



PUTTING SITES TO WORK

*How Superfund Redevelopment in Region 2
Is Making a Difference in Communities*



2018

Cover page photos:

*PJP Landfill site (New Jersey), PJP Landfill site (New Jersey), Chemical Insecticide Corp. (New Jersey), Li Tungsten Corp. (New York),
Roebbing Steel Co. (New Jersey), Marathon Battery Corp. (New York)*

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Figure 1. Peapod delivery trucks parked at the PJP Landfill site (New Jersey).

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency’s core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force

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PREFACE

EPA's Superfund program is a cornerstone of the work that the Agency performs for citizens and communities across the country. The revitalization of places affected by contaminated lands is a key part of Superfund's mission, meeting community needs for thriving economies and improved environmental and public health outcomes. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to these communities' economic vitality by supporting the return of sites to productive use.

EPA has established a renewed focus on accelerating work and progress at all Superfund sites across the country and has created the Superfund Task Force whose work includes promoting redevelopment and community revitalization.

Working closely with communities, developers and property owners, EPA is leading the way to return these once-contaminated sites back to productive use.

These regional profiles highlight community-led efforts as EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.

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INTRODUCTION

EPA's Region 2 office serves New Jersey, New York, Puerto Rico, the U.S. Virgin Islands and eight tribal nations. New York and New Jersey are home to nearly 10 percent of the population of the United States. New York City and neighboring Newark, New Jersey, are the core of the largest metropolitan area in the country. As demand for land intensifies further, many developers and local leaders are turning to older industrial sites, including Superfund sites, to accommodate additional growth and development. The Superfund program in EPA Region 2 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites often restores value to site properties and surrounding communities that have been negatively affected by contamination. Site redevelopment can revitalize a local economy with jobs, new businesses, tax revenues and local spending.

Through programs like the Superfund Redevelopment Initiative, EPA Region 2 helps communities reclaim cleaned-up Superfund sites. Factoring in future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 2 works closely with state and local officials to remove barriers that have kept many Superfund sites underused. EPA Region 2 works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment during site investigations and cleanup work. This continuity enables these businesses to remain open and serve as a source of jobs for communities.

Superfund sites across Region 2 are now industrial facilities, shopping centers, hospitals and neighborhoods. Many sites host large-scale retail centers and department stores. Other sites are now home to natural areas, train lines and recreation facilities. On-site businesses and organizations at current and former Region 2 Superfund sites provide an estimated 16,387 jobs and contribute an estimated \$840 million in annual employment income. Cleaned-up sites in use in Region 2 generate \$27 million in annual property tax revenues for local governments.¹

Region 2 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses:	793
Total Annual Sales:	\$4.4 billion
Number of People Employed:	16,387
Total Annual Employee Income:	\$840 million



Figure 2. Continued commercial use at the Montgomery Township Housing Development site (New Jersey).

¹ Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 2. There are 54 Superfund sites in reuse or continued use in Region 2 for which EPA does not have business data, including 10 federal facilities on the Superfund National Priorities List (NPL). Not all sites in reuse involve an on-site business or other land use that would employ people. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (e.g., parks, wetlands, ecological habitat and open space). In addition, there are 68 sites in reuse or continued use in Region 2 for which EPA does not have property value or tax data, including 10 NPL federal facilities.

This 2018 profile looks at how redevelopment activities at Superfund sites make a difference in communities across Region 2. In particular, it describes some of the beneficial effects of redevelopment and continued use of current and former Superfund sites. The profile also describes the land values and property taxes associated with Superfund sites returned to use following cleanup and sites that have remained in use throughout the cleanup process. EPA updates these profiles periodically. The beneficial effects may increase or decrease over time due to changes in:

- The number of sites in reuse or continued use.
- The number of on-site businesses.
- Data availability.
- Changes in business and property value data.

Figures presented represent only a subset of all Superfund sites in reuse or continued use in Region 2.



Figure 3. Left: The Prologis warehouse at the PJP Landfill site (New Jersey). Right: The 4,000-square-foot Waterfront South Theatre at the Welsbach & General Gas Mantle (Camden Radiation) site provides space for theater, music and art in Camden (New Jersey).

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA Region 2 is committed to improving the health and livelihood of Americans by cleaning up and returning land to productive use. In addition to protecting human health and the environment through the Superfund program, Region 2 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 2 helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund Redevelopment projects that emphasize environmental and economic sustainability.

Specific redevelopment support efforts in EPA Region 2 include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 2 communities and EPA find the right tools to move site redevelopment forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns through development of educational materials, comfort letters, developer agreements and environmental status reports – known as Ready for Reuse Determinations – that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to returning Superfund sites to productive use, such as the Academy of Model Aeronautics, the U.S. Soccer Foundation, the Trust for Public Land and the Rails-to-Trails Conservancy.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.

These efforts have helped build expertise across Region 2, making it easier to both consider future use of Superfund sites prior to cleanup and to identify opportunities for removing reuse barriers. These efforts also help tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and other partners and stakeholders to better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.² EPA then refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's National Priorities List (NPL) is a list of sites the Agency is targeting for further investigation and possible remediation through the Superfund program. Once EPA places a site on the NPL, the Agency studies the contamination, identifies technologies that could address the material and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup plan. The Agency then cleans up the site or oversees cleanup activities. EPA has placed 293 sites in Region 2 on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. In Region 2, 104 NPL sites and three non-NPL Superfund sites are in use. These sites have either new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others have been redeveloped for recreational, ecological and agricultural uses. Many redeveloped sites support multiple uses and have the capacity to support additional uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites in Region 2.

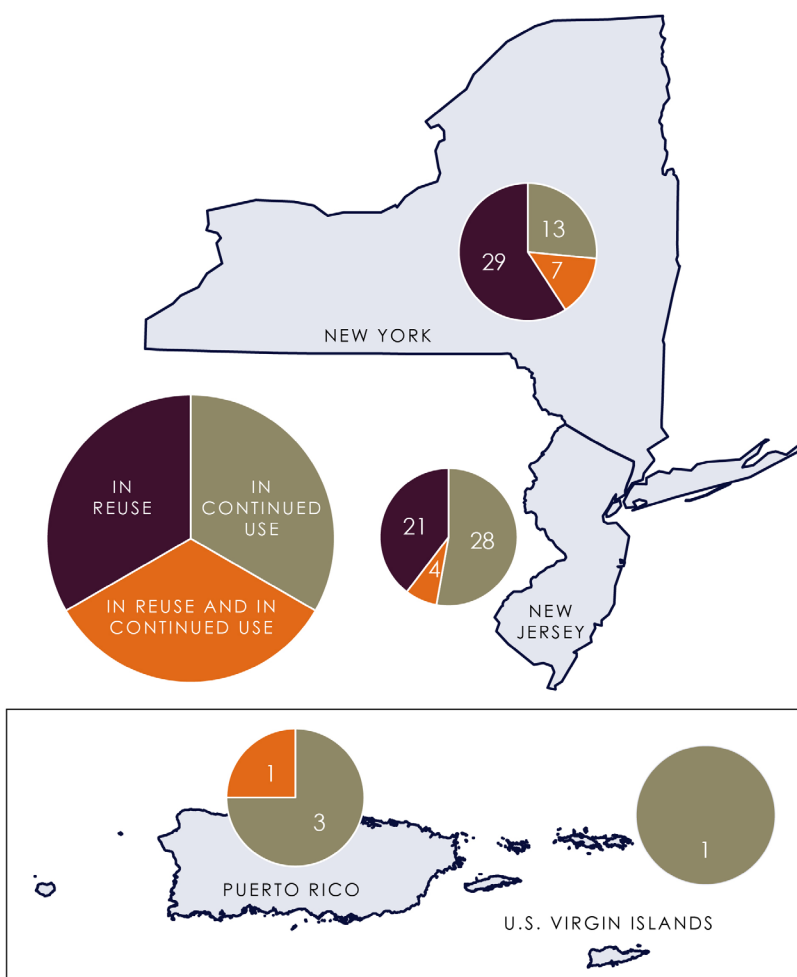


Figure 4. Sites in Reuse and Continued Use in Region 2

² Removal actions may be taken at sites on the NPL and not on the NPL.

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT IN REGION 2

Businesses and Jobs

EPA has collected economic data for 793 businesses, government agencies and civic organizations operating on 52 NPL sites and one non-NPL site in reuse and continued use in Region 2.³ (See the State Redevelopment Profiles for each state's reuse details.) Businesses and organizations at these sites are part of several different sectors, including wholesale and retail trade, manufacturing, freight transportation and handling services, banking and real estate services, and social and educational services.

Businesses, facilities and organizations at these sites include warehouse club and superstore Costco, home furnishings company Bed Bath & Beyond, a Shop-Rite supermarket, a Lowe's home improvement center, a baseball park, and a museum.

The businesses and organizations at these sites earn about \$4.4 billion in estimated annual sales and employ about 16,387 people, earning an estimated \$840 million in annual employment income. This income injects money into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. More detailed information is presented in Table 1.⁴

Table 1. Site and Business Information for Region 2 Sites in Reuse and Continued Use (2017)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	50	22	135	\$1.6 billion	4,434	\$199 million
<i>In Continued Use</i>	45	25	616	\$2.6 billion	10,694	\$540 million
<i>In Reuse and in Continued Use</i>	12	6	42	\$207 million	1,259	\$101 million
Total	107	53^e	793	\$4.4 billion	16,387	\$840 million

^a Ten sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^d For information on the collection of business, jobs and sales data, see Sources.

^e See footnote 1, page 1.

³ See footnote 1, page 1.

⁴ For additional information on the collection of business, jobs and sales data, see Sources.



Figure 5. Groundwater treatment plant at the Chemical Leaman Tank Lines, Inc. site (New Jersey).

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 2 Example
<i>In Reuse</i>	<i>There is a new land use or uses on all or part of a site. This is because either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.</i>	<i>North Sea Municipal Landfill (New York) – this closed municipal landfill now houses the Southampton Town Recreation Center, associated businesses and a recycling facility.</i>
<i>In Continued Use</i>	<i>Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.</i>	<i>Chemical Leaman Tank Lines, Inc. (New Jersey) – a tanker truck washing facility has operated at the site since 1961.</i>
<i>In Reuse and Continued Use</i>	<i>Part of a site is in continued use and part of the site is in reuse.</i>	<i>Jones Sanitation (New York) – closed landfill area now supports truck storage and parking; wetlands and wooded areas remain in ecological use.</i>

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential to increase in value significantly. This increased value can boost property tax revenues, which help pay for local government operations, schools, transit systems and other public services. Site properties at the Liberty Industrial Finishing site in New York are now valued at over \$18 million.

Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to several factors, including limited data on past property values and the frequency and timing of local property value assessments. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund status. It is also difficult to isolate the effects of Superfund cleanup and redevelopment using current property values. However, these values do provide insight into the current value of Superfund properties and the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

Region 2 Sites in Reuse and Continued Use: Property Value and Tax Highlights

Total Property Value: \$917 million

Total Annual Property Taxes: \$27 million



Figure 6. New development along the Gowanus Canal (New York).

EPA has collected property value and tax data for 39 Superfund sites in reuse and continued use in Region 2.⁵ These sites span 1,811 property parcels and 3,753 acres. They have a total property value of \$917 million. The average total property value per acre is \$244,000.

Land and improvement property value information is available for 33 sites. These properties have a total land value of \$415 million and a total improvement value of \$473 million.⁶

Property tax information is available for 38 sites. The properties generate a combined \$27 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 2^a

Total Land Value (33 sites) ^b	Total Improvement Value (33 sites)	Total Property Value (39 sites)	Total Property Value per Acre (39 sites) ^c	Total Annual Property Taxes (38 sites)
\$415 million	\$473 million	\$917 million	\$244,000	\$27 million

^a Results are based on an EPA Superfund Redevelopment Initiative effort in 2018 to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2018. For additional information, see Sources.

^b Detailed (land and improvement) property value data as well as tax data were not available for every site.

^c Based on total property value amount of \$917 million divided by total acreage of 3,753.

5 There are 68 additional sites in reuse or continued use in Region 2 for which EPA does not have property value or tax data, including 10 NPL federal facilities. See footnote 1, page 1.

6 Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; only the total property value may be available.

Beneficial Effects from Enhanced Recreational and Ecological Amenities

In addition to hosting commercial developments, retail centers and industrial facilities, many Region 2 sites in reuse and continued use provide recreational and ecological benefits. Greenspace and habitat reuses help attract visitors and residents and indirectly contribute to local economies.

Careful planning can enable the integration of green spaces and habitat into site cleanup plans, resulting in the transformation of contaminated properties into valuable community and wildlife assets. Green spaces are integral components of sustainable communities – they can help protect the environment and human health while providing other social and economic benefits. Parks, community gardens and other public green spaces create opportunities for people to gather, exercise and connect with nature. The creation of green spaces and habitat at once-contaminated properties can serve to re-introduce ecosystems and biodiversity into urban and suburban landscapes by providing corridors for migrating species and preserving habitat. They can also mitigate stormwater runoff problems by slowly absorbing and naturally filtering stormwater, resulting in improved water quality due to decreased runoff and erosion.

Parks, natural areas and scenic landscapes also have great economic value – supporting regional economies through tourism, agriculture and other activities. Economic impacts of recreational activities can include outdoor recreation spending and reduced public costs related to healthcare and infrastructure. In 2012, outdoor recreation contributed \$646 billion to the U.S. economy, supporting 6.1 million jobs and generating \$39.9 billion in national tax revenue and \$39.7 billion in state and local tax revenue.⁷ Protected green space can also increase the property values of nearby homes by providing amenities that draw people to live and work in the community.

Many sites in Region 2 provide recreational and ecological benefits. The Lipari Landfill site in Pitman, New Jersey, is now part of Alcyon Park, which features a variety of recreation facilities, including picnic areas, trails, and baseball, softball and football fields. At the Gowanus Canal site in Brooklyn, New York, canoers and kayakers enjoy the waterway, which features floating gardens built by volunteers with the Gowanus Canal Conservancy. Reuse of the Onondaga Lake site in Syracuse, New York, includes construction of a lakefront amphitheater and trails; the lake's restored aquatic habitat now supports 60 species of fish.



Figure 7. Baseball fields at the Lipari Landfill site (New Jersey).

7 The Outdoor Recreation Economy. Outdoor Industry Association. Available at outdoorindustry.org/pdf/OIA_OutdoorRecEconomyReport2012.pdf.

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 2. At the Marathon Battery Corp. site in Cold Springs, New York, cleanup included the removal of contaminated sediments from the marshes and the Hudson River. As part of the cleanup at the Hiteman Leather site in West Winfield, New York, workers revegetated the riverbank and wetlands.

Wetlands provide a variety of benefits. The combination of shallow water, high levels of nutrients and primary productivity is ideal for organisms that form the base of the food web and feed many species of fish, amphibians, shellfish and insects. Wetlands are extremely effective in removing pollutants from water and acting as filters for future drinking water. Wetlands play a role in reducing the frequency and intensity of floods. They can store large amounts of carbon. They also provide recreational amenities.

These benefits also have economic value. Replacing wetlands' water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated \$14.9 trillion in ecosystem services. To learn more, see:

- EPA's *Economic Benefits of Wetlands*: nepis.epa.gov/Exe/ZyPDF.cgi/2000D2PF.PDF?Dockkey=2000D2PF.PDF.
- EPA's *Why Are Wetlands Important?*: www.epa.gov/wetlands/why-are-wetlands-important.



Figure 8: Marsh at the Marathon Battery site (New York).

Beneficial Effects from Alternative Energy Projects

Alternative energy projects can also produce many beneficial effects. They can support construction and operations jobs, spur local investment for manufacturing and materials, create benefits for landowners in the form of land lease or right-of-way payments, lower energy costs, and reduce greenhouse gas emissions. They can also help hedge against energy price and supply volatility, help support local business competitiveness and technology supply chain development, provide outreach or public relations opportunities for site owners and communities, and contribute to broader economic development planning.

Several efforts in Region 2 have encouraged opportunities for alternative energy project development on Superfund and other impaired sites:

- In July 2015, Brick Township, New Jersey, received the first EPA Region 2 Excellence in Site Reuse Award for its installation of 24,000 solar panels at the **Brick Township Landfill** site. The 7-megawatt solar project helps the community provide low-cost energy to its parks and municipal buildings.
- In December 2015, a 12.9-megawatt solar project began operating at the **Landfill & Development Co.** site in New Jersey. The project generates enough energy to power about 2,000 homes.



Figure 9: Solar panels at the Landfill & Development Co. site (New Jersey).

REDEVELOPMENT IN ACTION

UNIVERSAL OIL PRODUCTS (CHEMICAL DIVISION) Commercial Development and a Sports Rail Line

The 75-acre Universal Oil Products (Chemical Division) Superfund site is located in East Rutherford, New Jersey. From 1932 to 1979, site activities included operation of a chemical laboratory, chemical waste handling, solvent recovery operations and waste storage in two wastewater lagoons. Site activities contaminated soil and groundwater. EPA added the site to the NPL in 1983. Cleanup included the removal of contaminated lagoon materials, treatment, consolidation and capping of some contaminated soil, off-site disposal of highly contaminated soil, and treatment of contaminated groundwater.

The site's location in a growing commercial area caught the attention of investors, who began construction for new businesses on site in 2005. Today, the area is home to over 15 businesses, including Lowe's, FedEx, Starbucks and Chili's. Together, site businesses employ about 330 people and contribute over \$10 million in estimated annual employee income. In 2017, site businesses generated over \$112 million in estimated sales revenue. Site property parcels have a total value of \$44 million and generate over \$720,000 in annual property taxes.

In 2008, the New Jersey Transit Corporation also extended the New Jersey Pascack Valley Transit Line across parts the site. Cleanup of site lagoons, wetlands and waterways made the extension of the line possible. The Meadowlands Rail Line, also known as the "Sports Line," runs about 30 days each year for football games, concerts and other stadium events when attendance exceeds 50,000 people at the nearby Meadowlands Sports Complex. During a football game, 10,000 to 12,000 people cross the site on the Sports Line on their way to and from the sports complex. This rail travel replaces an estimated 170,000 vehicle miles traveled and 3,200 vehicle trips per game.



Figure 10. In 2017, this restaurant on site provided 70 jobs in the community (New Jersey).

REDEVELOPMENT IN ACTION

GOLDISC RECORDINGS, INC

Commercial Development

The 34-acre Goldisc Recordings, Inc. Superfund site is located in an industrial part of Long Island, New York. From 1968 to 1983, the site was the home of Viewlex Audio Visual, an audiovisual and optical device manufacturer, and Goldisc Recordings, a phonograph records manufacturer. Between 1978 and 1990, another business cleaned and rebuilt automotive engine parts on part of the site. Improper waste disposal practices and leaks from on-site storage tanks contaminated site soil and groundwater. In 1986, EPA placed the site on the NPL. Cleanup included the removal of contaminated soil and sediment and long-term groundwater monitoring.

The cleanup enabled the continued operation of on-site businesses during cleanup. The cleanup, in conjunction with the site's size and location near major transportation routes also made the area more attractive for new development. In 2000, FedEx Ground built a new distribution warehouse on 7 acres of previously vacant land on the southeast part of the site. Today, the site's nine businesses employ over 500 people, contributing nearly \$30 million in estimated annual employee income. In 2017, site businesses generated over \$46 million in estimated annual sales. Site property parcels have a total value of over \$3 million and generate nearly \$40,000 in annual property taxes.



Figure 11. The Kitchen & Baths showroom at The Consumer's Warehouse Center at the Goldisc Recordings, Inc. site (New York).

REDEVELOPMENT IN ACTION

PJP LANDFILL

Land Redevelopment along the Hackensack River

The 87-acre PJP Landfill Superfund site is located in Jersey City, New Jersey. From 1970 to 1974, the PJP Landfill Company operated a commercial landfill on site, accepting chemical and industrial wastes. Illegal dumping continued until 1984 and resulted in contaminated soil and groundwater. In addition, there were frequent subsurface landfill fires. EPA added the site to the NPL in 1982. Early cleanup activities by the New Jersey Department of Environmental Protection (NJDEP) included extinguishing landfill fires, capping 45 acres of the landfill, installing gas vents and a firebreak trench, and disposing of contaminated soils and other materials off site. A Record of Decision was issued in 1995 and the final design for the remedy was approved in 2007. NJDEP delayed installing the permanent landfill cap and completing the cleanup plan after a prospective purchaser expressed interest in purchasing and redeveloping the site.

Because of its proximity to New York City and other major transportation routes, AMB, a distribution company, expressed interest in potential site development opportunities and purchased 51.4 acres of the site in March 2008. AMB assumed responsibility for its cleanup including removal of about 6,500 tires, installation of groundwater monitoring wells and construction of a cap over the area. Extensive planning and coordination between EPA, NJDEP and AMB integrated remedy and reuse considerations, enabling construction of the warehouse on top of part of the landfill. Building design included a landfill cap and a vapor ventilation and monitoring system in the foundation of the warehouse to prevent the exposure of workers to unsafe levels of landfill gases.

In 2011, Prologis acquired AMB and completed the LEED-certified Pulaski Distribution Center in 2014. Prologis leases the distribution center and warehouse to two tenants, the Imperial Bag & Paper Company and Peapod (a subsidiary of Ahold Industries). Today, site businesses employ over 1,200 people, providing over \$52 million in estimated annual employee income and generating over \$1 billion in estimated annual sales. Site property parcels have a total value of over \$24 million and generate \$1.8 million in annual property taxes.

After the remaining 32 acres of landfill were capped and the wetland areas were restored, they were acquired by the city of Jersey City in 2010. Jersey City's goal is to create green space and a park. The site's wetlands cleanup has led to creation of habitat for a wide variety of wildlife, including small mammals and waterfowl.

The cleanup also supports recreational and ecological reuses. Prologis and the city of Jersey City are working to develop a waterfront greenway along the Hackensack River. On the Prologis property, a waterfront walkway provides a recreation amenity for on-site employees. People can enjoy riverfront views and watch wildlife.



Figure 12. Entrance to the Imperial Bag & Paper facility at the site (New Jersey).

REDEVELOPMENT IN ACTION

SYOSSET LANDFILL

Public Uses

The 38-acre Syosset Landfill Superfund site is located in Oyster Bay, New York. The landfill operated from 1933 to 1975, accepting commercial, industrial, residential, demolition and agricultural wastes as well as sludge and ash material. A 1982 site inspection found that former landfill practices had contaminated soil and groundwater and created the potential for exposure to landfill gas. EPA placed the site on the NPL in 1983. Cleanup activities included installing a permanent ventilation trench to prevent potential migration of gas vapor from the landfill to neighboring homes and an elementary school, as well as capping waste buried at the site. After cleanup, EPA took the site off the NPL in 2005.

The town of Oyster Bay has since returned the site to productive use. A salt storage facility, an equipment storage facility and a vehicle parking area for municipal sanitation trucks are now located on site. The Oyster Bay Civil Service Employees Association and the Oyster Bay Animal Shelter also operate on the site. In 2009, the town received funding through the U.S. Department of Energy's Clean Cities Alternative Fuel and Advanced Technology Vehicles Pilot Program. The funds helped the town build a compressed natural gas fueling station at the site. The town completed the station in 2011; it fuels 44 sanitation trucks. EPA has also coordinated with a local development group regarding its multi-use plans for property adjacent to the site, which include the potential reuse of the landfill for recreation purposes.



Figure 13. Municipal sanitation trucks at the parking area at the Syosset Landfill site (New York).

REDEVELOPMENT ON THE HORIZON IN REGION 2

TRANSFORMING AN INDUSTRIAL MANUFACTURING SITE INTO A RIVERFRONT PARK, MASS TRANSIT AND HISTORIC PRESERVATION SPACE

The 200-acre Roebling Steel Co. Superfund site is located next to the Delaware River in Florence Township, New Jersey. Site operators manufactured steel wire and cable products until the 1980s. In later years, industrial facilities operated on parts of the site. Site operators stored and buried raw materials and waste products around the property. Cleanup activities included removing contaminated materials, demolishing buildings and restoring the shoreline and impacted wetlands.

Funded by a Superfund Redevelopment pilot grant from EPA, Burlington County developed a reuse plan for the site. It identified several community priorities, including commercial and industrial development, creating open space areas, and historic preservation. New Jersey Transit constructed the light-rail station and associated parking areas and began leasing part of the site in 2005.

Restoration of the historic Main Gate House, completed in 2009, turned the former gateway to the Roebling Mill into part of the Roebling Museum. The museum provides 7,000 square feet of exhibit space documenting the community's social and industrial history. The Roebling Museum plans to expand its exhibit areas in the 7-acre millyard surrounding the museum, which will highlight large industrial artifacts as well as the thousands of steel workers who made daily operations possible.

EPA collaborated with Florence Township to ensure the cleanup would support future use as an open space recreation resource. The riverfront park, which opened in 2014, includes 34 acres of open space, walking and biking trails, and views of the Delaware River.

Additional site uses are currently being explored and the site is featured on EPA's Redevelopment Focus List of sites with the greatest expected redevelopment and commercial potential. Other site areas that are not currently in use could host commercial or industrial development in the future. EPA will continue to work with stakeholders to support protective reuses and continued uses and ensure the long-term stewardship of the remedy.



Figure 14. Entrance to the Roebling Museum, which opened in 2009 and is planning to expand at the Roebling Steel Co. site (New Jersey).

CONCLUSION

EPA works closely with its partners at Superfund sites across Region 2 to make sure sites can safely be reused or remain in continued use during and following cleanup. EPA also works with businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open.

The businesses and organizations at these sites provide jobs and income for communities and generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. There are 104 NPL sites and three non-NPL Superfund sites in Region 2 that have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for many more Superfund sites in Region 2, including at least one site in each of the two Region 2 states and Puerto Rico. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 2.



Figure 15. The Glen Cove Ferry Terminal at the Li Tungsten Corp. site (New York).

The redevelopment of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments and plans, comfort letters and partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Across Region 2, Superfund sites are now home to major commercial and industrial facilities, mid-size developments and small businesses providing services to surrounding communities. EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.

EPA Superfund Site Redevelopment Resources

EPA Region 2 Superfund Redevelopment Initiative Coordinator
Jaclyn Kondrk | 212-637-4317 | kondrk.jaclyn@epa.gov

Superfund Sites in Reuse: find more information about Superfund sites in reuse
www.epa.gov/superfund-redevelopment-initiative/find-sites-reuse

Superfund Redevelopment Initiative Website: tools, resources and more information about Superfund site reuse
www.epa.gov/superfund-redevelopment-initiative

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns
www.epa.gov/enforcement/landowner-liability-protections

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STATE REDEVELOPMENT PROFILES





NEW JERSEY REDEVELOPMENT PROFILE

EPA partners with the New Jersey Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in New Jersey. New Jersey has 53 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in New Jersey.

Businesses and Jobs

EPA has collected economic data for 235 businesses and organizations operating on 24 sites in reuse and continued use in New Jersey.

Table 3. Detailed Site and Business Information for Sites in Reuse and Continued Use in New Jersey (2017)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales ^c	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	21	8	80	\$1.5 billion	3,164	\$112 million
<i>In Continued Use</i>	28	14	139	\$1.1 billion	2,709	\$193 million
<i>In Reuse and in Continued Use</i>	4	2	16	\$56 million	873	\$79 million
Total	53	24	235	\$2.7 billion	6,746	\$384 million

^a Five sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^c While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 31 Superfund sites in reuse and continued use in New Jersey. These sites span 1,711 property parcels and 3,348 acres.

Table 4. Property Value and Tax Information for Sites in Reuse and Continued Use in New Jersey^a

Total Land Value (31 sites)	Total Improvement Value (31 sites)	Total Property Value (31 sites)	Total Annual Property Taxes (31 sites)
\$413 million	\$471 million	\$884 million	\$26 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2018.



Figure 16. Storage of industrial tanks on the NL Industries site.

Did You Know?

From 1972 to 1984, secondary lead smelting and lead recycling operations took place on the NL Industries site in Pedricktown, New Jersey. In September 2015, an industrial equipment supplier bought the site area for storage of surplus items prior to reselling them. The company owns the adjacent property and needed the site area to expand its business operations.



NEW YORK REDEVELOPMENT PROFILE

EPA partners with the New York State Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in New York. New York has 49 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in New York.

Businesses and Jobs

EPA has collected economic data for 546 businesses and organizations operating on 25 sites in reuse and continued use in New York.

Table 5. Detailed Site and Business Information for Sites in Reuse and Continued Use in New York (2017)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	29	14	55	\$98 million	1,270	\$88 million
<i>In Continued Use</i>	13	8	469	\$1.5 billion	7,890	\$345 million
<i>In Reuse and in Continued Use</i>	7	3	22	\$149 million	376	\$22 million
Total	49	25	546	\$1.7 billion	9,536	\$455 million

^a Four sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse and continued use in New York. These sites span 100 property parcels and 404 acres.

Table 6. Property Value and Tax Information for Sites in Reuse and Continued Use in New York^a

Total Land Value (2 sites)	Total Improvement Value (2 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (7 sites)
\$1 million	\$2 million	\$33 million	\$702,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2017.



Figure 17. Aerial view of the Liberty Industrial Finishing site.
Imagery © 2018 Google.

Did You Know?

An agreement between EPA and the town of Oyster Bay facilitated the redevelopment of the Liberty Industrial Finishing site in Oyster Bay, New York. A supermarket, bank and parking lot are now located on site. These businesses employ 101 people and provide almost \$3 million in estimated annual income. Future reuse plans call for expanded park facilities on site, including a community center, athletic fields and green space.

PUERTO RICO REDEVELOPMENT PROFILE

EPA partners with the Puerto Rico Department of Natural and Environmental Resources to oversee the investigation and cleanup of Superfund sites in Puerto Rico. Puerto Rico has four Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse and continued use in Puerto Rico.

Businesses and Jobs

EPA has collected economic data for seven businesses and organizations operating on three sites in reuse and continued use in Puerto Rico.

Table 7. Detailed Site and Business Information for Sites in Reuse and Continued Use in Puerto Rico (2017)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	0	0	0	\$0	0	\$0
<i>In Continued Use</i>	3	2	3	\$10 million	91	\$2 million
<i>In Reuse and in Continued Use</i>	1	1	4	\$3 million	10	\$191,000
Total	4	3	7	\$13 million	101	\$2.2 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse and continued use in Puerto Rico.



Figure 18. Facilities at the Papelera Puertorriqueña, Inc. site manufacture a variety of paper, cardboard and plastic products.⁸

Did You Know?

Papelera Puertorriqueña has operated at the Papelera Puertorriqueña, Inc. site in Utuado, Puerto Rico, since 1965. The company makes paper and plastic bags and cardboard boxes. Other site uses include a university campus and offices of the Puerto Rico Department of Labor and Human Resources. Businesses and organizations at the site provide nearly \$200,000 in estimated annual income and generate nearly \$3.2 million in estimated annual sales.

8. Cardboard Boxes and their History by Creativity103 available at https://commons.wikimedia.org/wiki/File:Cardboard_Boxes_and_their_History.jpg. CC BY 2.0 available at <https://creativecommons.org/licenses/by-sa/2.0/>.

THE U.S. VIRGIN ISLANDS REDEVELOPMENT PROFILE

EPA partners with the U.S. Virgin Islands Division of Environmental Protection to oversee the investigation and cleanup of Superfund sites in the U.S. Virgin Islands. The U.S. Virgin Islands has one Superfund site with uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for the site in continued use in the U.S. Virgin Islands.

Businesses and Jobs

EPA has collected economic data for five businesses and organizations operating on one site in continued use in the U.S. Virgin Islands.

Table 8. Detailed Site and Business Information for Sites in Reuse and Continued Use in the U.S. Virgin Islands (2017)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	0	0	0	\$0	0	\$0
<i>In Continued Use</i>	1	1	5	\$5 million	4	\$100,000
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	1	1	5	\$5 million	4	\$100,000

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

Property value and tax data were not available for the site in continued use in the U.S. Virgin Islands.

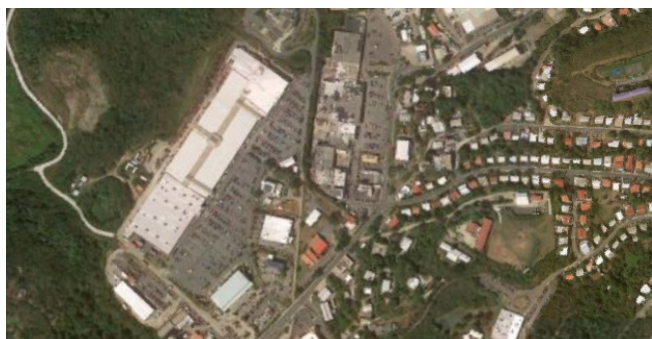


Figure 19. Aerial view of the Tutu Wellfield site area.
Imagery © 2018 Google.

Did You Know?

The Tutu Wellfield site in Charlotte Amalie, Saint Thomas, in the U.S. Virgin Islands, is home to schools, churches, homes, a laundromat and an auto service station. Site businesses generate over \$5 million in estimated annual sales and provide over \$100,000 in estimated annual income.

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SOURCES

BUSINESS, JOBS, SALES AND INCOME INFORMATION

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) (www.dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of more than 225 million active and inactive businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceUSA database (resource.referenceusa.com). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database (www.manta.com). The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data used for this profile were collected in 2017. Estimated annual employment income was calculated using 2017 jobs data and BLS average weekly wage data for those jobs from 2016 (the latest available wage data at the time of this profile). Federal facility sites are included in calculations of total sites in reuse or continued use only. Federal facility sites are excluded from all other calculations (i.e., number of sites with businesses, number of businesses, total jobs, total income and total annual sales). All sales and income figures presented have been rounded for the convenience of the reader.

PROPERTY VALUE AND TAX INFORMATION

EPA collected on-site property values and property taxes included in this profile for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor datasets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which typically varied from 2016 to 2018. All figures presented have been rounded for the convenience of the reader. Federal facility sites are excluded from all property value and tax calculations.

REUSE INFORMATION SOURCES

Write-ups of sites in reuse or continued use included in this profile are based on available EPA resources, including Superfund Redevelopment Initiative case studies as well as other resources. Links to EPA's Superfund Redevelopment Initiative case studies and other resources are included below.

EPA Resources

Goldisc Recordings, Inc. 2015. Reuse and the Benefit to the Community, Goldisc Recordings, Inc. semspub.epa.gov/src/document/02/376341.

PJP Landfill. 2016. Reuse and the Benefit to the Community, PJP Landfill. semspub.epa.gov/src/document/02/451976.

Universal Oil Products (Chemical Division). 2013. Reuse and the Benefit to the Community, Universal Oil Products (Chemical Division). semspub.epa.gov/src/document/02/363379.

Back cover photos: Roebling Steel (New Jersey), Universal Oil Products (Chemical Division) (New Jersey), PJP Landfill (New Jersey)



United States Environmental Protection Agency

Region 2
290 Broadway
New York, NY 10007-1866

September 2018 | www.epa.gov/aboutepa/epa-region-2



Printed on recycled/recyclable paper with
minimum 30% post-consumer fiber.