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Solid Waste  
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Response (5101)

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[www.epa.gov/brownfields/](http://www.epa.gov/brownfields/)



# Brownfields Assessment Demonstration Pilot

## Phillipsburg, NJ

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA has selected the Town of Phillipsburg for a Brownfields Pilot. Phillipsburg (population 16,062), located in the northwest corner of New Jersey, is bordered to the north and east by Lopatcong Township, to the south by Pohatcong Township, and to the west by the Delaware River. The town is linked to New York City and Pennsylvania's Lehigh Valley by an extensive network of highways and railroads, and over time developed into a manufacturing center dominated by three large companies each involved in chemical or manufacturing.

When these three companies sharply curtailed or even closed their operations, they sent ripples through the rest of Phillipsburg's economy. For example, on South Main Street in the heart of the downtown area, the commercial space vacancy rate is more than 22 percent. The glut of vacancies have caused real estate values to fall, creating a cycle in which deteriorating properties in one area drive business away, which in turn furthers the town's decline. Several brownfields resulting from this economic decline pose a barrier to revitalizing the town's redevelopment zones, which will be targeted by the Pilot.

### PILOT SNAPSHOT



Phillipsburg, New Jersey

Date of Announcement:  
June 1999

Amount: \$200,000

Profile: The Pilot targets brownfields in the South Main Street downtown area, the center of the town's redevelopment zone and the state designated urban enterprise zone.

#### Contacts:

Town of Phillipsburg  
(908) 454-5500

Regional Brownfields Team  
U.S. EPA - Region 2  
(212) 637-4314

Visit the EPA Region 2 Brownfields web site at:  
<http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

## OBJECTIVES

The Pilot's objective is to remove the taint of environmental uncertainty from brownfields sites within Phillipsburg, thereby encouraging the cleanup and redevelopment of those sites. This in turn will complement the town's comprehensive plan, which aims to increase property values, fill vacant houses and commercial buildings, and revitalize the downtown area. Phillipsburg's overall goal is to revive the historic legacy and image of the town by diversifying the economy and improving its recreational and tourism attractions.

## ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Developing an inventory of known and suspected brownfields sites in the town's redevelopment zone;
- Performing environmental assessments at the priority sites;
- Developing cleanup plans for priority sites, which will be linked to the town's redevelopment strategy; and
- Conducting community outreach and education regarding the sites.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.