home Ave** is a 0.17-acre site in CT 2, the site of a former dairy that was foreclosed on by the U.S. Small Business Administration (SBA) in 1994 and has been vacant since. The City is partnering with the DEP and SBA to purchase the site to allow for demolition of the single-story concrete structure, remediation, and redevelopment as a park expansion. This site will not only provide additional open recreational space but will also provide additional street access to Pat Pone Park from Home Ave, resulting in greater useability, and visibility into the park to deter crime. Contaminants of concern include lead, asbestos, heating oil and PAHs.
- **723 Chestnut Ave** is a 0.12-acre site in CT 4, the site of the former Sainte Marie dry cleaners. The property has been vacant for years and was acquired by the City in 2020 to facilitate remediation and redevelopment as multi-unit affordable housing. The site is currently home to a large, single story brick building that occupies the entire property. PCE has migrated from the site for decades and PCE vapor has been measured at levels exceeding DEP remediation standards inside five nearby homes. While the DEP has installed vapor intrusion mitigation systems in these homes at a cost of \$400,000, the source of the contamination has not been addressed. Lead and asbestos are also suspected contaminants.
- **139 Walnut Ave** is a 0.2 -acre former industrial site in CT 21. The City acquired the property via foreclosure in 2015 for redevelopment as two family housing, but the property has been vacant for much longer. Based on the architecture of the existing single story concrete structure and the historic industry in the area, it is believed that rubber manufacturing occurred at the site beginning in the early 1900s. Suspected contaminants are lead, asbestos, PCBs, petroleum, and metals.

c. Identifying Additional Sites: The City has a list of 737 city-owned vacant sites eligible for demolition funding, of which 64 are located within the three targeted census tracts. Sites will be prioritized based on risk to human health and the environment, likelihood of attracting a developer upon completion of remediation and demolition, and impact to the community.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans: The proposed reuses of the priority sites as housing and green space is in accordance with the City of Trenton Master Land Use Plan goal that “All of Trenton’s neighborhoods will have no abandoned housing units, with vacancy rates equal to or better than those of Mercer County,” and to “provide a variety of quality for-sale and rental options for households of all types and residents at all income levels”, as well as “a safe environment where residents are free from the hazards of land, air, water, and building

³ US Census American Community Survey 5-year estimate for 2019-2023.

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City of Trenton, NJ**

contamination.” The current zoning supports the proposed priority site reuse. The Home Ave and Chestnut Ave sites are both zoned RH1 for high density residential, which also allows for recreation. The Priority site on Walnut is zoned RM2 for medium density residential.

e. Outcomes and Benefits of Reuse Strategy: This assessment grant will facilitate the demolition and redevelopment of 14 vacant, blighting properties. This in turn will serve to add modern, affordable housing and as well as the expansion of Pat Pone Park that will significantly improve safety and accessibility for the community. The end result will promote healthy, safe and livable neighborhoods, foster a sense of place, and enhance life and work in the City. It is expected that the resulting development will add .17 acres of open space, and 20 units of housing, resulting in an estimated \$3 million investment, an estimated 30 construction jobs, and additional \$82,500 per year in property taxes. In addition to the direct benefits of housing and expanded open space, the cleanup and redevelopment of vacant and contaminated properties will reduce exposure to contaminants and blight, and will serve to stimulate investment, business growth, and job creation. In accordance with the Sustainable Design Guidelines of the City of Trenton Master Plan, all new buildings are encouraged to incorporate sustainable design elements, including energy efficiency into proposed plans. As none of the target CTs are within a flood zone, the sites also meet the goal of the Trenton Resiliency Plan for targeting development outside of vulnerable areas.

Strategy for Leveraging Resources

f. Resources Needs for Site Reuse: Trenton has been extremely successful in leveraging funds to address brownfield sites. Since receiving a USEPA Assessment Pilot Grant in 1995, Trenton has leveraged over \$48,000,000 in funding for brownfields assessments, investigations and cleanups. Leveraged resources secured for this project include the following:

- Trenton has obtained \$11.5 million in New Jersey Neighborhood Redevelopment Revitalization Pilot funding for demolition of dilapidated properties. EPA funding will unlock these dollars by providing pre-and post-demolition Phase 1 and 2 assessments necessary for the demolition, remediation, and redevelopment of degraded and blighting properties.
- \$4,398,281.35 was awarded in 2025 from the US Department of Housing & Urban Development via the Lead Hazard Reduction Grant. This grant will remove sources of lead within housing with children present. Combined with the proposed assessment grant to enable the removal of lead risk posed by abandoned/vacant properties, these two programs will dramatically reduce Trenton’s lead exposure.
- Trenton is a “Community Collaborative Initiative” city, designated by the NJDEP. As such, NJDEP will assist in working with other governmental agencies to facilitate permitting and redevelopment (value estimated at \$180,000 for a three-year grant).

g. Use of Existing Infrastructure: Trenton has access to strong transportation connections, including I-95, State Hwy 129, US Route 1, and Route 195, as well as one of the busiest train stations on Amtrak’s NE corridor rail line. The target census tracts are directly served by bus lines, the Amtrak line, and county roads 33, 206, and State Route 129, as well as existing water, sewer, electric and gas, which will facilitate reuse for infill housing. No infrastructure upgrades will be required for redevelopment within these target areas.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding: The target census tracts are low-income areas of an economically distressed city, and this limits the community’s ability to draw on other sources of funding to address brownfields. The household median income for target sites’ census tracts

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(\$42,776) is less than half that of households in New Jersey (\$104,287), with over a quarter of households earning less than \$25,000 per year. The target area for this grant application is a federally designated *Area of Persistent Poverty*, and two of the three target census tracts (2 and 21) are in designated *Opportunity Zones*. A significantly larger number of people live in poverty in the target area (31%) than in the US (12.4%), New Jersey (9.8%), or Mercer County (11.1%), and about 10% live in deep poverty – earning less than half of the federal poverty level.⁴ Similarly, per capita income is between one third and less than a half of the state and national averages in the target area census tracts. Because Trenton is the capital of New Jersey, much of its land is owned by government or non-profit organizations, making 50% of all land in Trenton tax exempt⁵. This severely limits the ability of the City to leverage tax revenue to address many of its problems, on top of having the highest effective tax rates in Mercer County at 3.73%.⁶ Combined with high concentrations of poverty, crime, and struggling schools, the City struggles to attract residents and investors who have the financial resources to invest in the city’s development.⁷ In fact, the City is dependent upon annual funding from the State in order to balance the municipal budget, resulting in fiscal monitoring of the City by the State of New Jersey. All of these factors leave the City largely reliant upon outside public funding to advance environmental efforts and set sites up for redevelopment. Without EPA funding to serve as a catalyst, contaminated sites languish as a blighting influence on the entire area.

Sociodemographic and Economic Indicators for Trenton and the Target Areas

Indicator	US	New Jersey	Mercer County	Trenton	CT 2	CT 4	CT 21	Combined CTs*
					276 Home	723 Chestnut	139 Walnut	
Children under 5 yrs	5.7%	5.2%	5.0%	8.0%	8.8%	9.1%	7.6%	8.8%
Median Household Income	\$81,624	\$104,287	\$100,752	\$47,102	\$56,796	\$39,703	\$35,181	\$42,776
Household income below \$25,000/yr	14.2%	11.5%	12.9%	28.4%	15.0%	24.5%	39.2%	28.4%
Per Capita Income	\$45,360	\$55,036	\$51,459	\$24,383	\$18,138	\$15,430	\$21,198	\$18,166
Households below poverty level	12.5%	10.1%	12.2%	28.0%	15.7%	41.2%	42.2%	34.3%
Families in poverty	8.7%	7.0%	7.5%	20.7%	15.1%	38.0%	24.3%	26.8%
Families with children in poverty	6.2%	4.9%	5.2%	15.3%	6.0%	38.0%	12.5%	20.7%
Individuals in poverty	12.4%	9.8%	11.1%	24.7%	22.9%	37.2%	28.6%	30.9%
Individuals in deep poverty**	5.9%	4.6%	5.9%	12.7%	16.0%	11.3%	4.7%	10.3%
Households receiving SNAP (past 12 mo.)	11.8%	8.8%	9.1%	26.1%	18.4%	33.2%	23.2%	25.5%
Proportion renter-occupied housing	32.3%	34.5%	36.5%	62.6%	65.8%	74.7%	70.9%	71.0%
Housing-cost burdened****	46.9%	48.3%	48.1%	55.9%	64.4%	74.0%	54.0%	64.3%
Housing units built before 1970	36.1%	51.3%	53.7%	75.1%	81.3%	88.1%	87.9%	86.1%
Households w/ no car	8.3%	11.3%	11.8%	29.0%	11.5%	46.6%	47.9%	37.1%
Violent crime index	100	55	94	276	229	148	413	260

Sources: 2019-2023 ACS Estimates, ArcGIS ESRI, Headwaters Economics.

* Indicators for combined population of CTs 2, 4, and 21.

** Deep poverty is defined by the Census as earning less than half of the federal poverty level.

⁴ Headwaters Economics: Populations at Risk (US Census ACS data for 2019-2023).

⁵ City of Trenton Tax Assessor’s Office.

⁶ According to the State of New Jersey’s 2024 Abstract of Ratables for the County of Mercer.

⁷ Trenton250

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*** *Housing-cost burdened households spend over 30% of their income on housing expenses (rent/mortgage, utilities, etc.).*

b. Health or Welfare of Sensitive Populations: Trenton is overall a low-income city, with 28% of households living in poverty. The average across the target CTs is 34.3% of households in poverty – over two and a half times the national average. Moreover, about 26% of children under five (and 32% of all children) in Trenton live in poverty.⁸ Low-income children are at greater risk from environmental hazards such as lead paint, and over three quarters of housing units in Trenton were built before 1970 and therefore likely to contain lead. The proportion of pre-1970 homes is 39 percentage points higher than the national average. A second sensitive population is residents with chronic respiratory conditions: in CT 21 of the target area, 9.7% of adults have Chronic Obstructive Pulmonary Disease (far higher than the national average of 3.8),⁹ and 11.4% of adults have asthma (compared to 7.0% in the US).¹⁰ No data is available on children who have been diagnosed with asthma. Both environmental contamination and many of the issues that frequently affect poorly maintained, older housing units in low-income areas tend to exacerbate respiratory conditions. People below the poverty line are far more likely to live in older, less well-maintained homes, where the health risk is not only lead exposure but also poor indoor air quality, allergens, and respiratory irritants. According to the Trenton Health Team’s 2022 Community Needs Assessment, 36.5% of homeowners and 57.4% of renters reported issues with their homes such as poor maintenance, incomplete kitchen or plumbing facilities and insufficient heating and cooling.¹¹

c. Greater than Normal Incidence of Disease and Adverse Health Conditions: The average age at death for a resident of Trenton is 63.1, compared to New Jersey’s average of 75.¹² This 12-year shorter average lifespan in Trenton is due to many factors, including environmental contamination and other factors in the built environment highlighted below:

- **Lead exposure**: Trenton is a hotspot for children with lead poisoning in New Jersey, ranking in the top 5 cities for elevated blood lead levels (EBLL) in children under 6. This is partly a legacy of the production of industrial pottery (over 50 local factories used large amounts of lead in their glazes between the 1880s and 1940s) and partly due to the advanced age of housing units. In July 2025, the US EPA added the Historic Potteries in East Trenton to its National Priorities Superfund list due to high levels of lead found in soil throughout the area and has taken emergency action to cap playgrounds, parks, and community gardens. Citywide, the housing built for industrial workers remains the predominant housing stock for today’s low-income residents (82.5% built prior to 1978; 40% built prior to 1940). In 2022, 6.1% of children under 6 who were tested were confirmed to have EBLLs (compared to a state average of 1.9%) and given that less than half of Trenton’s children were tested, the actual proportion of children with EBLLs is likely to be far higher. It is estimated that more than 50% of Trenton school children have a level of lead in their blood that affects their learning and behavior.¹³
- **Respiratory diseases**: The target area’s older housing stock and its poor maintenance contribute to a high incidence of some respiratory conditions and aggravate others. In the target area, 86.1% of the 5,872 housing units were constructed before 1970, compared to 36.1% nationally, resulting in a much higher risk of asthma triggers.¹⁴ Asthma rates in adults are

⁸ 2022 *Community Health Needs Assessment*. Trenton Health Team. https://trentonhealthteam.org/wp-content/uploads/2022/12/THT.2022.CHNA_Final.pdf

⁹ Centers for Disease Control data for 2023: Environmental Public Health Tracking.

¹⁰ Centers for Disease Control data for 2022: Environmental Public Health Tracking.

¹¹ 2022 *Community Health Needs Assessment*. Trenton Health Team.

¹² NJ Department of Health: NJ State Health Assessment Data, 2023 (most recent available).

¹³ *Childhood Lead Exposure in New Jersey: Annual Report*. State Fiscal Year 2022. New Jersey Department of Health Office of Local Public Health’s Childhood Lead Program. <https://www.nj.gov/health/childhood-lead/documents/childhood-lead-2022-annual-report.pdf>

¹⁴ 2019-2023 ACS

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higher in the target area – 9.4% in CT 2, 9.6% in CT 4, and 11.4% in CT 21 – than the national average of 7.0%.¹⁵ Similarly, chronic obstructive pulmonary disease (affecting 3.8% of US adults) affects more people in the target area, at triple the national rate in CT 21.¹⁶

- **Obesity and Diabetes:** Lack of access to healthy food and safe recreational spaces are significant contributors to the prevalence of both obesity and diabetes. In 2022, an estimated 42.9% of adults in Trenton were obese, significantly higher than the state and national averages of about 33%.¹⁷ An estimated 13.9% of Trenton’s adults reported having diabetes in 2022, compared to the national average of 11.6%. In parts of the target area, incidence is even higher ranging from 15.5% to 19.4%.¹⁸ The Trenton Community Health Assessment noted that only 34% of Trenton children meet U.S. Department of Health and Human Services recommended exercise guidelines for children 6-17 years. Trenton also falls short of the one acre of recreational space per 100 people. By that measure Trenton should have 848 acres of parks, a number the city misses by 532 acres.

Addressing high-priority brownfield sites in the target area will remove sources of environmental contamination and blight from this beleaguered section of the city, improving the overall health and welfare of the community. Construction of new affordable housing at 723 Chestnut and 139 Walnut will improve the safety of housing, while expansion of the park through redevelopment of 276 Home Ave will increase public recreational space, providing opportunities for safe, active play which will reduce the high levels of obesity.

d. Economically Impoverished/Disproportionately Impacted Populations: The target areas for this assessment funding are disproportionately poor, with large numbers of vacant or abandoned brownfield sites. Added to this burden are significant negative environmental uses in close proximity, such as Route 1 and Route 29, which bring significant amounts of traffic through the project area; several junk and scrap yards located along Route 1; a waste transfer facility; the PSE&G Mercer Generating Station, a shuttered coal-fired power plant; and the Fairless Hills Generating Station, which converts waste into energy located approximately 5 miles away. According to EPA data from 2022, compared to the average American, Trenton residents contend with more diesel particulate matter, particulate matter 2.5, lead, and wastewater discharge; tend to live closer to superfund and hazardous waste sites; and are at a higher risk for cancer and respiratory diseases linked to air toxins. This grant will enable the conversion of 14 dilapidated, contaminated properties into new safe and affordable homes and green space, thus removing sources of contamination and blight and replacing them with positive amenities.

Community Engagement

e and f. Project Involvement and Roles: Below is a list of community-based organizations that will have ongoing involvement in the project:

Partner Name	Mission	Point of Contact	Specific role in project
Isles, Inc.	Trenton based CDC supporting Self-reliant Families and Healthy, Sustainable Communities	Chris Shimchick cshimchick@isles.org (609) 341-4700	Assist with community outreach; place training program graduates in jobs related to the future cleanup and redevelopment of the site.

¹⁵ Centers for Disease Control data for 2022: Environmental Public Health Tracking.

¹⁶ Centers for Disease Control data for 2023: Environmental Public Health Tracking.

¹⁷ Trenton City Health Dashboard: <https://www.cityhealthdashboard.com/nj/trenton/city-overview?dataRange=city&metricId=6&dataPeriod=2022>

¹⁸ Centers for Disease Control data for 2023: Environmental Public Health Tracking.

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Trenton Council of Civic Associations (TCCA)	Umbrella organizations for Trenton civic associations and neighborhood groups.	Bernard McMullan president@tccatrenton.org (609) 462-7988	Conduct outreach activities with member organizations; coordinate community meetings and forums for citizen concerns and questions.
Trenton Health Team	To improve health and well-being in greater Trenton, NJ	Matthew Broad mbroad@trentonhealthteam.org 609-337-4040	Disseminate information and ensure that health and safety of the residents is factored into prioritization.
The Trenton Green Team	Volunteers working to build a sustainable future for Trenton.	Larry Paul [REDACTED]	Provide legal, technical, and funding advice, input on site prioritization, and community representation.
New Jersey Future	Promote sensible and equitable growth, redevelopment and infrastructure investments.	Pete Kasabach pkasabach@njfuture.org (609) 393-0008 x104	Provide technical assistance for reuse planning.
NJDEP Community Collaborative Initiative	Work with environmentally distressed communities to advance shared goals of environmental quality, economic growth, and community revitalization.	Tiffany Falcone Tiffany.Falcone@dep.nj.gov 609-874-4562	Support Trenton's environmental program and assist with getting projects approved through DEP; provide technical advice when needed.

g. Incorporating Community Input: Trenton has strong relationships with community groups and will coordinate with them to involve residents in planning decisions. Sites will be discussed at regular community events and meetings of the civic organizations and neighborhood groups through the TCCA, as well as during monthly meetings of the Trenton Green Team. Signs will be posted at assessment sites with contact information for additional information. A document repository and brownfield hotline has already been established at City Hall. Progress at the sites will be communicated through our partner organizations as well as through English and Spanish press releases and news posts on our website at key milestones. This combination of in person and on demand outreach will enable us to reach the maximum number of residents, to enable effective dialogue regarding site selection, assessment, and redevelopment planning, and respond to input directly and effectively.

3. TASK DESCRIPTION, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs Trenton seeks funding to investigate a total projected fourteen (14) priority sites to facilitate the demolition and redevelopment of dangerous and dilapidated structures in the target areas. EPA funding will be used for outreach, pre demolition assessment, and Phase 1 and Phase 2 investigations. The project tasks will include the following:

Task/Activity: Task 1 – Cooperative Agreement Oversight and Community Engagement

a. Project Implementation: EPA funded task activities include EPA reporting, management of site assessments and planning activities, participation in Green Team and community meetings, and travel and training. A grant manager / planner with experience in the implementation of EPA Brownfield Grants and community engagement will be competitively procured in accordance with applicable local, state, and federal regulations. Travel will be for attendance of the Department Director and Brownfield Coordinator at an estimated 2 National Brownfield Conferences each. *Non-EPA funded activity: An estimated \$12,000 will be contributed as in-kind leveraged services by the City's Brownfield Coordinator for consultant procurement and oversight and participation in community meetings.*

b. Anticipated Project Schedule: 10/1/2026- 9/30/2030

c. Task/Activity Lead Brownfield coordinator, grant management and planning consultant.

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d. Output(s): RFP issued for consultant, quarterly reports (12), ACRES reporting (14 sites), Federal Financial Reports (3), grant closeout (1), community meetings and Green Team meetings held (estimated 36) and training seminars/conferences attended.

Task/Activity: Task 2 – Pre Demolition Assessment Activities

a. Project Implementation: EPA funded task activities are pre demolition assessments for lead, asbestos, and hazardous substances on fourteen (14) sites. This is expected to include the three priority sites and 11 additional sites slated for demolition. The City will develop and publish an RFP to procure a qualified environmental engineering firm to conduct these activities. *Non-EPA funded activity: An estimated \$15,000 will be contributed as in-kind leveraged services by the City's Brownfield Coordinator for contract implementation and management.*

b. Anticipated Project Schedule: 1/1/27 – 6/1/28

c. Task/Activity Lead: Engineering firm overseen by City brownfield/ demolition coordinator

d. Output(s): RFP issued for consultant; 14 QAPPs; 14 Pre-Demolition Assessment Reports

Task/Activity: Task 3 – Phase I Assessment Activities

a. Project Implementation: EPA funded activities are Phase I studies on the fourteen (14) sites where pre-demolition assessment was conducted. The site assessments will comply with the most current local, state, and federal standards. The City will develop and publish an RFP to procure a Licensed Site Remediation Professional (LSRP), in accordance with all applicable procurement requirements as well as New Jersey site remediation requirements. *Non-EPA funded activity: An estimated \$7,000 will be contributed as in-kind leveraged services by the City's Brownfield Coordinator for contract implementation and management.*

b. Anticipated Project Schedule: 10/1/27 – 12/30/28

c. Task/Activity Lead: LSRP overseen by City brownfield coordinator

d. Output(s): RFP for LSRP; 14 Phase I reports

Task/Activity: Task 4 – Phase II Assessment Activities

a. Project Implementation: EPA funded activities are an estimated seven Phase II assessments, on the sites where Phase I assessments were conducted which indicated the greatest potential for contamination. This work will include preparation of site-specific Quality Assurance Project Plans and Phase II Workplans to be submitted to EPA for review prior to the beginning of any field activities, and then the completion of the seven Phase II assessments. The assessments will comply with the most current local, state, and federal standards. The City will develop and publish an RFP to procure LSRPs to conduct the Phase II assessments, in accordance with all applicable procurement and environmental requirements. *Non-EPA funded activity: An estimated \$10,500 will be contributed as in-kind leveraged services by the City's Brownfield Coordinator for contract implementation and management.*

b. Anticipated Project Schedule: 1/30/28 – 8/30/30

c. Task/Activity Lead: LSRP overseen by City brownfield coordinator

d. Output(s): RFP for LSRP; 7 QAPPs, 7 Phase 2 Workplans; 7 Phase II reports

e. Cost Estimates

Budget Categories		Project Tasks (\$)				Total
		Task 1 CA Oversight and Outreach	Task 2 Pre Demo Assessment	Task 3 Phase I	Task 4 Phase II	
Direct Costs	Personnel					
	Fringe					
	Travel	\$ 8,000				\$ 8,000
	Equipment					

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	Supplies					
	Contractual	\$ 30,000	\$ 210,000	\$ 42,000	\$ 210,000	\$ 492,000
	Construction					
	Other					
Total Direct Costs		\$ 38,000	\$ 210,000	\$ 42,000	\$ 210,000	\$ 500,000
Indirect Costs						
Total Budget		\$ 38,000	\$ 210,000	\$ 42,000	\$ 210,000	\$ 500,000

Task 1 – Cooperative Agreement Oversight and Community Engagement: Contractual: Professional services for grant management: 3 years est. @\$8,000/year = \$24,000; and for community engagement/outreach 3 years @ \$2,000 per year = \$6,000. This estimate is based on past procurement for similar services. **Travel:** Travel Expenses for the Brownfields Coordinator and Department Director to each attend 2 National Brownfield Conferences estimated @ \$2,000 each for a total of \$8,000, based on expenses for past travel.

Task 2 -Pre Demolition Assessment: Contractual (estimate is based on past costs for similar services) Engineering costs for pre demo assessments at \$15,000 for 14 sites, total of \$210,000.

Task 3 – Phase I Assessment Activities: Fourteen (14) sites est. @ \$3,000/site = \$42,000 (estimate based on cost of Phase I services conducted in the assessment of other brownfield sites in the City)

Task 4 – Phase II Assessment Activities: Seven sites est. @ \$30,000/site = \$210,000 (estimate based on cost of Phase II work conducted in the assessment of other brownfield sites in the City)

f. Plan to Measure and Evaluate Environmental Progress and Results: Trenton’s brownfield coordinator will monitor all work funded under this project, and will pay careful attention to tracking important EPA outcomes, including the number of jobs created; number of housing units created; funding leveraged for the reuse of sites; the number of acres made ready for reuse; reduction in exposure pathways for contaminants; acres of greenspace created; and mitigation of health risks. Trenton will track, measure, and evaluate progress towards achieving the project outputs listed in sections d. above primarily by utilizing EPA’s ACRES system. In addition, Trenton will monitor project progress through documentation provided by all contractors and consultants, and it will provide this information to the EPA project officer through quarterly reports and regular correspondence. Trenton has a close relationship with the EPA and NJDEP and will continue to coordinate with them on project process.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a., b., and c. Organizational Capacity, Structure, and Description of Key Staff: Trenton has had an active municipal brownfield program and has been a leader in brownfield planning, assessment, remediation and redevelopment since 1997. Trenton has the staff resources to successfully leverage the grant funding to coordinate with outside resources, departments, and agencies to obtain additional expertise to successfully complete the tasks and activities described above. The City of Trenton also has a full-time Brownfields Coordinator, Frank Davis, who has a Master’s in Public Policy from The College of New Jersey, is an experienced project manager, and is overseeing both the City’s brownfields and demolition program. Yolanda Vazquez, Director of the Department of Housing and Economic Development will be supervising the program, and it will be supported by Isabel Garcia, Certified Purchasing Agent, and the Trenton Law Department.

d. Acquiring Additional Resources: The City will develop and publish RFPs to procure professional services from qualified firms to assist in completing the scope of work based on the tasks outlined above. The City will follow an appropriate and established procurement process led

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by the City's Certified Purchasing Agent to select the most qualified respondent. All contractors will be procured on a competitive basis in accordance with applicable local, state, and federal rules. Note that due to the City's reliance on State funding to balance the budget, all procurement also must be reviewed and approved by the State Department of Community Affairs.

Past Performance and Accomplishments

e. Currently has or Previously Received an EPA Brownfields Grant

1. Accomplishments & 2. Compliance with Grant Requirements: In total, more than one hundred sites have been assessed under Trenton's brownfield program, and remediation and redevelopment has been completed at sixty sites, encompassing 190.3 acres. In the process, we have leveraged over \$48.5 Million in assessment, cleanup and redevelopment funds, developed 435 units of affordable and mixed income housing, and created over 500 permanent jobs. This includes thirty sites redeveloped for retail/commercial, nine industrial sites, seven public use sites, four open space sites, and ten residential sites. These metrics have been reported in ACRES for those sites addressed with EPA funds. The three most recent grants and specific accomplishments and compliance metrics are:

- 2023 New Methods Cleanup BF 96219223: The start date for this grant was 10/1/2023, There is currently \$1,990,749 remaining in this open grant. A licensed site remediation professional (LSRP) has been retained for the site, and site preparations for remedial activities are underway. The contract to conduct the remediation is anticipated to be released in Q1 2026, with work completed well in advance of the project period end date of 9/30/2027. Trenton has developed a draft community relations plan and established a document repository. Repairs to wells have been completed to prepare for ongoing groundwater monitoring. This project is proceeding on schedule and all progress has been reported in ACRES.
- 2021 Community Wide Assessment BF 96244821: This grant was fully expended and closed out in September 2025; three Phase 1 assessments, four Phase II assessments, and three remedial investigations were completed. All outputs and outcomes were reported in ACRES.
- 2017 Federated Metals Cleanup BF 96265517: This cleanup grant was successfully closed out and fully expended, with all outputs and outcomes reported in ACRES. 1,000 tons of petroleum impacted soil was removed, petroleum impacted groundwater was pumped out and disposed, and 1,300 cubic yards of certified clean fill were placed at the site.

Trenton is knowledgeable about the EPA programmatic requirements, and we pay strict attention to the workplan and comply with the schedule, terms and conditions, and reporting requirements, and submit required grant deliverables on-time, including quarterly reports, federal financial reports, ACRES updates, and where appropriate, SAMP and QAPPs, and ABCA memos.



CITY OF TRENTON

US EPA FY26 Community-Wide Assessment

Grant Program

THRESHOLD CRITERIA DOCUMENTATION

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Threshold Criteria

1. Applicant Eligibility:

- a. The City of Trenton is a local government, meeting the definition of a general purpose unit of Local Government as defined in 40 CFR, part 31. The City of Trenton, therefore, is eligible to make application under this brownfield grant program.
- b. Applicant's 501(c)(4) tax-exempt status: The City of Trenton is a unit of local government and not a 501(c)(4) organization.

2. Community Involvement:

The City of Trenton has a long standing brownfield program and will continue to involve the community in planning, implementation, and other brownfield related activities through posting information on the City website in English and Spanish; creating a document repository in City Hall where interested parties may review relevant project files; working with the Trenton Green Team, particularly with the Brownfield Subcommittee, to share information on projects during monthly meetings and at scheduled events; holding public meetings regarding the redevelopment planning for specific projects; posting contact information at sites where residents can call for additional information.

3. Expenditure of Existing Grant Funds:

The City of Trenton has no open EPA Brownfields Assessment Grants or Multipurpose Grants.

4. Contractors and Named Subrecipients:

- a. Contractors: Not applicable
- b. Subrecipients: Not applicable