

# Applicant Information Sheet

R02-26-A-005

1. Applicant Identification
  - a. City of Vineland  
640 East Wood Street  
Vineland, NJ, 08362 PO Box 1508
2. Website URL
  - a. <https://www.vinelandcity.org/>
3. Funding Requested
  - a. \$150,000.00
4. Location
  - a. City of Vineland, Cumberland County, NJ
5. Property Information
  - a. Burnt Mill Pond
  - b. Delsea Drive / Arbor Avenue
6. Contacts
  - a. Project Director
    - i. Ryan Headley, City Engineer
    - ii. 856.794.4000 ext. 4769
    - iii. rheadley@vinelandcity.org
    - iv. 640 East Wood Street, Vineland, NJ, 08362 PO Box 1508
  - b. Highest Elected Official
    - i. Mayor Anthony Fanucci
    - ii. 856-794-4000 x 4011
    - iii. afanucci@vinelandcity.org
    - iv. 640 East Wood Street, Vineland, NJ, 08362 PO Box 1508
7. Population
  - a. 62,070
8. Other Factors
  - a.

Factor	Page #
Community population is 15,000 or less.	No
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	No
The proposed site(s) is impacted by	No

mine-scarred land.	
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).	Page 1
The proposed site(s) is in a federally designated flood plain.	Page 2
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	No
The reuse of the proposed site(s) will incorporate energy efficiency measures.	No
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 2
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).	Pages 6, 7
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	No

9. Letter from the State or Tribal Environmental Authority (not included in the three-page limit)

10. Releasing Copies of Applications

- a. No CBI claims are made for this application.



# State of New Jersey

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

401 East State Street  
P.O. Box 420, Mail Code 401-05K  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep](http://www.nj.gov/dep)

**Ed Potosnak**  
*Acting Commissioner*

**Mikie Sherrill**  
*Governor*

**Dr. Dale G. Caldwell**  
*Lt. Governor*

January 22, 2026

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

**RE: City of Vineland, 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 Vineland, 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 site prioritization, community engagement, site assessments, and planning for future remediation and redevelopment. The City's overall goal is to address brownfield properties within the City Burnt Mill Pond area 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 Vineland 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](mailto:anthony.findley@dep.nj.gov).

Sincerely,

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

C: Anthony Findley, NJ DEP  
Robert Dickenson, Jr. Business Administrator, City of Vineland  
Ethan Strong, The Aubrey Group

## ***Narrative***

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

#### ***Target Area and Brownfields***

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

The largest municipality in New Jersey's poorest county, the City of Vineland has a population of 62,070. The City has suffered from weather events and economic downturn, and has been left with blight from deteriorating and vacant structures and properties, a lack of opportunities and services, as well as potential and known contamination from previous industrial and commercial uses.

13.9% of City residents are in poverty, with a median per capita income of \$33,082. According to the MIT cost of living calculator, the required income before taxes for 1 adult with 0 children is \$49,567. The site targeted in this grant is situated on block group 340110409023, with a population of 1,058 and a 45.46% poverty rate. According to the New Jersey Department of Environmental Protection's Environmental Justice, Mapping, Assessment, and Protection Tool, 57.65% of this tract is minority and 13.92% of households have limited English proficiency.

##### ***b. Description of the Priority Brownfield Site(s)***

The priority site Burnt Mill Pond, also known as Delsea Lake or Arbor Lake, is a body of water located along the Burnt Mill Branch of the Maurice River, and was formerly a cranberry bog and then later used by a local saw mill until the mill burned down at the beginning of the 20th Century. Vineland obtained ownership of the lake in 1986. Due to lack of funding, the municipality has not been able to maintain the lake properly, aside from the installation of a boat ramp. After excess rain from Hurricane Irene in 2011, the water levels were dropped. The lake's earthen dam was breached during the storm, and City contracted for rehabilitation, which included clearing and re-grading of the earthen embankment, installation of overtopping protection, and the restoration of the existing concrete spillway in accordance with New Jersey Department of Environmental Protection ("NJDEP") requirements.

The lake is close to residential areas, with housing located directly on the shore. Currently, it is not being used to its full potential. Previously, numerous residents utilized the lake for boating, and fishing, but excess vegetation has precluded recreational activities. There are additional concerns due to the fact that the pond is located downstream of the Shieldalloy Corp superfund site, and the dam is a natural stopping point for hazardous material to accumulate. The EPA previously tested Burn Mill Pond for contaminants from the superfund site; however, these tests were conducted before the water level was dropped in the pond. With funding, we intend to conduct Environmental Site Assessments including soil testing, monitor the groundwater, silt that is behind the dam, and test along the upstream area.

*c. Identifying Additional Sites*

Because of complaints received from residents and proximity to the Shieldalloy Corp Superfund Burnt Mill Pond has been identified as a priority site due to the unknown hazard level. Other brownfield sites in the City have already been addressed with cleanup activity or their own remediation plans already underway.

***Revitalization of Target Area***

*d. Reuse Strategy and Alignment with Revitalization Plans*

Vineland strives to both steward our natural resources and to provide appropriate recreational opportunities for our residents. This project is also in line with the 2020-2023 Cumberland County Economic Development Strategic Plan, one of that plan's goals being to "differentiate ourselves through our environmental resources - parks, trails, passive recreation options" available to residents and visitors as a result of the unique South Jersey Bayshore ecology.

*e. Outcomes and Benefits of Reuse Strategy*

This project will facilitate the preservation/restoration of an aquatic recreational property for residents and visitors. Being a body of water, the site is marked as a flood zone on the FEMA National Flood Map, number 34011C0068E, effective on 6/16/2016. Based on prior environmental damage sustained, the assessments and site planning will include strategies to increase the area's resilience to extreme weather events and natural disasters.

***Strategy for Leveraging Resources***

*f. Resources needed for Site Reuse*

The City will commit local funding as available to cleanup and remediation efforts upon completion of the assessments. Working with the NJDEP, we will determine eligibility for state programs such as the Contaminated Site Remediation & Redevelopment and the Hazardous Discharge Site Remediation Fund, based on testing results. Finally, we plan to apply for EPA Brownfield Cleanup grant funding for a project that will likely include dredging the pond.

*g. Use of Existing Infrastructure*

Burnt Mill Pond is itself recreational infrastructure that is currently being severely underutilized, and the City has installed a boat launch in the water. By creating a plan for Burnt Mill Pond preparing a way forward for cleanup and remediation efforts, this project will facilitate the use of existing recreational infrastructure for City residents and visitors alike. There are no required additional infrastructure needs or upgrades for the reuse of the proposed site.

***2. Community Need and Community Engagement***

***Community Need******a. The Community's Need for Funding***

The pond has been an ongoing issue for more than a decade, and its disrepair has resulted in the lack of a potential recreational area for residents. After repairing damage sustained by the dam during Hurricane Irene, there has been no funding available for the sorely needed dredging and revegetation, let alone environmental assessments which may uncover currently unknown hazards.

***b. Health or Welfare of Sensitive Populations***

This census block group is a majority minority community and has nearly 14% limited English proficiency, being composed of largely Black and Hispanic residents. According to the NJ Department of Health's NJ State Assessment Data, when compared with the averages for New Jersey and the rest of the United States, Black communities suffer increased rates of breast, colorectal, and prostate cancer, as well as kidney disease, and Black and Hispanic communities suffer increased rates of social risks to health including poverty, income, and access to healthcare.

***c. Greater than Normal Incidence of Disease and Adverse Health Conditions***

This assessment grant will help identify threats to the local resident population, including potential contamination from the the Shieldalloy superfund site, which released heavy metals including chromium, bismuth, copper, titanium, vanadium, calcium, aluminum, zirconium, iron, lead, nickel, silicon, magnesium, and manganese into the groundwater. The presence of these heavy metals in water is linked to numerous health risks including cancer, and the Cumberland County Department of Health's Community Health Assessment concluded that Cumberland County overall has a greater incidence and death rate from all cancers than the rest of New Jersey or the United States.

***d. Economically Impoverished/Disproportionately Impacted Populations***

As mentioned above, the City at large is extremely disadvantaged. Nearly every census block is According to the New Jersey Department of Environmental Protection's Environmental Justice, Mapping, Assessment, and Protection Tool, and the specific block where Burnt Mill Pond is located has a nearly 50% poverty rate.

The assessments funded by this grant will help to identify and plan to remediate any threats present at this site, reducing the unequal environmental burden historically placed on communities of color.

***Community Engagement******e. Project Involvement******f. Project Roles***

There are no additional local organizations/entities/groups that will assist with this project.

*g. Incorporating Community Input*

The City’s development of a Burnt Mill Pond Plan will include a significant amount of community outreach. Historically, the surrounding community has been intimately involved with Burnt Mill Pond and has a vested interest in its reuse. The City will capitalize on this community involvement through direct outreach to neighbors, business, and other stakeholders, a minimum of two community outreach meetings, community education sessions, broad marketing through the City’s communication channels, development of a Public Involvement Plan (PIP) which will include an option to engage virtually, dedicated project information webpage on the City’s Website, press releases and other education materials provided in a publicly accessible format.

**3. Task Descriptions, Cost Estimates, And Measuring Progress**

- a. Project Implementation*
- b. Anticipated Project Schedule*
- c. Task/Activity Lead*
- d. Outputs*

<b>Task/Activity: Programmatic Support</b>
<p>a. Project Implementation                  EPA-funded tasks/activities: The City will provide overall management and oversight of the project, ensuring coordination among the EPA, the Qualified Environmental Professional (QEP), and other stakeholders. Key activities include meeting coordination, budget tracking, progress monitoring, reporting, and brownfields-related training (if applicable). The City will hold monthly meetings with the QEP to review task progress and will conduct quarterly milestone evaluations to ensure the project remains on schedule and within scope.                  Non-EPA grant resources needed to carry out tasks/activities, if applicable:</p>
<p>b. Anticipated Project Schedule: Ongoing throughout the duration of the project.</p>
<p>c. Task/Activity Lead: Ryan Headley, City Engineer and City Engineering Staff</p>
<p>d. Outputs: Monthly team meetings, Quarterly Progress Reports (QPRs), ACRES data entries, Budget tracking reports</p>
<b>Task/Activity: Community Engagement</b>
<p>a. Project Implementation                  EPA-funded tasks/activities: The City’s development of a Burnt Mill Pond Plan will include a significant amount of community outreach. Historically, the surrounding community has been intimately involved with Burnt Mill Pond and has a vested interest in its reuse. The City will capitalize on this community involvement through direct outreach to neighbors, business, and other stakeholders, a minimum of two (2) community outreach meetings, community education sessions, broad marketing through the City’s communication channels, development</p>

<p>of a Public Involvement Plan (PIP), dedicated project information webpage on the City’s Website, press releases and other education materials provided in a publicly accessible format. Non-EPA grant resources needed to carry out tasks/activities, if applicable:</p>
<p>b. Anticipated Project Schedule: Ongoing throughout the duration of the project. Creation of the PIP, webpage, and initial press releases will be completed during the first quarter of the project. The initial community outreach meeting will occur immediately following the first quarter of the project. Follow-up community outreach meetings and press releases will occur six (6) months after initial meeting. Additional community outreach meetings will be provided as needed.</p>
<p>c. Task/Activity Lead: Ryan Headley, City Engineer and City Staff, with additional support from consultants and community partners</p>
<p>d. Outputs: Public Involvement Plan, dedicated project information webpage, press releases, community outreach meetings, other educational materials</p>
<p><b>Task/Activity: Environmental Site Assessment(s)</b></p>
<p>a. Project Implementation                  EPA-funded tasks/activities: The majority of the assessment grant funds will be allocated to an Environmental Site Assessment (ESA) of the Burnt Mill Pond Area. A Phase I ESA will be completed for the project site. If the findings of the Phase I ESA identify the need for additional environmental assessment, a Phase II ESA will be completed as needed.</p> <p>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</p>
<p>b. Anticipated Project Schedule: Within the first few months of the project kickoff, a Phase I ESA will be initiated. Phase II ESA will be initiated after completion of Phase I ESA (if required by findings of Phase I ESA). This task is anticipated to take a minimum of four (4) months.</p>
<p>c. Task/Activity Lead: QEP, with support from Ryan Headley, City Engineer and City Staff</p>
<p>d. Outputs: Phase I ESA, Phase II ESA (if necessary), site-specific Quality Assurance Plan (QAPP)</p>
<p><b>Task/Activity: Remediation and Reuse Planning</b></p>
<p>a. Project Implementation                  EPA-funded tasks/activities: The City, in collaboration with the Qualified Environmental Professional (QEP), will develop conceptual remediation and reuse plans for sites assessed under this grant. These plans will consider environmental conditions, infrastructure needs, and potential end uses that benefit the community. The planning process will include evaluating cleanup options, identifying regulatory requirements, and outlining potential funding sources for remediation and redevelopment. To ensure transparency and stakeholder input, the City will conduct review sessions with community members, local officials, and local businesses.</p>

<p>These sessions will refine reuse concepts and build consensus around feasible reuse scenarios.</p> <p>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</p>
<p>b. Anticipated Project Schedule: After the completion of Phase I and II ESAs, this task will begin. It is anticipated to take a minimum of six (6) months.</p>
<p>c. Task/Activity Lead: QEP will lead remediation planning, with City Engineer and staff leading reuse planning with support from local officials and community stakeholders.</p>
<p>d. Outputs: Remediation Work Plan (RWP), Feasibility Study (FS), and Analysis for Brownfields Cleanup Alternatives (ACBA) for Burnt Mill Pond</p>

*e. Cost Estimates*

Task 1:

- \$2,500 (50 hours, \$50/hour) is allocated for City personnel costs to provide programmatic support for the grant period.

Task 2:

- \$1,000 (20 hours, \$50/hour) is allocated for City personnel costs to conduct community engagement and outreach initiatives.
- \$1,000 is allocated for supplies to print, mail and distribute project documents to community stakeholders.
- \$6,500 is allocated for contractual costs for a consultant (or QEP) to support community outreach.

Task 3:

- \$90,000 is allocated for contractual costs for a QEP to perform a Phase I ESA (\$35,000) and Phase II ESA (\$55,000). These estimates are based on similar work in the region, but actual costs may vary as a QEP will need to be selected.

Task 4:

- \$4,000 (80 hours, \$50/hour) is allocated for City personnel to conduct reuse planning activities.
- \$45,000 is allocated for contractual costs for a QEP to complete the necessary RWP, FS, and ACBA.

Category	Project Tasks				
<i>All are direct costs.</i>	Task 1: <i>Programmatic Support</i>	Task 2: <i>Community Engagement</i>	Task 3: <i>Environmental Site Assessment(s)</i>	Task 4: <i>Remediation and Reuse Planning</i>	Total

Personnel (5%)	\$2,500	\$1,000	\$0	\$4,000	\$7,500
Travel	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$1,000	\$0	\$0	\$1,000
Contractual	\$0	\$6,500	\$90,000	\$45,000	\$141,500
Total Direct Costs	\$2,500	\$8,500	\$90,000	\$49,000	\$150,000

**4. Programmatic Capability and Past Performance**

*To conserve space, you may present information for 4.a. – 4.b. in the same response.*

a. *Organizational Structure*

b. *Description of Key Staff.*

The overall grant will be managed by Ryan Headley, City Engineer and Robert Dickenson, Business Administrator. BA Dickenson will serve as financial director and will be assisted by Assistant BA Greg Gallo, with combined decades of experience in financial management. The project will be directed by Ryan Headley, PE, PP, AICP, who has experience in community development, planning, engagement; environmental assessment and remediation; and program management. Ryan, along with support from other staff in the City engineering and administration departments, will handle day-to-day operations and oversee the QEP. Should changes in staff occur, the City has processes in place to replace staff without significant impacts on the project.

c. *Acquiring Additional Resources*

The City will contract a Qualified Environmental Professional (QEP) to assist in managing the grant and conducting project activities in accordance with local and federal procurement requirements at CFR 200, including the advertisement of a Request for Qualifications, the review of multiple proposals by a selection committee.

**Past Performance and Accomplishments**

*Has not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements*

i.

Grant	Award \$	Purpose	Accomplishments
-------	----------	---------	-----------------

NJDOT Local Freight Infrastructure Fund 2021	\$450,000.00	Resurfacing of Forest Grove Road	Project successfully completed and grant successfully closed out with appropriate documentation
USDOT Highway Safety Improvement Program (HSIP)	\$1,977,999.00	Adding traffic signals and other improvements to the Garden and Mill roads intersection	Signalization and road resurfacing complete on Mill Road from Landis Avenue to Almond Road, final surveying community engagement and resurfacing to be completed by 2027
USDOT Surface Transportation Block Grant Program (STBGP)	\$1,994,971.04	Resurfacing of Park Avenue, Phase 2 (West Avenue to N. West Boulevard)	Concrete Flatwork, Milling, Striping, Signage in progress and on track to be completed by April 2026.

*ii. Compliance with Grant Requirements*

Project staff have a history of timely compliance with all federal and state grants under City control. The City monitors progress and conducts annual audits as needed. As stated, no adverse audit findings have been determined, and the Federal and State projects above were completed successfully without any corrective measures and in compliance with all work plans. All terms and conditions of the awarding agencies were met on schedule. Reports and financials have been submitted in a timely manner.

## **Threshold Criteria Response**

### **Vineland, NJ Community-Wide Assessment Grant**

**Applicant Eligibility:** The City of Vineland (City) is a general purpose unit of local government in the State of New Jersey and is eligible for funding.

**Community Involvement:** The City's development of a Burnt Mill Pond Plan will include a significant amount of community outreach. Historically, the surrounding community has been intimately involved with Burnt Mill Pond and has a vested interest in its reuse. The City will capitalize on this community involvement through direct outreach to neighbors, business, and other stakeholders, a minimum of two community outreach meetings, community education sessions, broad marketing through the City's communication channels, development of a Public Involvement Plan (PIP) which will include an option to engage virtually, dedicated project information webpage on the City's Website, press releases and other education materials provided in a publicly accessible format.

**Expenditure of Assessment Grant Funds:** The City does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

**Named Contractors and Subrecipients:** No named contractors or subrecipients are included in the grant application. A qualified environmental professional (and any other eligible consultants) will be selected upon award of grant funds in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.