

US EPA ARCHIVE DOCUMENT

# UST*FIELDS* PILOTS

## NEW JERSEY



Last year EPA's Office of Underground Storage Tanks (OUST) launched the USTfields Pilot program, which is helping states address contamination from federally-regulated underground storage tanks (USTs) at idle or abandoned commercial properties known as "brownfields." Cleanup of petroleum contamination is generally excluded from coverage under EPA's Brownfields program, so EPA provided 10 pilot states with up to \$100,000 of LUST Trust funds each to cover the costs of petroleum cleanups at Brownfields sites. Using the pilot funds, each state is working with Brownfields communities to assess, clean up, and monitor petroleum-impacted UST sites. The cleanup of these sites is removing barriers to their reuse and allowing communities to return them to productive use.

### Background

EPA selected the State of New Jersey to participate in the USTfields Pilot program. New Jersey is working with the City of Trenton, an EPA Brownfields Assessment Pilot and Showcase Community. Trenton has already received more than \$2 million in federal resources to undertake a citywide investigation and cleanup of brownfields sites. While performing its cleanups, the city has identified petroleum contamination. The city and the state have identified 11



sites as potential candidates to benefit from USTfields Pilot funds. The actual number of sites that will eventually be funded will be determined by the costs associated with extent of their contamination. Actual or potential petroleum contamination from underground storage tanks is the city's final hurdle in completing cleanup and subsequent reuse plans at these sites. In addition to these 11 sites, the City of Trenton is looking toward the future and has developed a list of 23 additional properties that would benefit from EPA's USTfields Initiative.

What follows is a description of the successful partnership among EPA, the State of New Jersey, the City of Trenton, and its local communities to remove barriers to reuse of petroleum-contaminated property at six sites in Trenton.

## West Ward Firehouse

The City of Trenton purchased a 1.5-acre property in its West Ward for redevelopment. Prior to this acquisition, the site was home to the office of a local newspaper, a pizzeria, and an auto service station. Three gasoline underground storage tanks were removed from the auto service station prior to the promulgation of current UST regulations.



Several underground storage tanks remain on the property, including a heating oil tank on the west side of the property and an abandoned underground storage tank on the east side. The community was concerned that the existing and previously closed underground storage tanks could be discharging fluids. Once the site has been remediated, the city plans to build a new firehouse on the site.

### *Accomplishments*

The city removed USTs and cleaned up soil contaminated by a leaking underground storage tank and is investigating the site to determine the extent of the residual contamination. In addition, the city is developing preliminary plans for the future firehouse.

### *Challenges*

The most challenging aspect of the cleanup of this property is estimating costs. Several unknown factors, such as the number of underground storage tanks that are still in place and previous discharges from USTs that were removed and not properly closed, contribute to the overall difficulty in accurately predicting the costs. The USTfields Pilot funds are helping to cut the cost of the cleanup to the city.

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Until the mid-1980s, most underground storage tanks (USTs) were made of bare steel, which is likely to corrode over time and allow a tank's contents to leak. Faulty installation or inadequate operation and maintenance can also cause tanks to leak. The greatest potential hazard from a leaking underground storage tank is that the petroleum or other hazardous substance can seep into the soil and groundwater, the source of drinking water for nearly half of all Americans. Leaking tanks can present other health and environmental risks, including the potential for fire and explosion.

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### Partners

- **City of Trenton**  
-Working with the State of New Jersey to clean up petroleum contamination
- **New Jersey Department of Environmental Protection**  
-Received USTfields Pilot designation from EPA and entered the site into the state's Voluntary Cleanup Program
- **New Jersey Economic Development Authority**  
-Manages USTfields funds used to conduct investigations

## Children's Multicultural Museum, YMCA, and Hi-Tech Offices

A 7.2-acre property on Clark Street was part of a massive Roebling & Sons, Inc. complex where wire rope was manufactured. The City of Trenton purchased the property for redevelopment. Before the site could be reused, the city had to conduct a groundwater investigation. This investigation found free product discharged from previously removed underground storage tanks, and additional work is required to clean up the groundwater contamination. Once these tasks are completed, the city will begin redevelopment. Currently, the site is earmarked for a children's multicultural museum, a YMCA facility, and a high-tech office facility.

### Accomplishments

The city has improved the marketability and redevelopment prospects of this site with the demolition of several buildings and the completion of some infrastructure improvements. Because of the marketing done to date, developers have chosen to redevelop two of the three buildings on the site.

### Challenges

Estimating the cost of cleaning up discharges from the removed underground storage tanks has been difficult because the extent of contamination is unknown, but an investigation will be conducted to determine the level of this contamination. Once the investigation is completed, USTfields Pilot funds may be used to clean up the site.



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## Parking Lot and HUD Housing

This 2-acre site is owned by the State of New Jersey and is currently used as a parking lot. Former uses include two gasoline stations, a coal storage facility, an icehouse, an automobile dealership, and an auto maintenance shop. The city is planning to construct housing to be used as part of Trenton's Homeownership Zone.

### Accomplishments

The city conducted a preliminary assessment and geophysical survey that indicated the presence of six underground storage tanks on the property. In addition, the city is currently developing plans for the future use of the site.

### Challenges

The removal of the six underground storage tanks on the site is estimated to cost \$60,000. In addition, the cost of addressing potential discharges from the tanks is unknown. USTFields Pilots funds do not cover the actual removal of a non-leaking tank but will help the city pay for the cost of cleaning up petroleum contamination.

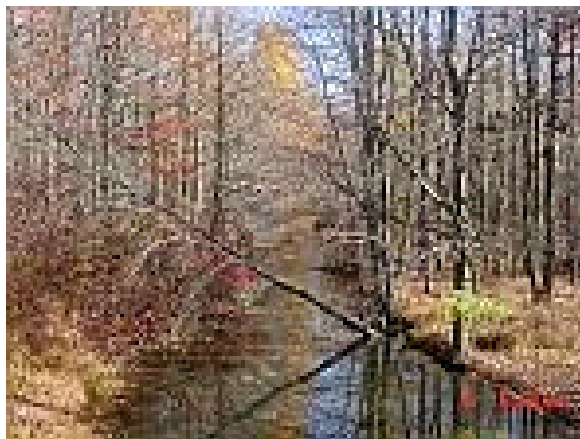
### Partners

- **City of Trenton**  
-Working with the State of New Jersey to clean up petroleum contamination
- **New Jersey Department of Environmental Protection**  
-Received USTFields Pilot designation from EPA and entered the site into the state's Voluntary Cleanup Program
- **New Jersey Housing and Mortgage Finance Agency**  
-Assisting in providing funds to potential homebuyers in the Homeownership Zone.
- **U.S. Department of Housing and Urban Development**  
-Planning/managing the housing to be considered as part of the Homeownership Zone.



## Assunpink Creek Greenway

The following three USTfields Pilot sites are part of a larger effort by the City of Trenton to acquire, investigate, and clean up these and other brownfields properties along the Assunpink Creek. Once all of the sites are clean, it is the city's intent to turn the entire area into a greenway. This greenway will be a corridor of either undisturbed or rehabilitated land on either side of the creek and will run the entire length of the creek. This improves the quality of the water and provides greenspace for the residents of Trenton.



### Site One

This 8-acre site on North Olden Avenue is a former maintenance facility operated by NJ TRANSIT. It is currently owned by the City of Trenton and NJ TRANSIT, which are planning to conduct a site investigation to identify underground storage tanks and petroleum contamination. During previous investigations, fill and vent pipes were found that suggested the presence of one large underground storage tank on the property. Discharges from any underground storage tanks found on the property must be addressed after the city has completed the removal of the tanks.

### Site Two

This 0.5-acre site on North Olden Avenue is owned by the City of Trenton. It contains a defunct powerhouse and a small concrete building. The city is planning an investigation to determine the source of power used at the former power generation station. A visual investigation of the site indicates that there are five aboveground steel vessels and several vent pipes on the property.

### Site Three

This 2-acre site on North Olden Avenue is also owned by the City of Trenton. It is the site of a former wire manufacturing facility that has been demolished. The city visually examined the property and did not find underground storage tanks. It discovered, however, several cut-off steel pipes in the concrete suggesting the presence of underground storage tanks.

#### Partners

- **City of Trenton**  
-Working with the State of New Jersey to clean up petroleum contamination
- **New Jersey Department of Environmental Protection**  
-Received USTfields Pilot designation from EPA and entered the site into the state's Voluntary Cleanup Program
- **New Jersey Economic Development Authority**  
-Manages USTfields funds used to conduct investigations
- **U.S. Army Corps of Engineers**  
-Conducting the investigations of the sites

### *Accomplishments*

This greenway project benefits communities in Trenton and helps private organizations that are seeking to protect and rehabilitate the Assunpink Creek and its surrounding environment. The City of Trenton and the State of New Jersey are creating a positive effect not only in the pilot communities but also along the entire 25-mile creek. The greenway project is helping to establish a precedent for cooperation among federal, state, local, and citizen organizations to clean up and reuse brownfields.

### *Challenges*

The most significant challenge at these sites is estimating costs for environmental remediation, including the removal of underground storage tanks, and addressing potential discharges. The removal processes have the potential to be expensive. Cleanup costs depend in part on the number of tanks as well as the size and condition of the tanks. USTfields Pilot funds do not cover the actual removal of non-leaking tanks but will help the city pay for the cost of cleaning up petroleum contamination at these sites.

#### **Contacts**

- **New Jersey Department of Environmental Protection**  
Terri Smith  
(609) 292-1250  
TSMITH3@dep.state.nj.us
- **U.S. EPA Region 2**  
Ben Singh  
(212) 637-4237  
singh.ben@epa.gov

**For more information  
about USTfields Pilots, visit  
the EPA Web site at  
[www.epa.gov/oust/ustfield](http://www.epa.gov/oust/ustfield)**