



EGG HARBOR CITY
Office of the Mayor
Dr. Lisa Jiampetti BS, MAS, Ed. D
500 London Ave.
Egg Harbor City, NJ 08215
(609) 965-0081 Ext.5
Jiams208@comcast.net

R02-26-A-006

RE: FY2026 EPA Brownfields Community Wide Assessment Grant Application

The Egg Harbor City (EHC) is pleased to submit this proposal for \$500,000 of FY2026 Brownfields Community Wide Assessment Grant funding. Below we provide the information requested.

1. Applicant Identification:

City of Egg Harbor
 500 London Ave.
 Egg Harbor, NJ 08215

2. Website URL:

(a) Website URL for Applicant (EHC): <https://www.eggharborcity.org/>

3. Funding Requested:

(a) Assessment Grant Type: Community Wide Assessment
 (b) Federal Funds Requested: \$500,000

4. Location:

(a) City: Egg Harbor
 (b) County: Atlantic
 (c) State or Reservation: New Jersey

5. Target Area & Priority Site Information:

A figure depicting the target areas in the table below is attached.

| Target Area Name | Priority Site Address(es) |
|----------------------|---|
| Philadelphia Ave | Former Weisbecker Cleaners 135-143 Philadelphia Ave |
| EHC Industrial Park | Undocumented Dump Site 1341-1359 Antwerp Ave |
| | Former Public Works & Asphalt Plant 1320-1418 Antwerp Ave |
| Gateway West Corrido | Former Boat Sales Repair 1300-1308 White Horse Pik |
| | Former Gas Station 27 White Horse Pik |
| | Former Pembroke Clothing 801 Atlantic Ave |
| | Former Gas Plant 715 Atlantic Ave & 716 WHP |

6. Contacts:

(a) Project Director:
 Name: Dr. Lisa Jiampetti, BS, MAS, Ed.D, Mayor
 Phone: (609) 965-0081, ext. 5 | Email: jiams208@comcast.net
 Mailing Address: 500 London Ave., Egg Harbor, NJ 08215



EGG HARBOR CITY
Office of the Mayor
Dr. Lisa Jiampetti BS, MAS, Ed. D
500 London Ave.
Egg Harbor City, NJ 08215
(609) 965-0081 Ext.5
Jiams208@comcast.net

(b) Chief Executive/Highest Ranking Elected Official:

Name: Dr. Lisa Jiampetti, BS, MAS, Ed.D, Mayor
 Phone: (609) 965-0081, ext. 5 | Email: jiams208@comcast.net
 Mailing Address: 500 London Ave., Egg Harbor, NJ 08215

7. Population:

- Population of Target Areas: 4,378 (Egg Harbor City total population).

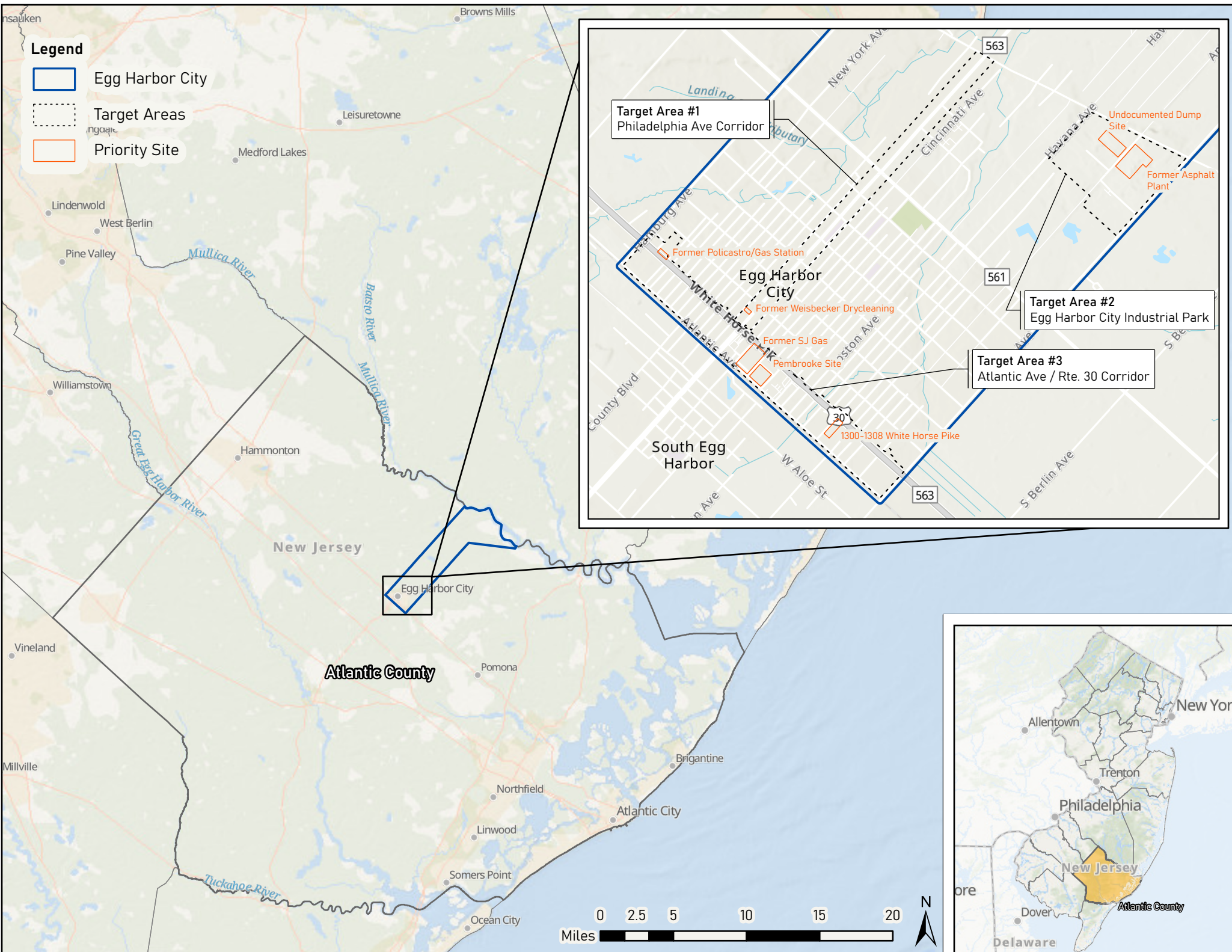
8. Other Factors:

| Other Factors Criteria | Page # |
|--|---------------|
| Community population is 15,000 or less. | 5 |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. | NA |
| The priority site(s) is impacted by mine-scarred land. | NA |
| 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). | NA |
| The priority site(s) is in a federally designated flood plain. | NA |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | NA |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | 4 |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | 4 |
| 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 sites within the target areas. | NA |
| The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing. | NA |

NA = Not applicable

9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the New Jersey Department of Environmental Protection is attached.

10. Releasing Copies of Applications: Not Applicable





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 8, 2026

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

**RE: Egg Harbor City, 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 Egg Harbor City 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 focus the assessments on 3-priority target areas: Target Area #1 - Philadelphia Ave Corridor (Downtown "Main Street"), Target Area #2 - Egg Harbor City Industrial Park, and Target Area #3 - Atlantic Ave/WHP (a/k/a US Route 30) Corridor. 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 Egg Harbor City 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 e-mailed 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
Dr. Lisa Jampetti, Mayor - Egg Harbor City



1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Target Area and Brownfields: 1.a. Overview of Brownfield Challenges & Description of Target Area:

Egg Harbor City or "EHC" (pop. 4,442), the geographic boundary for the proposed grant activities, is a tight-knit community located in the heart of Atlantic County in southeastern New Jersey, approximately 20 miles northwest of Atlantic City. Known for its small-town charm and rich heritage, EHC takes its name from 17th century Dutch explorers who coined the nearby coastal areas "Eyren Haven", meaning "Harbor of Eggs", due to abundance of gulls' nests. The City was established in the 1850s by prominent German Americans alongside the new Camden & Atlantic Railroad, and it and remained a uniquely German community for over half a century. It wasn't until the 20th century that the town began transitioning to resemble a typical American town with increasing diversity. While EHC experienced relatively consistent growth through the 1980s, it has been declining in population and investment ever since. As a result, EHC presently suffers from a lack of jobs and business growth, higher taxes, and deteriorating infrastructure. While the City has adopted an aggressive revitalization strategy, dozens of brownfields within three priority **target areas (TAs)** have yet to be addressed:

- **Philadelphia Ave Corridor:** Serving as EHC's historic "main" street, this TA bisects the City and stretches 1.25 miles from Atlantic Ave to Moss Mill Rd. The corridor includes the downtown core of EHC, and a diversity of mixed uses, including commercial, residential, municipal and industrial. While the City has invested significant resources in infrastructure and the new Archway Greene Park, environmental assessment and cleanup/reuse planning activities are necessary to position vacant and underutilized sites to attract new development and create a thriving/livable downtown.
- **EHC Industrial Park:** The City's industrial park is a 110-acre area located approximately one-mile northeast of downtown and is roughly bounded by W Moss Mill Rd (north/east), Havana Ave (northwest), Bremen Ave (south/east) and Grant St. (south/west). Access to highway systems, and its proximity to Atlantic City International Airport and Stockton University combine to make this area attractive for industrial development. While significant investments have been made to support its growth, legacy environmental issues from past industrial, municipal, and undocumented dumping activities must be addressed to position priority sites to attract new industrial businesses.
- **Gateway West Corridor:** Serving as the gateway to EHC, Atlantic Ave/White Horse Pike (WHP) run parallel to each other and the Atlantic City Rail Line (ACRL), connecting the Jersey Shore to Philadelphia, along the southwestern edge of the City. Given its prominent location and proximity to the ACRL, several priority brownfields along this mile-long corridor are prime candidates for a mix of commercial and residential uses, including underutilized properties near the transit station.

EHC is entering a transformative new chapter with its recent designations in the New Jersey Department of Environmental Protection (NJDEP) Brownfield Development Area (BDA) Program. EPA Brownfield Community-Wide Assessment (CWA) Grant funding will provide critical resources to help inventory, assess and plan cleanup that will drive redevelopment, job creation, and sustainable economic growth that will help this City recover from its prolonged era of disinvestment and decline.

1.b. Description of the Priority Brownfield Site(s): Over the past several years, EHC conducted a preliminary brownfield inventory, which included the identification of dozens of brownfields, including former auto-related businesses (gas stations and automotive sales/repair); boat sales/repair/manufacturing; agricultural lands; drycleaners and laundromats; legacy tailor shops and clothing factories; former public works facilities; & dump sites. Additionally, decades of decline and disinvestment has shuttered countless other commercial buildings, resulting in dilapidated structures impacted with hazardous building materials (HBM), including asbestos containing materials (ACM), lead-based paint (LBP) and polychlorinated biphenyls (PCBs). Based on the inventory results, EHC established two NJDEP BDAs (for the EHC Industrial Park & Gateway Rehabilitation Area) and engaged with its project partners and key stakeholders to prioritize the seven sites in the table below, which were determined to have the greatest potential to address the community's immediate needs:



| Target Area | Site Address/ Location | Size - Acres | Former Use; Present Condition | Potential Env. Concerns (PECs) & Anticipated Funding Needs (AFN) | Potential Reuse |
|-----------------------|---------------------------------|--------------|---|---|------------------------|
| Philadelphia Ave | 135-143 Philadelphia Ave | 0.3 | Former Weisbecker Cleaners; Vacant (No Structures) | PECs: Perchloroethylene (PCE) plume. AFN: Phase I/II ESA; Cleanup/Reuse Plan. | Mixed-Use Adj to Park |
| EHC Industrial Park | 1341-1359 Antwerp Ave | 5.7 | Undocumented Dump Site; Vacant (No Structures) | PECs: Undocumented refuse/fill. AFN: Phase I/II ESA; Cleanup/Reuse Plan. | Light Industrial |
| | 1320-1418 Antwerp Ave | 6.5 | Former Public Works & Asphalt Plant; Vacant (No Structures) | PECs: Petroleum & hazardous substances. AFN: Phase I/II ESA; Cleanup/Reuse Plans. | Light Industrial |
| Gateway West Corridor | 1300-1308 White Horse Pike | 1.5 | Former Boat Sales Repair; Vacant (No Structures) | PECs: Pesticides, herbicides & plastics. AFN: Phase I/II ESAs; Cleanup/Reuse Plan. | Commercial |
| | 27 White Horse Pike | 0.6 | Former Gas Station; Vacant (No Structures) | PECs: Petroleum & hazardous substances. AFN: Phase I/II ESA; Cleanup/Reuse Plan. | Commercial |
| | 801 Atlantic Ave (½ Block Area) | 2.6 | Former Pembroke Clothing; Underutilized (Large Building) | PECs: Hazardous building materials. AFN: RBM Survey; Abatement/Reuse Plans | Reuse/ Commercial |
| | 715 Atlantic Ave & 716 WHP | 4.5 | Former Gas Plant; Underutilized Park & Parking | PECs: Coal tar, PAHs, VOCs, metals. AFN: Phase I/II ESAs; Cleanup/Reuse Plans | Enhance with Mixed-Use |

1.c. Identifying Additional Sites: EPA funding presents an opportunity to continue to update and enhance EHC’s inventory as a tool for identifying and prioritizing additional sites that could benefit from assessment and cleanup/reuse planning. Furthermore, the City has established an active BDA Board, comprised of a diverse mix of representatives from local/regional/state agencies, business/economic development interests, local schools, and other community-based organizations. EHC will leverage the existing BDA Board to serve as the Brownfield Advisory Committee (BAC) for this project. Additionally, through the development of a project-specific Public Participation Plan (PPP), EHC will ensure the project will be inclusive of the diverse interests of the community. The criteria for selecting additional sites are anticipated to include site eligibility; location within a TA; alignment of needs with available resources; feasibility of cleanup/redevelopment; anticipated magnitude of economic and/or non-economic benefits; and ability to address the needs of sensitive populations. Given the significant needs of the community & the City’s momentum, EHC anticipates utilizing all EPA funds in three years.

1.d. Reuse Strategy & Alignment with Revitalization Plans: Reuse plans & strategies for the priority sites (see table on page 3), align with the goals & objectives established in the following community plans:

- **EHC Strategic Plan (2025):** Includes a focus on redeveloping vacant and abandoned properties to generate economic development, provide quality housing, and improve aging infrastructure. The plan identifies the TAs as prime opportunities for revitalization and investment. It envisions the community becoming “a vibrant and safe hometown that fosters a business-friendly environment and upholds faith-based values where families thrive in an affordable, inclusive, and family-oriented community.” The plan identified key strategic actions that will be supported by the proposed grant activities, including: (1) Partner with Atlantic County Economic Alliance (ACEA) to attract new businesses; & (2) Engage Developers and establish public-private partnerships to attract new investment.
- **Philadelphia Ave Corridor TA:** Serving as the City’s historic “main street” through downtown EHC, this TA has been designated as a priority redevelopment area. As EHC is in the New Jersey Pinelands National Reserve, and downtown is designated as a Pinelands Town, a more intensive level of development is permitted in the TA than in other areas. Most of the TA is zoned Retail Commercial, with a few areas identified as designated rehabilitation areas. **Downtown EHC (2025)**, identifies specific redevelopment actions, including: (1) Secure developer agreements; & (2) Identify & secure funding for assessment & remediation. Additionally, EHC can leverage recent investments in building the new Archway Greene Park to attract additional investment at priority brownfields in downtown EHC.
- **EHC Industrial Park TA:** This TA was established as a **NJDEP BDA (2024)** to support assessment and cleanup of priority brownfields. The BDA aligns with the city’s strategic vision for revitalizing its industrial sector by creating a hub of industrial activity that will attract new businesses and stimulate economic growth. This vision includes a phased approach to development, ensuring manageable and sustainable progress that aligns with EHC’s long-term planning goals. The proposed uses are compliant with local zoning ordinances and land use plans, ensuring development is in harmony with EHC’s goals for growth.
- **Gateway West Corridor TA:** Most of the TA is zoned Highway Commercial. The northwestern portion of this TA was the focus of the **Revised Redevelopment Plan for the Gateway Rehabilitation Area**



(2017) and was subsequently established as a **NJDEP BDA (2024)**. The plan laid the foundation for establishing public-private partnerships which will replace functionally obsolete commercial developments with vibrant new developments. Accordingly, EHC will fuel the anticipated public-private partners with funding for assessment and cleanup, and tax abatements to support redevelopment.

| Target Area | Address | Site Name | Site-Specific Reuse Plans & Strategies |
|-----------------------|----------------------------|---|---|
| Philadelphia Corridor | 135-143 Philadelphia Ave | Former Weisbecker Cleaners | Reuse plans include a new mixed-use building, with ground floor commercial and multi-family housing above. Reuse strategies include utilizing the NJDEP and other resources to complete due diligence to support acquisition by EHC and securing a developer partnership that leverages recent investments for Archway Greene Park. |
| EHC Industrial Park | 1341-1359 Antwerp Ave | Undocumented Dump Site | Reuse plans include new developments that will generate significant living wage jobs and tax-based revenue. Reuse strategies include leveraging EPA funds to complete assessment & cleanup plans, and the BDA Program to complete cleanup that will position the properties for redevelopment by new tenants. |
| | 1320-1418 Antwerp Ave | Former County Public Works | |
| Gateway West Corridor | 1300-1308 White Horse Pike | Former Boat Building/Sales/Repair | Reuse plans include a new retail or food service franchise that will create jobs and serve as a catalyst for additional investment. Reuse strategies include completing due diligence to support acquisition by EHC and a public-private partnership. |
| | 27 White Horse Pike | Former Gas Station | Reuse plans include a large-scale gateway redevelopment (involving the site and five adjoining parcels); the site would be developed as a multi-level catalyst commercial project. Reuse strategies include site acquisition and cleanup by EHC; developer agreement to complete commercial or mixed-use development. |
| | 801 Atlantic Ave | Former Pembroke Clothing Factory | Reuse plans include adaptive reuse of the existing building to attract new tenants (supermarket or wholesale food to the public) and leveraging transit activity from the ACRL. Reuse strategies including partnering with the existing owner to complete improvements that will attract investment and increase occupancy. |
| | 715 Atlantic Ave | Underutilized as community park & parking lot | Reuse plans include enhancing the existing park, and partial redevelopment as a new mixed-use "Transit Village" complex. Reuse strategies include taking advantage of the site's proximity to the ACRL transit station, and a partnership with a developer to convert the surface parking lot into a multi-story building. |

1.e. Outcomes & Benefits of Reuse Strategy: Economic Benefits:

The table summarizes the anticipated number of temporary (construction) and long-term jobs that could be generated by reuse activities on the priority brownfields. These projects will also increase property values and generate tax revenues that can be used for capital improvements and providing essential community services that can improve quality of life for sensitive populations.

| Priority Sites | Commercial | Industrial | Housing | Jobs ^a |
|---------------------------------|-------------------|-------------------|-----------------|-------------------|
| Former Cleaner (Philadelphia) | 5,880 | -- | 22 | 66 |
| Former Dump Site (Ind. Park) | -- | 173,804 | -- | 583 |
| Former Public Works (Ind. Park) | -- | 193,198 | -- | 664 |
| Former Boat Business (WHP) | 58,806 | -- | -- | 296 |
| Former Gas Station (WHP) | 26,136 | -- | -- | 132 |
| Former Pembroke Clothing | 71,397 | -- | -- | 300 |
| Lincoln Park Block Near ACRL | 13,721 | -- | 46 | 180 |
| Totals | 175,940 SF | 367,002 SF | 68 Units | 2,221 |

SF = Square Fee; Commercial includes retail, personal service, & office uses. Jobs include construction, leasing, trade & manufacturing (as applicable)

Non-Economic: Restoration and reuse of the priority brownfields will include an array of other benefits:

- **Preservation of the NJ Pinelands National Reserve:** EHC is located within the nation's first national preserve, a protected natural area of unique ecology covering 1,100,000 acres. Infill development and restoration of impacted sites will help protect and preserve natural areas and comply with restrictions that impede development outside of Pinelands Town center designations.
- **Quality Fair-Priced/Mixed-Rate Housing:** Reuse plans include generating up to 68 of housing units, which is critically important to addressing EHC's aging house stock & high rate of cost burdened homes.
- **Access to Transit:** Reuse of the Lincoln Park block will focus on TOD infill development around the ACRL transit station achieving a Transit Village while also benefiting reuse on the Former Pembroke Clothing Factory property, the Gateway Corridor, and surrounding neighborhoods.
- **Enhanced Community Spaces:** Reuse plans for the 715 Atlantic Ave properties include enhancements to the 3-acre Lincoln Park, including several new amenities. Additionally, redevelopment of the Former Weisbecker Cleaners will leverage significant public investments in the adjoining Archway Greene Park.

^a Based on data from U.S. Energy Information Administration. *Table B2. Total & medians of floorspace & # of workers, Revised 2016.*



- **Energy Efficiency, Resiliency & Sustainability:** Reuse plans are anticipated to include energy-efficient and renewable sources like solar, including incentives, tax credits, rebates and, streamlined permitting. Plans also include the deployment of new EV charging stations, shading to eliminate urban heat islands, and various other climate (heat) resistant/resilient infrastructure.
- **Access to Fresh Food:** Reuse plans at the Former Pembroke Clothing Factory aim to recruit a supermarket/wholesale fresh foods business for residents (and attract travelers in route to the Jersey Shore).

Strategy for Leveraging Resources: 1.g. Resources Needed for Site Reuse: EHC and its project partners will leverage EPA funding with other grants, loans, incentives and other resources, including:

- **Supplemental Assessment & Cleanup:** EHC and its partners will seek technical and/or funding support from the NJDEP and EPA for supplemental assessment and cleanup activities, including: 1) The **NJDEP BDA Program** provides funding for supplemental assessment, cleanup and redevelopment. Already designated as BDAs, the EHC Industrial Park TA & portions of the Gateway West TA, are uniquely positioned to leverage the **Brownfield Reinvestment Fund**, which offsets up to 75% of remediation costs; & 2) EPA Targeted Brownfield Assessments (TBAs) & competitive EPA Brownfield MARC Grants.
- **Redevelopment Resources:** Developers in the TAs can take advantage of several resources, including:
 - Opportunity Zones (OZs):** EHC’s OZ was enacted as part of the 2017 federal Tax Cuts & Jobs Act and was designated to drive long-term capital investments into low-income communities. This federal capital gains tax incentive encourages private investors to support investments via Qualified OZ Funds.
 - Tax Abatements:** Are available for new developments and additions to existing businesses within the EHC Industrial Park. Taxes on improvements will be abated in 20% increments over five years.
 - Atlantic County Improvement Authority (ACIA) Financing:** Loans up to \$400,000 or 40% of project costs (whichever is lower) is available to small businesses that will create job & increase the tax base.
 - NJ Economic Development Authority (NJEDA):** Offers a broad portfolio of tools, including job-based/real estate development tax credits, energy efficiency programs, and low-interest business financing.
 - NJ Redevelopment Authority (NJRA):** NJRA acts as a financing agency that provides technical assistance and financial guidance. Through the NJ Redevelopment Investment Fund (RIF) Program, the NJRA can offer direct loans, real estate equity, loan guarantees and other forms of credit enhancements.

1.g. Use of Existing Infrastructure: The TAs are located within fully developed urban areas in EHC, and the priority sites are connected to existing infrastructure [roads and utilities (waste/storm/potable water, power & communications)]. The TAs are also served by major highways, including White Horse Pike (WHP; Rt. 30) and the Atlantic City Rail Line (ACRL), with regional connections to other urban areas including Atlantic City and Philadelphia. Furthermore, at only 10 miles from EHC, the Atlantic City International Airport represents a significant asset for the area. Whenever feasible, the project will focus on sustainable reuse of existing buildings and infrastructure. Where demolition is necessary, EHC and its partners will establish salvage goals to divert waste and maximize recycling. EHC and its partners have also initiated substantial capital improvements in the TAs to attract additional investment:

| TAs | Project | Summary | Status |
|---------------------|--|--|-----------|
| Philadelphia Ave | Archway Greene Park | This new park was built on a vacant lot in downtown EHC and will be used for outdoor classes, concerts, movies, farmers markets & other key events. | Completed |
| | Streetscape Improvements | Numerous grants were awarded to business owners to upgrade their store fronts will make EHC’s main street attractive to visitors & entrepreneurs. | Completed |
| EHC Industrial Park | Industrial Infrastructure Improvements | Infrastructure in the EHC Industrial Park, including major roads and utilities, was constructed with future expansion in mind. This foresight means that the necessary utilities and services are already in place to support largescale industrial development, reducing the cost and complexity of construction, making the area attractive to investors and developers. | Completed |
| Gateway West | WHP (Rt. 30) Rehabilitation | Resurfacing & improving pedestrian access to support commercial growth. | Completed |
| | Gateway Rehabilitation Plan | Redevelopment Plans for 16.5 Acres of property in the designated BDA; Plans to improve roads & utilities to support large-scale commercial use. | Planned |

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need: 2.a. The Community’s Need for Funding: Following its population peak in the 1980s, EHC has experienced a slow but steady period of decline and disinvestment. Today, with under 4,400 residents, EHC retains its small-town charm but struggles with several challenging economic conditions.



High rates of unemployment and lower incomes are met with high property taxes, a struggling downtown business district, an aging housing stock and deteriorating infrastructure. Additionally, EHC’s economy is heavily influenced by the ups and downs of the tourism and gambling industry in nearby Atlantic City, which has largely struggled over the past decade. As a result, Atlantic County consistently ranks as having one of the lowest per capita incomes of the 21 counties in NJ. Due to these and other factors, EHC has an inability to draw on other sources of funding and would otherwise lack critical resources necessary to carry out environmental assessment & cleanup/reuse planning activities. Redevelopment of brownfields in the TAs will help alleviate economic distress factors in this struggling community. EHC and its partners will leverage EPA funding with other grants and local incentives to fuel public-private partnerships that will attract new businesses, create living wage jobs and tax-based revenue, and increase quality housing and access to critical services for sensitive populations.

Table 1 – Demographic Data for Egg Harbor City, Atlantic County, New Jersey, and the U.S.

| Data Type | Egg Harbor City | Atlantic County | New Jersey | United States |
|---------------------------------------|------------------|------------------|--------------|---------------|
| Total Population | 4,378 | 274,704 | 9,267,014 | 332,387,540 |
| Unemployment - August 2025 | 5.7% | 6.5% | 5.0% | 4.3% |
| Unemployment (5-Year Avg.) | 11.6% | 8.1% | 6.2% | 5.2% |
| Median Household Income | \$67,604 | \$76,819 | \$101,050 | \$78,538 |
| Per Capita Income | \$28,933 | \$41,448 | \$53,118 | \$43,289 |
| Households Receiving SSI | 12.3% | 5.3% | 4.5% | 5.1% |
| Households Receiving Food Stamps/SNAP | 21.8% | 12.0% | 8.8% | 11.8% |
| Median Home Value | \$182,100 | \$272,700 | \$427,600 | \$303,400 |
| Housing built before 1980s | 83.1% | 54.1% | 63.7% | 50.5% |
| Vacant Housing Units | 12.4% | 17.7% | 7.9% | 10.4% |
| Minorities | 55.9% | 41.9% | 43.1% | 26.6% |
| Children/Youth Population (<18 yrs) | 26.3% | 21.0% | 21.9% | 22.2% |
| Senior Population (65+) | 20.2% | 19.3% | 16.8% | 16.8% |
| Persons with a Disability | 18.0% | 14.0% | 10.6% | 13.0% |
| % High School or Higher | 85.4% | 88.9% | 90.7% | 89.4% |
| % Bachelor’s Degree or Higher | 18.7% | 31.2% | 42.9% | 35.0% |
| Land Area (Square miles) | 11.0 | 671 | 8,723.0 | 3,533,038.3 |

2019-2023 5-yr ACS. Shading/**bold** indicates results that exceed or are less than NJ and/or the U.S., respectively; SNAP = Supplemental Nutritional Assistance Program; SSI = Supplemental Security Income.

2.b. Health or Welfare of Sensitive Populations: EHC has been designated as an “Overburdened Community” due to >40 percent of residents identifying as minorities (predominantly black/African American and Hispanic). Additional sensitive populations in the TAs include the unemployed, low-income residents, children/youth, seniors, the disabled, and those with lesser education. Significant welfare issues in the TAs include:

- **Unemployment:** Over the past five years, the average unemployment rate in EHC was more than double the national average, and the City continues to struggle from a depressed job market.
- **Housing:** EHC has an aging housing stock, with 83.1% of homes built before the 1980s. Due to decline/disinvestment, vacancy rates in EHC & Atlantic County are elevated at 12.4% & 17.7% respectively.
- **Food Insecurity & SNAP Vulnerability:** The rate of households receiving Supplement Security Income (SSI) & Supplemental Nutrition Assistance Program (SNAP) benefits is over double the state average.
- **Education:** EHC has much lower rates of high school & higher education, and local school districts face funding challenges due to a reliance on depressed property taxes in lower income areas.

To address these issues, EHC will leverage EPA funding to revitalize priority brownfields that can improve the job market, attract a new supermarket/wholesale foods provider, increase access to quality housing, and generate tax-based revenue that can be used to fund critical social services and better education. As described in Section 1.f., reuse of the priority brownfields alone can generate 68 units of quality housing, 175,940-SF of commercial, 367,002 SF of industrial space and up to 2,221 temporary/permanent jobs.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions: Data available for EHC and/or Atlantic County identifies several elevated incidences of diseases & adverse health conditions:

- **Asthma:** According to the NJ Dept. of Health’s (NJDOH’s) State Health Assessment, the prevalence of asthma among adults in Atlantic County was 12.5%, 1.4X higher than the overall rate for NJ of 8.8%.



- **Low Birth Weight:** According to the 2022 NJDOH’s 2022 Healthy Community (HC) Report for EHC, the rate of low birth weight (<5lbs8ozs) was 8.7% in EHC, 10% higher than the overall rate for NJ of 7.9%.
- **Cancer:** According to the 2022 NJDOH’s 2022 HC Report for EHC, the age-adjusted cancer deaths rate (2015-2019) was 255.6 deaths/100K or 1.8X higher than the overall rate for NJ of 144.6 deaths/100K.

EHC and its partners play a vital role in reducing these health inequities. As noted in Section 1, restoration/reuse of the priority brownfields will address the needs of sensitive populations by providing access to better employment opportunities, quality housing, and increased tax-based revenue can contribute to improving schools and critical services. Health impacts will be reduced as contaminated media are identified and exposure pathways are eliminated. For example, asbestos abatement can reduce the effects of asthma and other respiratory diseases. Additionally, with a focus on infill development, the project will reduce vehicle emissions which contribute to air quality issues in EHC.

2.d. Economically Impoverished/Disproportionately Impacted: EHC is economically impoverished, and a long period of development, as well as its proximity to a major automotive/rail corridor, have led to a disproportionate share of pollution in the TAs:

- **Air Pollution:** EHC is designated as non-attainment for air quality standards, with increased threats from exposure from regional industrial/traffic emissions.
- **Hazardous Substances & Petroleum:** According to geospatial tools, EHC ranks in the 91st percentile in NJ for potential exposure to lead-based paint. As summarized in **Table 1** (Section 2.a.), 83.1% of EHC homes were built before the 1980s and may also contain asbestos, and other hazardous materials. Additionally, due to its proximity to WHP/Rt.30, there are a high concentration of former auto-related business with underground tanks for storage of petroleum related products.
- **Water:** EHC is designated as being non-compliant for drinking water standards, and as have impaired waters, due in large part to have aging and inadequate infrastructure for water conveyance and treatment.

| Type | Pollution Sources Impacting Sensitive Populations in EHC | Percentile in NJ |
|--------------------------------|--|------------------|
| Air | Non-Attainment for Air | Yes |
| Hazardous Substances/Petroleum | Lead Paint | 91 |
| | Underground Tanks | 85 |
| Water | Drinking Water Non-Compliance | 92 |
| | Impaired Waters | Yes |

To combat these issues, EHC and its partners are making significant investments to restore and revitalize priority brownfields in the TAs. This includes identifying and abating hazardous building materials in older structures, generating new quality housing, and removing sources of soil and water pollution stemming from the area’s legacy commercial and industrial activities. Additionally, efforts to promote mixed-use infill development in urban areas will improve air quality by reducing sprawl and vehicle emissions.

Community Engagement: 2.e. Project Involvement/2.f. Project Roles: As part EHC’s ongoing NJDEP Brownfield Development Area (BDA) activities, it has already established an active BDA Board, comprised of a diverse mix of representatives from local/regional/state agencies, business/economic development interests, local schools, and other community-based organizations. EHC will leverage the existing BDA Board to serve as the Brownfield Advisory Committee (BAC) for this project, along with the addition of other community stakeholders who will bring important voices to the table. Each of the project partners listed below have committed to participating as BAC members, and will assist with establishing site prioritization criteria, providing input for cleanup/reuse planning activities, and will stay informed of all grant funded activities. Each partner has also committed to assisting with community engagement.

| Partner (Type) | Point of Contact | Organization Mission and Project Role |
|---|---|---|
| Sustainable EHC (Natural Resources) | Nanette Galloway; nanette.galloway@comcast.net | Mission: Preserving the community’s natural resources. Role: Advise on site prioritization & support sustainable reuse alternatives. |
| EHC Public Schools (Youth Education) | Austin Gray & Adrienne Shulby; agray@eggharborcityschools.com; ashulby@eggharborcityschools.com | Mission: Develop the skills necessary to function in a democratic society. Role: Bring youth voices to the table; support community engagement and youth education on brownfield issues and sustainable development. |
| Cedar Creek High School (Education) | Scott Parker sparker@gehrhsd.net | Mission: Provide a range of experiences to prepare students for success. Role: Community engagement and advise on site prioritization and site reuse options that supports education and workforce development. |
| Costa Marine Canvas (Industrial Business) | Chris Costa; chris@costamarinecanvas.com | Mission: Fabricating high-quality, custom marine interiors and enclosures. Role: Tennant in the EHC Industrial Park; represent business interests in the TA; help network with other businesses to support economic development. |



| | | |
|---|--|--|
| EHC Council (Local Gov't) | Kim Hesse; kraw236@comcast.net | Mission: Promoting the city, managing municipal resources, and overseeing local amenities like the lake and downtown business district. Role: Community engagement and advise on site prioritization and site reuse options to support economic development and sustainability. |
| Philadelphia Village (Residents) | Natasha Collier; Email withheld | Mission: Provide affordable, supportive and accessible housing. Role: Represent diverse interest in the TA; solicit resident participation. |
| Rittenberg Manor (Senior Housing) | Sterling Watson; Email withheld. | Mission: Providing affordable, energy-efficient housing for seniors (62+). Role: Represent interests/and solicit participation of seniors in the TAs. |
| Atlantic County Economic Alliance (Eco. Development) | Max Slusher mslusher@aceanj.com | Mission: Drive economic growth and cultivate economic diversity Role: Community engagement and advise on site prioritization and site reuse options to support economic development. |
| NJIT – TAB (Assistance) | Jessica Miller; Jessica.miller@njit.edu | Mission: Provide free, expert guidance and support to communities. Role: Provide technical support for all aspects of grant implementation. |
| NJ Pinelands Commission (Preservation) | Rhonda L. Ward; appinfo@pinelands.nj.gov | Mission: Preserve, protect, and enhance the natural and cultural resources of the Pinelands Reserve & encourage compatible economic activities. Role: Represent preservation interests while supporting sustainable infill. |
| NJEDA (State Econ. Dev.) | Melissa Delinski; melissa.dulinski@njeda.gov | Mission: Support high-quality job creation, catalyze investment, and foster vibrant, inclusive community development Role: Provide funding and other resources to support revitalization. |
| NJDEP (Regulatory Agency) | Ronald Wienckoski; ronald.wienckoski@dep.nj.gov | Mission: Revitalize contaminated, underutilized properties. Role: Support assessment/cleanup activities of priority brownfields in EHC; provide additional funding/technical support via the BDA Program. |

2.g. Incorporating Community Input: EHC understands that effective engagement is imperative to the success of this project and will leverage its existing channels of communication, stakeholder relationships, and proven strategies to ensure meaningful input is infused into all activities:

- **Public Participation Plan (PPP):** EHC will develop a project-specific PPP, which will outline policies, guidelines, tools & strategies for engaging with & soliciting input from diverse regional interests. This will include alternatives to in-person engagement, including virtual meetings for residents with mobility issues.
- **Brownfield Advisory Committee (BAC):** EHC’s existing BDA Board and other project partners have committed to serving on the BAC, which will meet quarterly during the first year of the project and semi-annually thereafter. The BAC will establish site prioritization criteria, provide input into cleanup/reuse planning, and support community outreach activities throughout the TAs and beyond.
- **Fact Sheets & Project Webpage:** Fact sheets, site nomination forms, and regular project updates will be available via a brownfields webpage that will be hosted on EHC’s website. The webpage will be linked to project partner websites to ensure information is readily accessible to key stakeholders.
- **Social Media:** EHC will utilize online platforms for those unable to meet in-person, including its effective social media outlets that can be utilized to provide regular updates and ensure that residents stay informed and are included in the decision-making process.
- **Communications with Key Stakeholders:** EHC and its partners regularly communicate with residents, local/regional/state agencies, community-based organizations, property/business owners and developers. EHC will host public meetings and open houses to solicit input from a diversity of stakeholders and promote the program at local/regional/national conferences/workshops.

This menu of engagement methods will enable a wide range of EHC stakeholders to provide meaningful input. Sustained outreach will ensure that cleanup and reuse projects receive strong community backing.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

Description of Tasks (a. Implementation; b. Schedule; c. Task/Activity Lead; and d. Outputs): EHC is requesting \$500,000 of funding to assess and plan the cleanup/reuse of priority brownfields in the **target areas (TAs)**. The scope of work is organized into **four tasks**, with responses to 3.a.-3.d. under each task.

| Task 1: Grant Management, Reporting & Other Eligible Activities |
|--|
| a. Implementation (Activities): EHC will manage all aspects of the project, including coordination with EPA, property partners and the Qualified Environmental Professional (“QEP”). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) ACRES Updates; 3) Annual/Final Federal Financial Reports (FFRs); & 4) A Final Performance Report documenting outputs, outcomes, and successes. Two EHC staff will attend up to three brownfield conferences over the four-year grant implementation period. |
| b. Schedule: Management and Reporting will be ongoing throughout the four-year implementation period. Regional and/or national brownfield conferences are anticipated to occur in 2026-2029. |



| |
|--|
| c. Lead: EHC will lead this task. The QEP will assist with reporting and other eligible activities. |
| d. Outputs: 16 QPRs; 4 FFR Reports; ACRES Updates; one Final Report; 2 EHC staff attend 3 conferences. |
| Task 2: Community Engagement & Site Selection |
| a. Implementation (Activities): <u>Community Engagement:</u> A detailed description of EHC’s community engagement plan is provided in Sections 2.e-2.g. This task includes: 1) facilitating up to 10 Brownfield Advisory Committee (BAC) meetings; 2) hosting public meetings and/or conducting outreach campaigns at community events; 3) conducting meetings with property owners, businesses and developers; and 4) preparation of project webpage content, fact sheets, e-Newsletters, social media posts and press releases. <u>Site Selection:</u> As part of the site selection process, EHC will engage with the BAC and other stakeholders to gather information on priority sites and reuse plans/strategies. The QEP will conduct file reviews and site visits to baseline existing conditions. The BAC will inform site prioritization and ensure the project provides the greatest outcomes. Site selection will include preparing site eligibility determination (ED) requests. |
| b. Schedule: The fact sheets and webpage will be developed during the first quarter (1Q). A BAC kick-off meeting will be held during 1Q and convened quarterly for the first year, and semi-annually thereafter; other outreach activities will occur as needed on an ongoing basis. |
| c. Lead: EHC will lead this task, with support from the project partners, QEP, and stakeholders. |
| d. Outputs: Fact sheets; press releases/articles; webpage/social media content; 10 BAC Meetings (including presentations, minutes, etc.); output/outcome tracking spreadsheets; and site ED forms. |
| Task 3: Phase I/II Environmental Site Assessments (ESAs) & Regulated Building Materials Surveys (RBM) |
| a. Implementation (Activities): Includes up to 10 Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-21 Standard) and 5 Phase II ESAs at priority sites within the target areas . Some of the priority sites contain old buildings/structures, therefore, budget is included for up to 5 RBM Surveys. This task also includes preparation of: 1) access agreements; 2) an EPA-approved Quality Assurance Project Plan (QAPP); 3) Sampling & Analysis Plans (SAPs) & Health & Safety Plans (HASPs) for Phase II ESAs and/or RBM Surveys; and 4) National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) consultations. |
| b. Schedule: Year 1: QAPP, 4 Phase I ESAs, 2 Phase II ESAs, 2 RBM Surveys Year 2: 3 Phase I ESAs, 2 Phase II ESAs, 2 RBM Surveys Year 3: 3 Phase I ESAs, 1 Phase II ESA, 1 RBM Survey (EHC anticipates completing ESA/RBM activities in 3 years). |
| c. Lead: The QEP will lead this task under the direction of EHC, who will also assist with site access. |
| d. Outputs: 1 Master QAPP; 10 Phase I ESAs; 5 Phase II ESAs; 5 RBM Surveys; SAPs, HASPs, etc. |
| Task 4: Cleanup/Reuse Planning |
| a. Implementation (Activities): Includes one Area-Wide Plan (AWP) for the West Gateway TA, including a feasibility study, design charettes, renderings & implementation plan/strategy to support a sustainable and resilient community. The QEP will also complete up to five Site-Specific Cleanup and/or Reuse Plans. |
| b. Schedule: Year 1: AWP Start; 1 Cleanup/Reuse Plans Year 2: AWP Complete; 2 Cleanup/Reuse Plans Year 3: 2 Cleanup/Reuse Plans |
| c. Lead: The QEP will lead the technical elements of this task under the direction of EHC. |
| d. Outputs: 1 AWP, 5 Cleanup/Reuse Plans. |

3.e. Cost Estimates: A summary of the budget by task and category is provided in the table. **66% (= \$330,000) of the budget is allocated to site-specific activities.** The budget assumes an average EHC staff rate of \$90/hr (personnel rate of \$60/hr and fringe benefit rate \$30/hr. The budget also assumes an average QEP rate of \$180/hr. A total of 4% of the budget = \$20,000 is requested for administrative expenses.

| Line # | Budget Categories | Task 1 | Task 2 | Task 3 | Task 4 | Totals |
|--------|---------------------------|---------------------------------|-----------------------------|-------------------------------|------------------------|------------------|
| | | Management and Other Activities | Engagement & Site Selection | Phase I/II ESAs & RBM Surveys | Cleanup/Reuse Planning | |
| 1 | Personnel | \$9,000 | \$9,000 | \$9,000 | \$9,000 | \$36,000 |
| 2 | Fringe Benefits | \$4,500 | \$4,500 | \$4,500 | \$4,500 | \$18,000 |
| 3 | Travel | \$12,000 | \$0 | \$0 | \$0 | \$12,000 |
| 4 | Contractual | \$18,000 | \$18,000 | \$278,000 | \$100,000 | \$414,000 |
| 5 | Total Direct Costs | \$43,500 | \$31,500 | \$291,500 | \$113,500 | \$480,000 |
| 6 | Indirect Costs | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$20,000 |
| 7 | Total Budget | \$48,500 | \$36,500 | \$296,500 | \$118,500 | \$500,000 |

A summary of the estimated costs for project activities by task and budget category are provided below.



| |
|---|
| Task 1 – Grant Management, Reporting & Other Eligible Activities: Total Budget = \$48,500 |
| Includes <u>EHC Personnel + Fringe Costs</u> of \$13,500 (150 hrs @ \$90/hr ¹ ; \$9,000 personnel/\$4,500 fringe) to complete grant management and reporting activities. <u>Travel Costs</u> of \$12,000 are budgeted for expenses for up to two EHC staff to each attend three conferences. Costs are estimated at \$2,000/person/event (\$1,000 airfare, \$600 hotel, and \$400 incidentals). <u>Contractual Costs</u> of \$18,000 are budgeted (100 hrs at \$180/hr ²) for the consultant to assist with reporting and other eligible activities. <u>Indirect Costs</u> of \$5,000 ³ are budgeted. |
| Task 2 – Community Engagement & Site Selection: Total Budget = \$36,500 |
| Includes <u>EHC Personnel + Fringe Costs</u> of \$13,500 (150 hrs @ \$90/hr ¹ ; \$7,500 personnel/\$3,750 fringe) to facilitate stakeholder engagement and site selection activities. <u>Contractual Costs</u> of \$18,000 are budgeted (100 hrs @ \$180/hr ²) for the QEP to assist with engagement/site selection. <u>Indirect Costs</u> of \$5,000 ³ are budgeted. |
| Task 3 – Phase I/II ESAs & RBM Surveys: Total Budget = \$296,500 |
| Includes <u>EHC Personnel + Fringe Costs</u> of \$13,500 (150 hrs @ 90/hr ¹ ; \$9,000 personnel/\$4,500 fringe) to facilitate assessment activities. <u>Contractual Costs</u> of \$278,000 include costs for the QEP to complete one Master QAPP (\$6,000); 10 Phase I ESAs (\$4,200 each=\$42,000); 5 Phase II ESAs (\$40,000 each=\$200,000); and 5 RBM surveys (\$6,000 each=\$30,000). Costs for HASPs, SAPs and/or related consultations are included in unit costs for other outputs. <u>Indirect Costs</u> of \$5,000 ³ are budgeted. |
| Task 4 – Cleanup/Reuse Planning: Total Budget = \$118,500 |
| Includes <u>EHC Personnel + Fringe Costs</u> of \$13,500 (150 hrs @ \$90/hr ¹ ; \$9,000 personnel/\$4,500 fringe) to facilitate cleanup/reuse planning activities. <u>Contractual Costs</u> of \$100,000 are estimated for the QEP to complete one Brownfields Area-Wide Plan (AWP) for the Gateway West TA (\$50,000; includes a market study, infrastructure evaluation, design charettes, renderings and a Final AWP document) and up to five Site-Specific Cleanup and/or Reuse Plans (\$10,000 each=\$50,000). <u>Indirect Costs</u> of \$5,000 ³ are budgeted. |
| ¹ EHC Personnel (avg. \$60/hr) + Fringe (avg. \$30/hour) = avg. \$90/hr (total combined cost). ² Avg. QEP cost = \$180/hr; ³ EHC is requesting 4% of the total budget (= \$20,000) of indirect costs for admin. expenses, split evenly between Tasks 1-4 (= \$5,000/task). |

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The status of **outputs** and **short- and long-term outcomes** will be tracked and reported to EPA via Quarterly Progress Reports (QPRs), ACRES and the Final Performance Report. QPRs will list goals accomplished and plans for the next quarter. Significant deviations will be discussed with the EPA Project Officer. Between QPRs, **outputs** will be tracked in a database including: (1) # of brownfields identified/prioritized/approved; (2) # of Phase I/II ESAs/RBM Surveys; (3) # of Cleanup/Reuse Plans; and (4) # of stakeholder meetings. Sites assessed will be linked to parcel data, to allow for efficient tracking and analysis of project outcomes using GIS. The following **short- and long-term outcomes** will be tracked: (1) # of sites cleaned up; (2) # of sites and acres of land redeveloped; (3) # of units/types of quality affordable housing developed; (4) \$ of private investment/leveraged funding; (5) # of jobs created or retained; and (6) increased property value/tax revenue. EHC will further refine the project schedule/milestones as part of the Cooperative Agreement (CA) Work Plan to ensure activities are completed within the project period. EHC will update ACRES beyond the end date, to ensure outcomes and successes are captured as brownfields are redeveloped.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

Programmatic Capability: 4.a. Organizational Capacity/4.b. Organizational Structure/4.c. Description of

Key Staff: EHC is well qualified to lead a successful EPA Brownfield Assessment Coalition Grant, having developed the organizational infrastructure, experience, and strong partnerships during the establishment and implementation of its NJDEP Brownfield Development Areas (BDAs). EHC has proven itself to be an effective and efficient steward of public funds, and the City’s key staff offer decades of successfully executing grant-funded projects. Specific recent/relevant examples are included in Section 4.f. below. EHC will use its established organizational structure to staff this project, as this has been successful for each of the grants that EHC has administered and ensures that roles and responsibilities are clearly defined from the start. EHC’s Program Director, the Honorable Dr. Lisa Jiampetti, and Grant/Project Manager (PM), Jerry Barberio, will direct and manage all grant-funded activities. Lisa and Jerry will receive support from other EHC staff and its project partners:

- **Program Director – Dr. Lisa Jiampetti, Mayor, EHC:** Mayor Jiampetti is the CEO of Egg Harbor City. She leads with a focus on building capacity to provide regional support for economic development



and sustaining relationships with regional partners to ensure cooperation and collaboration. Her leadership will ensure effective expenditure of EPA funding in support of EHC's goals.

- **PM – Jerry Barberio, City Administrator, EHC:** Jerry has 20+ years in municipal governance, and specializes in the intersection of environmental stewardship and urban development. He serves as the primary point of contact for multi-part municipal funding awards, overseeing the complex remediation and revitalization of EHC's two NJ Brownfield Development Areas (BDAs). Jerry will be responsible for the day-to-day coordination & timely/effective grant management/administration.
- **Assistant PM & Financial Support – Jodi Kahn, Chief Financial Officer (CFO), EHC:** Jodi is a certified public accountant (CPA) with over nearly 20 years of experience, including 17 years with EHC. She is meticulous in her accounting/record keeping for grants and will work with EHC's key staff to maintain compliance with the terms and conditions provided in the EPA's Cooperative Agreement (CA).
- **Technical Support – Ryan McGowan, PE, PP, City Engineer, EHC:** Ryan is a licensed Professional Engineer (PE) and Professional Planner (PP) in NJ and will provide critical technical expertise to support effective assessment & cleanup/reuse planning activities funded by the EPA grant.

Additionally, a Brownfield Advisory Committee (BAC) consisting of a diverse group of project partners (who also serve on the BDA Board) has been established to guide site selection/prioritization, inform cleanup/reuse planning, and assist with community outreach/ engagement activities in the TAs.

4.a.iv. Acquiring Additional Resources: EHC has substantial resources, including additional technical and support staff to assist with grant implementation activities. EHC also has proactive succession planning should staff changes be required. Succession plans will eliminate project delays and ensure staff who are reassigned to the project have appropriate qualifications and experience. Furthermore, EHC will have the support of its contractors and consultants, including real estate advisors, community engagement specialists and Qualified Environmental Professionals (QEPs). EHC will use a qualifications-based process in conformance with 2 CFR 200.317–200.326 to select a QEP consultant team to assist with grant-funded assessment and cleanup/reuse planning activities.

Past Performance & Accomplishments:

4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Assistance Agreements.

(1) Purpose & Accomplishments: While EHC has not previously received EPA Brownfield Grant funding, we have a long and successful history with securing and implementing numerous assistance agreements - both at the federal and state levels - including the following three recent/relevant grants:

1) FY2025, NJDEP, Hazardous Discharge Site Remediation Fund (HDSRF; \$595,737) – EHC received funding from the NJDEP Brownfield Development Area (BDA) Program for to complete supplemental remedial investigation/action to support closure of the G0000009613 Antwerp Ave Landfill. The project is currently on schedule and on budget and anticipated to meet the desired goals and objectives.

2) FY2019-2025, NJ Dept. of Community Affairs (NJCA), Neighborhood Preservation Program (\$125,000/Annually) – Annual funding from the NJCA for economic development, which has been utilized for improvements in the Philadelphia Ave TA, including Archway Greene Park. Annual funds have been effectively utilized on schedule and on budget and met the desired goals and objectives.

3) FY2023, USDA, Urban & Community Forestry Grant (\$1,000,000) - EHC received funding from the USDA to support community outreach, tree planting & maintenance. The project is ongoing but is anticipated to be completed on schedule and on budget and meet the desired goals and objectives.

(2) Compliance with Grant Requirements: EHC has a strong record and the technical, legal, and financial capacity to manage/administer federally funded grant projects. EHC staff have demonstrated competency with project management and will use a successful inter-agency coordination approach to successfully manage/administer the EPA Brownfield Community-Wide Assessment (CWA) Grant in compliance with the terms and conditions established in the Cooperative Agreement. EHC has always submitted required financial/progress/compliance reports in an accurate and timely manner. Any budget issues or schedule delays are immediately discussed with the funding agency. If required, EHC prepares written revisions or amendment requests as instructed by the agency.



1. APPLICANT ELIGIBILITY:

1.a. Applicant Type:

- **Eligibility of Applicant:** Egg Harbor City (EHC) is a local government established in 1854.
 1. **Applicant Type:** Local Government.
 2. **Eligibility Confirmation:** As a local unit of government, EHC is eligible to receive and administer federal funding.

1.b. Federal Taxation Exemption Status: Not applicable. As a local unit of government, EHC does not have 501(c)(4) status.

2. COMMUNITY INVOLVEMENT: As part EHC's ongoing NJDEP Brownfield Development Area (BDA) activities, it has already established an active BDA Board, comprised of a diverse mix of representatives from local/regional/state agencies, business/economic development interests, local schools, and other community-based organizations. EHC will leverage the existing BDA Board to serve as the Brownfield Advisory Committee (BAC) for this project, along with the addition of other community stakeholders who will bring important voices to the table. Each of the project partners has committed to participating as BAC members, and will assist with establishing site prioritization criteria, providing input for cleanup/reuse planning activities, and will stay informed of all grant funded activities. Each partner has also committed to assisting with community engagement. EHC understands that effective engagement is imperative to the success of this project and will leverage its existing channels of communication, stakeholder relationships, and proven strategies to ensure meaningful input is infused into all activities. EHC will also prepare a:

Public Participation Plan (PPP): EHC will develop a project-specific PPP, which will outline policies, guidelines, tools & strategies for engaging with & soliciting input from diverse regional interests. This will include alternatives to in-person engagement, including virtual meetings for residents with mobility issues.

The engagement methods will enable a wide range of EHC stakeholders to provide meaningful input. Sustained outreach will ensure that cleanup and reuse projects receive strong community backing.

3. EXPENDITURE OF EXISTING GRANT FUNDS: Not applicable

4. CONTRACTORS AND NAMED SUBRECIPIENTS:

8.a. Contractors: Not applicable

8.b. Named Subrecipients: Not applicable. (No subrecipients are named in this application nor are any anticipated.)