APPLICATION INFORMATION SHEET

1. Applicant Identification

Township of Mullica
Physical Address: 4528 S White Horse Pike
Mailing Address: PO Box 317
Elwood, Atlantic County, New Jersey 08217

2. Website URL

https://www.mullicatownship.org

3. Funding Requested

3.A. GRANT TYPE

EPA Office of Brownfields and Land Revitalization (OBLR) Cleanup Grant
Funding Opportunity Number: EPA-I-OLEM-OBLR-25-07
Single Site Cleanup

3.B. FEDERAL FUNDS REQUESTED

$4,000,000

4. Location

City: Mullica Township
County: Atlantic County
State: New Jersey

5. Property Information

Site Name: Former Joseph Perona Scrapyard
Address: 1801 Columbia Road, Mullica Township, New Jersey 08217
Block: 2401, Lot: 10
Acreage: 99-acres
NJDEP Contaminated Site Remediation and Redevelopment Program Interest No. G000000472
See attached Figure 1 – Site Location Map

6. Contacts

6.A. PROJECT DIRECTOR

Dawn Stollenwerk, Chief Financial Officer, Mullica Township
PO Box 317, Elwood, New Jersey 08217
Phone: (609) 561-7070 | Email: Dstollenwerk@mullicatownship.org

6.B. CHIEF EXECUTIVE/HIGHEST RANKING ELECTED OFFICIAL

DeAnna DeMarco, Mayor, Mullica Township
PO Box 317, Elwood, New Jersey 08217
Phone: (609) 561-0064 | Email: DDeMarco@mullicatownship.org

7. Population

Mullica Township: Approx. 5,815
Source: U.S. Census 2023 American Community survey 5-year estimates (2019-2023)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	2.a.
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A

Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	1.e. 1.f.
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1.b.
The proposed site(s) is in a federally designated flood plain.	1.b.
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	TBD
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	1.c.
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	TBD
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

- N/A

NARRATIVE CRITERIA

1. Project Area Description and Plans for Revitalization

TARGET AREA AND BROWNFIELDS

1.a. Overview of Brownfield Challenges and Description of Target Area

The Township of Mullica (Mullica) requests a $4,000,000 U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant to remediate priority areas at the former Joseph Perona Scrapyard site (Perona Scrapyard or the "Site") in Mullica, Atlantic County (the County), New Jersey. The County is largely rural (pop. 274,704; approx. 25 miles southeast of Philadelphia) and is a major agricultural hub producing New Jersey's second most valuable agricultural harvest, totaling $149.9 million annually[1] (U.S. Department of Agriculture [USDA] Census, 2022). The County encompasses approximately 247,877 acres of the **Pinelands National Reserve (Pinelands), a 1.1 million-acre, ecologically sensitive biosphere underlain by aquifers containing an estimated 17 trillion gallons of freshwater, including the Target Area (TA). The TA encompasses the entirety of Mullica (56.58 square miles) and surrounding communities**, and is bounded to the west by Hammonton Township, the north by Washington Township, the east by Egg Harbor City, and south by Hamilton Township. The TA is situated along the Nortons Branch of Hammonton Creek and Mullica River corridor and lies entirely within the Pinelands.

Beginning in the late 1800s, the rural landscape powered Mullica's economy, which was rooted in small farms, sawmills, and a once-thriving viticulture industry, with more than 30 vineyards operating locally before insect infestations and Prohibition forced widespread abandonment. Historical agricultural practices, now lost to large-scale consolidation, short lived industrial munitions plant[2], and a now defunct raceway[3] have scarred the landscape with persistent pesticides, lead-arsenate mixtures, and heavy metals which now contribute to the prevalence of legacy contamination and Brownfields within the TA. **Brownfields affect the TA more than any other area in the County, as residents live closer to these sites,** relied on the jobs they once provided, and now face heightened environmental and economic vulnerability following agricultural consolidation and job losses. Spanning over 99 acres, contaminated sites in the TA contain hazardous levels of lead, PCBs, petroleum hydrocarbons, and other substances that pose significant human and ecological health risks. **Mullica home to 5,815 residents, where 100% of the community relies on private wells for household drinking water due to a lack of municipal utility infrastructure. Further, these Brownfields leave land idle and constrain economic development, which reduces tax revenue and creates a jobs desert.** Today, 66% of employed Mullica residents commute outside of the municipality for work, and 41% work outside the County[4]. Because commuters buy groceries and gas elsewhere, small businesses lose revenue and local tax receipts decline, which limits resources for Site reuse and economic recovery. Economic growth has further stagnated in the TA due to Pinelands development restrictions, lack of centralized infrastructure, and environmental disinvestment. Brownfield redevelopment is therefore Mullica's and the County's only option for economic recovery.

1.b. Description of the Proposed Brownfield Site(s)

The proposed cleanup site is the Perona Scrapyard, located at 1801 Columbia Road, Mullica Township, Atlantic County, New Jersey. The Site is designated Block 2401, Lot 10 by Mullica for tax purposes and encompasses approximately 99 acres of vacant, partially forested land interspersed with cleared areas and designated wetlands. Two branches of the North Branch Tributary of Hammonton Creek traverse the Site from northeast to southwest, ultimately draining north into the Mullica River, increasing the potential for contaminant migration to sensitive aquatic habitats by 12% to 64% based on their proximity to the Site alone[5].

The Site was used for agricultural purposes until the early 1970s, when the Perona Scrapyard began operations. For approximately two decades, operations included wire burning/lead smelting, extensive tire storage/burning, and open disposal of solid waste and petroleum products. Mullica acquired the property through tax foreclosure on

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[1] *USDA. (2022). County Profile Atlantic County New Jersey. Census of Agriculture*
[2] *C. Brining. (2009). Local News - The Lost Town of Amatol in Elwood - Elwood Fire Rescue. Elwood Fire Rescue*
[3] *SouthJersey.com. (2014). Amatol—The Town*
[4] *United States Census Bureau. (2025). OnTheMap Online data/mapping application.*
[5] *Breitmeyer, S.E. (2022). Potential health effects of contaminant mixtures from point and nonpoint sources on fish and frogs in the New Jersey Pinelands. Science of the Total Environment. Volume 851, Part 1*

December 1, 2008, and is exempt from Spill Act liability under New Jersey law. The Site is not listed on the National Priorities List (NPL), and cleanup will proceed under the oversight of the New Jersey Department of Environmental Protection (NJDEP) Contaminated Site Remediation and Redevelopment Program (CSRRP) and the Mullica's designated Licensed Site Remediation Professional (LSRP).

Investigations initiated in the late 1980s and continuing through the 2000s (NJDEP CSRRP Interest No. G000000472), including a New Jersey Hazardous Discharge Site Remediation Fund (HDSRF)-supported Preliminary Assessment in 2001 and Site Investigation (i.e., Phase II equivalent) in 2003 which **confirmed the presence of hazardous substances including lead, zinc, copper, PCBs, polycyclic aromatic hydrocarbons (PAHs), phthalates, petroleum hydrocarbons, pesticides, and dioxins/furans in soils and sediments**. In addition, groundwater has been impacted by metals, and stormwater runoff has transported Site contaminants to sediments within the Nortons Branch (PCBs at 1.59 milligrams per kilogram [mg/kg] and lead at 864 mg/kg)[6]. Contamination was further exacerbated by a major tire fire in 1986.

Large-scale tire removals completed in 2002, 2006, and 2010 removed approximately 336,000 tires from the Site[7]; however, significant residual contamination remained. Solid waste segregation and removal activities were completed by Mullica in 2025 resulting in one large-scale stockpile approximately 15 feet tall. Waste characterization **stockpile sampling conducted confirmed hazardous levels of PCBs (up to 24.8 mg/kg) and Toxicity Characteristic Leaching Procedure (TCLP) lead (up to 50.2 milligrams per liter [mg/L]). At this time, approximately 7,800 tons of impacted soils remain stockpiled at the Site ready for disposal.** However, completion of these efforts has proven challenging due to the limited financial resources available to Mullica (see Section 2.a.) and prohibitive costs associated with soil disposal at these concentrations.

REVITALIZATION OF THE TARGET AREA

1.c. Reuse Strategy and Alignment with Revitalization Plans

Mullica's reuse strategy for the Perona Scrapyard focuses on converting a long-blighted, contaminated property into a safe, environmentally compatible asset that supports community priorities, protects sensitive natural resources, and advances long-term sustainability goals. Following cleanup, reuse will emphasize open space preservation, green infrastructure, recreation uses, energy efficiency/resiliency (e.g., installation of solar panels), ecological restoration, and other low-impact uses that are fully consistent with the Pinelands Comprehensive Management Plan and the Site's physical/infrastructure constraints, including wetlands, surface waters, and floodplain areas.

This approach aligns with Mullica's Master Plan, which prioritizes preservation of rural character, protection of water resources, and targeted revitalization that does not rely on expanded infrastructure. Cleanup will remove a significant barrier to these objectives by eliminating contamination that currently limits safe access, stewardship, and productive use of the property. The Site is accessible via Columbia Road and does not require major infrastructure upgrades for cleanup implementation. **In addition, Mullica is evaluating renewable energy reuse opportunities** for the Site, including a potential community solar project, as evidenced by the execution of a Memorandum of Understanding with a conditional redeveloper for a similar property within the TA. This low-impact, revenue-positive reuse concept is consistent with New Jersey clean energy initiatives and state guidance. Together, these strategies reflect a realistic, regulation-conscious vision for reuse that leverages EPA cleanup funding to deliver lasting environmental, community, and fiscal benefits.

1.d. Outcomes and Benefits of Reuse Strategy

Cleanup and reuse of the Former Perona Scrapyard will generate immediate and long-term economic value for Mullica. EPA Brownfield research shows that cleanup investments directly support two to 13 jobs per $100,000 spent[8], stimulating local contractor hiring, equipment services, and related economic activity during remediation. Once restored, the Site will position Mullica to attract future investment, including community solar development on the former landfill area. This is aligned with New Jersey's rapidly expanding clean-energy sector, which is on track to

[6] *Schoor DePalma. (2003). Site Investigation Report*
[7] *NJDEP. (2014). Responsible Party Investigations Unit Summary Memo*
[8] *Remi Economic Models, Inc. (2024). https://www.remi.com/wp-content/uploads/2024/10*

exceed 200,000 solar installations and 5 gigawatts (GW) of capacity statewide[9]. Solar reuse will generate long-term municipal revenue, workforce opportunities, and energy-cost savings while preserving undeveloped land, consistent with the New Jersey Board of Public Utilities' prioritization of Brownfields and landfills for community-solar siting. **Cleanup will simultaneously improve water quality, stabilize soils, and enhance flood resilience across 23 acres of Federal Emergency Management Agency (FEMA) Zone A floodplain, reducing downstream impacts during extreme precipitation events[10].** Habitat restoration, including 14.3 acres of Rank 1, 2, and 4 habitat[11], will preserve key Pinelands species such as timber rattlesnake and northern pinesnake, supporting regional recovery following severe 2025 wildfires that burned more than 15,000 acres of the surrounding Pinelands. By redeveloping this Site into a safe open space, ecological preserve, and clean-energy asset, Mullica will eliminate public-health hazards, expand recreational access, increase adjacent property values, and foster long-term community resilience and economic vitality.

STRATEGY FOR LEVERAGING RESOURCES

1.e. Resources Needed for Site Characterization

Consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) §104(k)(6)(C)(i), Mullica has accessed and leveraged multiple public funding sources to advance environmental Site characterization. **To date, Mullica has leveraged approximately $350,000 in state and County funding to support Site characterization and priority hazard reduction**. The presence of the source material stockpile has inhibited complete characterization of the Site. Once the material is removed, additional sampling will be necessary to evaluate migration to wetlands and surface waters, assess ecological receptors, and support regulatory decision-making. Mullica is preparing an additional HDSRF application (anticipated: $300,000–$500,000) to fund this additional characterization work.

1.f. Resources Needed for Site Remediation

EPA Cleanup Grant funds will serve as the primary resource for Site remediation, enabling Mullica to implement NJDEP-required corrective actions that cannot be completed with currently available resources alone. Additional remediation support will include NJDEP CSRRP and LSRP oversight and potential supplemental County Environmental Health Act (CEHA) funding for discrete waste management tasks, as available. Mullica will also coordinate with the Pinelands Commission to obtain technical assistance related to ecological restoration planning and compliance with the Pinelands CMP.

1.g. Resources Needed for Site Reuse

Collectively, EPA Cleanup Grant funding will leverage more than $550,000–$650,000 in secured and anticipated public resources, while enabling future reuse investments that are not feasible without cleanup. While no reuse funding is currently secured, EPA Cleanup Grant funding will stimulate the availability of reuse-oriented resources by resolving contamination and regulatory uncertainty that currently preclude investment.

Table 1. Resources Needed for Site Characterization, Remediation, and Reuse

Name of Resource	Designation	Secured or not?	Additional Details or Information About the Resource
NJDEP/New Jersey Economic Development Authority (NJEDA) HDSRF (Prior Funding)	(1.e) Assessment	Secured	Mullica previously awarded HDSRF grants for Preliminary Assessment and Site Investigation, confirming Site contaminants.
NJDEP/NJEDA HDSRF	(1.e) Assessment	Unsecured (in progress)	Mullica is currently preparing an application for remedial investigation to delineate contamination, a receptor evaluation, and a potable well assessment.
NJDEP Green Acres Program	(1.g) Reuse	Unsecured	Potential funding for ecological restoration and passive recreation amenities.
NJEDA Community Development Block Grants	(1.g) Reuse	Unsecured	Could support low-impact community amenities and infrastructure improvements.
Private/Nonprofit Partnerships (e.g., Nature Conservancy)	(1.g) Reuse	Unsecured	Potential collaboration for habitat restoration and educational programming.

[9] *Solar Powered World Online. (2026). https://www.solarpowerworldonline.com/2026/01/nj-governor-signs-bill-to-speed-up-residential-solar-permitting/*
[10] *NJDEP. (2026). NJGeoWeb Online Mapping Application.*
[11] *NJDEP. (2025). New Jersey Landscape Project. Office of Fish & Wildlife Information Systems Mapping Service*

1.h. Use of Existing Infrastructure

The Site is accessible via Columbia Road and does not require major infrastructure upgrades for cleanup implementation. Existing road access and proximity to municipal services will support efficient mobilization of contractors and equipment. No new water or sewer connections are required for cleanup activities; however, reuse planning will incorporate floodplain considerations (FEMA Zone A) and Pinelands CMP compliance to ensure long-term resilience.

2. Community Need and Community Engagement

COMMUNITY NEED

2.a. The Community's Need for Funding

Mullica is a small, rural municipality with limited fiscal and staffing capacity and no ability to fund complex environmental remediation without federal support making the cleanup funding essential. Mullica has approximately 5,815 residents spread across more than 56 square miles, resulting in low population density and a small tax base that restricts local revenue generation. The population has experienced a 5.7% decrease from 2013-2023, where the current median household age is currently 17.7% higher when compared to the country[12]. These population trends highlight a significant risk of economic stagnation that, without an influx of resources and redevelopment support, could result in further economic decline. **Mullica's fiscal year (FY) 2025 municipal operating budget totaled only $7.9 million[13].** In addition to a low municipal operating budget, rising expenses are creating significant financial strain, including healthcare benefit costs that increased 23.1% for active employees and 20% for retirees, producing a $354,000 increase in public employee healthcare expenditures from 2025 to 2026. In addition, the Atlantic County Board of Taxation has mandated a municipal-wide property tax revaluation estimated at $350,000[14].

The projected cost of the Perona Scrapyard cleanup would represent nearly 50% of all available municipal funding (see 3.f.). Mullica employs only 25 non–law enforcement staff, all of whom are operating beyond capacity. No funding is available to hire personnel needed to support grant administration, future Brownfield redevelopment, or any cleanup-related activities.

Table 2. Economic and Population Data

Indicator	United States	New Jersey	County	Mullica
2013 Population	311,536,594	8,832,406	274,960	6,164
2023 Population	332,387,540	9,267,014	274,704	5,815
Percent Change in Population (2013 to 2023)	6.7%	4.9%	-.1%	-5.7%
Median Age	38.7	40.1	42.2	46.2
Median Household Income	78,538	101,050	76,819	91,875
Below Poverty Level	12.4%	9.8%	13.1%	7.3%
Unemployment Rate	5.2%	6.2%	8.1%	4.2%

Notes: Shading indicates disparities compared to the County, state, or the U.S. Data Source: U.S. Census 2023 American Community survey 5-year estimates (2019-2023)

2.b. Health or Welfare of Sensitive Populations

Table 3. Inequitable Health Burdens

Indicator	United States	New Jersey	County	Mullica
Age Above 65	16.8%	16.8%	14.6%	15.5%
Age Above 65 Below Poverty	10.4%	9.5%	10.0%	9.0%
Age Under 18	22.2%	21.9%	21.0%	21.6%
Age Under 18 Below Poverty	16.3%	13.3%	18.3%	11.3%
Female Ages 15-44	38.9%	37.2%	35.1%	33.0%
Persons with Disability	13.0%	10.6%	14.0%	17.8%

Notes: *Shading indicates higher sensitive populations in the target area compared to county, state, or US. Data Source: U.S. Census 2023 American Community survey 5-year estimates (2019-2023)*

[12] *U.S. Census. (2023). American Community survey 5-year estimates (2019-2023)*
[13] *Mullica Township. (FY 2025). Municipal Budget. CY-2025-User-Friendly-Budget.pdf*
[14] *State of New Jersey Department of Treasury. (2025). Order to Implement A Municipal-Wide Revaluation*

The median age of residents is 46.2 years, reflecting an older population than state and national averages. Sensitive populations include children (21.6%), seniors (15.5%), and persons with disabilities (17.8%), all of whom face heightened vulnerability to environmental hazards. While the median household income is $91,875, 7.3% of residents live below the poverty line, including 11% of children and 9% of seniors. The unemployment rate is approximately 3.8%, but Mullica's small tax base and limited municipal resources constrain its ability to fund complex cleanups without federal and/or state agency assistance. An increase in tax revenue generated by post-cleanup reuse of the Site could result in job creation and population increase, which would further increase the tax base and make more funds available for future redevelopment in Mullica.

Mullica relies entirely on the shallow Kirkwood-Cohansey surficial aquifer, located only a few feet below ground surface in some areas, for supplying 100% of household drinking water for residents. As such, this reliance on private wells and the presence of any contamination within the aquifer pose a major risk to sensitive populations such as children, seniors, and residents with disabilities and potentially contributes to a greater than normal incidence of disease and adverse health conditions (see 2.c.) although no causal link has been studied and/or confirmed at this time.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Table 4. Inequitable Health Burdens

Health Measure	Mullica	County	United States	% Difference versus US
Cancer (non-skin) among adults (crude prevalence %)	9.3%	8.3%	8.2%	+13%
Asthma among adults (crude prevalence %)	10.5%	9.9%	9.9%	+6%
Heart Disease among adults (crude prevalence %)	7.8%	7.3%	6.8%	+14.7%

Notes: *2022 U.S. Centers for Disease Control and Prevention (CDC) PLACES data.*

Mullica experiences a **higher-than-average prevalence of several chronic health conditions** compared to County and national benchmarks (see Table 4). **These elevated rates of cancer, asthma, and heart disease are conditions commonly associated in the public health literature with increased sensitivity to environmental stressors**, including poor air quality, soil contamination, and impaired water quality. While this application does not assert a causal link between Site contamination and specific health outcomes, the presence of these conditions indicates a population that may be **more vulnerable to the effects of environmental exposures** and, therefore, more likely to benefit from timely remediation and risk reduction.

2.d. Economically Impoverished/Disproportionately Impacted Populations

Economically unstable populations in Mullica experience **compounding environmental, health, and financial stressors** that heighten their exposure to environmental risks and limit their ability to respond without federal assistance. Publicly available data show that **6.8% of households receive Supplemental Nutrition Assistance Program (SNAP) benefits, 18.7% of residents lack a high school diploma**[15], and 48% of students participate in the free/reduced-price lunch program through the USDA National School Lunch Program[16], all indicators of economic insecurity associated with reduced employment opportunities, limited access to healthcare, and increased prevalence of chronic disease (see Section 2.b) suggesting a population that may be more sensitive to environmental stressors. Further, 43% of households in Mullica earn less than $75,000/year where 21% of those are considered burdened by housing costs, which creates financial instability in those households[17].

Educational attainment further highlights structural challenges: **18.7% of Mullica residents have less than a high school diploma**, compared to **11.6% nationally, 9.9% statewide, and 8.8% Countywide**. Federal public health research identifies lower educational attainment as a key social determinant of health associated with higher unemployment, poorer health outcomes, and reduced lifetime earnings, all of which limit community resilience and local fiscal capacity[18]. Mullica's population is older than County and state averages, with a **median age of 46.2 years**, and **17.8% of residents report having a disability**, increasing demand for municipal services while constraining workforce participation and revenue growth. Municipal staffing is limited and focused on essential services such as

[15] *U.S. Census 2023 American Community survey 5-year estimates (2019-2023)*
[16] *Information provided directly from Mullica Township*
[17] *U.S. Census 2023 American Community survey 5-year estimates (2019-2023)*
[18] *H. Daniel. (2018). Addressing Social Determinants to Improve Patient Care and Promote Health Equity. An American College of Physicians Position Paper*

public safety, emergency response, and road maintenance. Mullica has no dedicated environmental or redevelopment staff and must rely on outside consultants and state agencies to manage technically complex cleanup activities.

COMMUNITY ENGAGEMENT

2.e. Project Involvement & 2.f. Project Roles

Table 5 below provides a list of those organizations involved in this project and their specific roles on the project. Mullica will update partners and transparently incorporate feedback (2.c.iii).

2.f. Project Roles

Table 5. Organizational Involvement and Roles

Name of Organization/Entity/Group and Mission	Point of Contact	Specific Involvement/Assistance Provided
Mullica (Applicant & Site Owner) *Mission:* Provide municipal services, protect public health, and advance community revitalization.	Township Administrator / Municipal Clerk	Serve as lead applicant and project manager; administer EPA cooperative agreement; oversee procurement and contractors; coordinate regulatory agencies; lead public outreach; incorporate community input into cleanup and reuse decisions.
NJDEP *Mission:* Protect the environment and public health.	NJDEP CSRRP and Solid Waste Program Staff	Provide regulatory oversight under the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS) and solid waste programs; review and approve cleanup documentation; ensure protectiveness of remedial actions; coordinate with EPA.
LSRP Mission: LSRP's highest priority is protection of public health, safety, and the environment.	Township-retained LSRP	Manage and/or supervise remediation conducted at the Site pursuant to NJDEP CSRRP rules and regulations; coordinate with NJDEP and Pinelands Commission.
Pinelands Commission *Mission:* Preserve, protect, and enhance the Pinelands ecosystem.	Pinelands Commission Planner / Environmental Staff	Provide technical coordination and guidance to ensure cleanup, restoration, and reuse comply with the Pinelands CMP; advise on ecological restoration and land-use compatibility.
County Health Department *Mission:* Protect and improve public health through environmental and health services.	Environmental Health Program Staff	Support coordination related to waste handling and disposal; provide a public health perspective; build on prior involvement in large-scale tire removal and hazard reduction at the Site.
The Nature Conservancy *Mission:* Conserve the lands and waters on which all life depends.	Regional Conservation Staff	Provide advisory input on ecological restoration, habitat protection, and conservation-based reuse opportunities following cleanup.
Local Recreation Groups *Mission:* Promote outdoor recreation and community access to natural areas.	Organization Representatives	Participate in stakeholder engagement; provide feedback on Site safety, access, and compatible recreational or open-space uses following cleanup (e.g., Trout Unlimited, Hunting Clubs).
General Public and Nearby Residents *Mission:* Represent community interests and local knowledge.	N/A	Participate through public meetings, Analysis of Brownfields Cleanup Alternatives (ABCA) review and comment, and township outreach; provide feedback on cleanup sequencing, Site safety, and reuse priorities.

2.g. Incorporating Community Input

On January 8, 2026, Mullica held a community meeting for public input on the draft application and ABCA and posted them on its website. Mullica will develop a Public Involvement Plan (PIP) engage people over 65 without internet, young families, youth, local elected officials and community leaders throughout the target area, and other diverse stakeholders. Mullica anticipates holding four community meetings: one prior to cleanup (estimated December 2026), two during cleanup (estimated July and October 2027), and one post-cleanup (estimated March 2028). All will be in-person and virtual for maximum participation, where attendance and comments will be recorded for consideration during cleanup. Meetings will be advertised using social media, ads in *The Press of Atlantic City* and *The Hammonton* Gazette newspapers, and fliers to partners in Table 5. Mullica will update its community at least quarterly and will share update materials with project partners (Table 5) for use updating their own networks and leadership. Finally, Mullica will provide opportunities for written or digital comments between and at each

community meeting. It will refer technical questions to its qualified environmental professional (LSRP, see 3.b-e.) and questions about community welfare and needs to the appropriate partners (Table 7). All meetings will be in English, with interpretation available on request. Meetings will take place in ADA-compliant, accessible locations, and Mullica will support transportation to and from the meeting if requested. Mullica will also meet with communities living closest to the Site to directly share information about cleanup progress, using support from its project partners (Table 7) and LSRP to share technical information.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.A. PROPOSED CLEANUP PLAN

The preferred cleanup alternative (draft ABCA Alternative #3) includes 1) the installation of Site security fencing to prevent future inadvertent/transient direct contact exposure concerns, 2) completion of supplemental waste classification laboratory analytical sampling in accordance with state, local, and federal regulations in addition to disposal facility requirements, 3) removal of residual solid waste piles present at the Site, and 4) disposal of **approximately 7,800 tons of already stockpiled/impacted soil material at an appropriate off-Site facility.** Contaminated soils will be disposed of/transported off-Site during dry weather conditions to eliminate potential further run-off concerns in an effort to protect the directly adjacent sensitive receptors (see Section 1.d.) and shallow groundwater table (see Section 2.b.). A detailed description of cleanup efforts is included as 3.b. – 3.e. below.

DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

3.B. PROJECT IMPLEMENTATION, 3.C. ANTICIPATED PROJECT SCHEDULE, 3.D. TASKS/ACTIVITY LEAD, 3.E. OUTPUTS

Mullica does not plan to issue subawards or participant support costs under this grant. No health monitoring activities are planned at present, but future needs will be evaluated based on the results of environmental assessments and in consultation with partners

Task 1 – Project Management
b. Project Implementation, EPA-funded tasks: Mullica will monitor schedule and budget, report on activities and accomplishments to stakeholders, and oversee LSRP, which will support documentation and Assessment, Cleanup and Redevelopment Exchange System (ACRES)/quarterly reporting. Mullica and LSRP will typically meet monthly. This task includes grant administration, financial management, procurement, contractor oversight, coordination with EPA and NJDEP, preparation of quarterly and final reports, and compliance with 2 CFR Part 200, Davis-Bacon (DBA) standards (Section 41101 of the Infrastructure Investment and Jobs Act), and applicable federal and state requirements.
c. Anticipated Project Schedule: Ongoing throughout grant period. Mullica has retained an LSRP and remediation contractor for the Site using a fair and open process in accordance with New Jersey Local Public Contracts Law (New Jersey Statutes Annotated [N.J.S.A.] 40A:11), which the township understands to comply with 2 CFR 200.317-326 and all applicable EPA guidelines and best practices. The LSRP's approved scope of work includes applying for and obtaining agency permits anticipated for the work. The grant-funded work is expected to begin immediately upon completion of EPA-approved workplan and after obtaining the required permits, assumed October 1, 2026, to anticipated project closure on September 30, 2028.
d. Task/Activity Lead: Mullica (Applicant and Site Owner), Assist: LSRP
e. Outputs: Up to 24 project coordination meetings, monthly one-page LSRP updates summarizing completed and anticipated reports, NJDEP-regulatory reporting requirements, eight quarterly reports, three Federal Financial Reports, up to eight ACRES updates, and one closeout report detailing grant activities, cleanup progress, and any remaining needs.
Task 2 – Community Engagement
b. Project Implementation, EPA-funded tasks: Develop PIP and conduct a minimum of four community meetings at key project milestones (2.b.iii). Update Mullica and provide update materials to key partners through local media, social media, township website, and partner networks; document and respond to community input; support public participation associated with the ABCA and cleanup implementation.
c. Anticipated Project Schedule: October 1, 2026, to September 30, 2028. Community meetings in December 2026 (pre-soil remediation, cleanup plan development), May and September 2027 (mobilization and remediation), and May 2028 (post-cleanup). Other meetings as needed until project closure, anticipated September 30, 2028.
d. Task/Activity Lead: Mullica (Applicant and Site Owner), Assist: LSRP
e. Outputs: One PIP, eight Mullica updates, four community open houses and notes/attendance/recordings, eight press releases/blogs/website updates/social media posts, and community outreach notes/summaries.
Task 3 – Cleanup Planning
b. Project Implementation, EPA-funded tasks: Hold 30-day public review/comment period of draft ABCA; finalize ABCA to incorporate comments from public/regulatory review and obtain R10 EPA Project Manager approval; secure all permits/regulatory approvals; develop

Site cleanup plans, including Health and Safety Plan (HASP), Quality Assurance Project Plan (QAPP), and Sampling and Analysis Plan (SAP), and secure EPA approvals;.
c. Anticipated Project Schedule: October 1, 2026, to June 30, 2028
d. Task/Activity Lead: Mullica (Applicant and Site Owner), overseeing LSRP
e. Outputs: One final ABCA; one HASP, Quality Assurance Project Plan (QAPP), SAP; 100% design documents; one set of bid documents; one cleanup plan
Task 4 – Site Cleanup
b. Project Implementation, EPA-funded tasks: Mullica has competitively retained a remediation contractor in compliance with 2 CFR 200.317-326, which the Project Manager will oversee with LSRP assistance. Contractor cleanup activities will include excavation of contaminated soil, removal to a disposal facility, and air quality monitoring. LSRP will work with Mullica to ensure cleanup meets applicable state and federal regulations and that the cleanup is certified as complete.
c. Anticipated Project Schedule: October 1, 2026, to anticipated project closure on September 30, 2028.
d. Task/Activity Lead: Mullica (Applicant and Site Owner), Assist: LSRP
e. Outputs: One certificate of completion, one grant close-out report detailing cleanup progress and anticipated next steps

3.F. COST ESTIMATES

Mullica Township requests **$4,000,000** in EPA Cleanup Grant funding. Costs are reasonable, realistic, and correlate with tasks and outputs. Administrative costs will not exceed 5% of total EPA funds (per the Notice of Funding Opportunity [NOFO]), and construction-related activities are identified on the Construction budget line consistent with EPA guidance.

Table 6. Budget Table

Budget Categories		Project Tasks ($)				
		Task 1: Project Management	Task 2: Community Outreach	Task 3: Cleanup Planning	Task 4: Site Cleanup	Total
Direct Costs	Personnel	$ 6,100	$ 7,000	$ 6,250	$ 8,000	$ 27,350
	Fringe	$ 2,440	$ 2,800	$ 2,500	$ 3,200	$ 10,940
	Travel	$ 7,490	$ -	$ -	$ -	$ 7,490
	Equipment	$ -	$ -	$ -	$ -	$ -
	Supplies	$ -	$ 800	$ -	$ -	$ 800
	Contractual	$ 30,240	$ 24,260	$ 29,400	$ 106,500	$ 190,400
	Construction	$ -	$ -	$ 18,000	$ 3,708,000	$ 3,726,000
	Other	$ -	$ -	$ -	$ -	$ -
Total Direct Costs		$ 46,270	$ 34,860	$ 56,150	$ 3,825,700	$ 3,962,980
Indirect Costs						
Total Budget (Direct + Indirect		$ 46,270	$ 34,860	$ 56,150	$ 3,825,700	$ 3,962,980

Table 7. Cost Estimate Table

Task	Cost Basis and Assumptions (Avg. Rate $50/hr. for Mullica, $210/hour for Environmental Consultant)
1. Project Management	<u>Personnel and Fringe Total = $8,540 (Personnel = $6,100 + Fringe [40%] = $2,440)</u> Review LSRP-prepared quarterly report (1h/report x 8 reports = 8 hrs x $50/hr + 40% fringe = $560); attend 48 team meetings (1h/meeting x 48 meetings = 48 hrs x $50/hr + 40% fringe = $3,360); review annual reports (2h/set of reports x 2 sets = 4 hrs x $50/hr + 40% fringe = $280); review final report (6 hrs x $50/hr + 40% fringe = $420); financial management and reporting (2h/mo x 48 months = 96 hrs x $50/hr + 40% fringe = $3,360); Review reports in ACRES (1h/quarter x 8 quarters = 8 hrs x $50/hr + 40% fringe = $560) <u>Travel Costs for Two Mullica staff: $7,490</u> National Brownfields Training Conference (1 conference, estimated at $650 flight + $350 hotel/night x 4 nights + lodging + $75 day Meals, Incidentals, and Expenses (MIE) x 4 days = $300 MIE + $300 registration) = $2,650/person x 2 people = $5,300) | Regional Brownfields Conference (Estimated at $290 for 210 miles roundtrip + $300 hotel/night x 2 nights = $600 lodging + $75/day MIE x 2 days = $150 MIE +$210 registration = $1,240/conference x 1 conference x 2 people/conference = $2,190) <u>Contractual Costs: $30,240</u> 24 monthly project team meetings (24 months x $210/hr x 2 hr/meeting = $10,080); 8 quarterly reports (8 reports x $210/hr x 4 hrs = $6,720); Annual Federal Financial Reports (8h/year x 2 years x $210/hr = $3,360); 1 final summary report ($210/hr x 16 hr = $3,360); ACRES updates (8 quarterly updates x $210/hr x 4 hr = $6,720)

2. Community Outreach	Personnel and Fringe Total = $9,800 (Personnel = $7,000 + Fringe [40%] = $2,800) Develop PIP (12 hrs x $50/hr + 40% fringe = $840); Plan/attend 4 community outreach meetings (2 hours attendance + 6 hours planning/meeting x 4 meetings = 32 hrs x $50/hr + 40% fringe = $2,240); Quarterly articles/website/Commission updates (8 quarters x 2h/quarter = 16 hrs x $50/hr + 40% fringe = $1,120); Direct community outreach and engagement outside meetings (80 hrs x $50/hr + 40% fringe = $5,600) Supplies: $800 Community mtg light refreshments/office supplies (sticky notes, voting dots, pens, markers, paper) (4 x $200/meeting = $800) Contractual Costs: $24,260 LSRP contributions to PIP (6 hrs x $210/hr = $1,260); LSRP support at community outreach meetings (10hrs/meeting x 4 meetings = 40 hrs x $210/hr = $8,400); support quarterly articles/media updates (2h/quarter x 8 quarters = 16 hrs x $210/hr = $3,360); Support Mullica with direct outreach and engagement with key constituencies outside of community meetings (24 hrs x $210/hr = $5,040); Interpretation and translation (20 hrs x $210/hr = $4,200); printing flyers and posters for community meetings ($210/meeting x 4 meetings = $840 + $1,160 flyers and other printed materials = $2,000)
3. Cleanup Planning	Personnel and Fringe Total = $8,750 (Personnel = $6,250 + Fringe [40%] = $2,500) Review ABCA, coordinate with LSRP(25 hrs x $50/hr + 40% fringe = $1,750); review remedial design documents (25 hrs x $50/hr + 40% fringe = $1,750); support for permitting (25 hrs x $50/hr + 40% fringe = $1,750); review Site workplans (25 hrs x $50/hr + 40% fringe = $1,750); review final design documents, (25 hrs x $50/hr + 40% fringe = $1,750). Contractual Costs: $29,400 ABCA update and finalization (30 hrs x $210/hr = $6,300); Remedial design documents (30 hrs x $210/hr = $6,300); Permitting support and planning for soil conservation district (30 hrs x $210/hr = $6,300); Develop Site workplans for disposal (20 hrs x $210/hr = $4,200);Final design and coordination with contractor (20 hrs x $210/hr = $4,200) Construction Costs: $18,000 Mobilization/demobilization, Site preparation (120 hrs x $150/hr = $18,000)
4. Site Cleanup	Personnel and Fringe Total = $11,200 (Personnel = $8,000 + Fringe [40%] = $3,200) Oversee LSRP and contractor, including Site visits, meetings and correspondence (80 hrs x $50/hr + 40% fringe = $5,600); closeout reporting, regulatory communication, correspondence (80 hrs x $50/hr + 40% fringe = $5,600) Contractual Costs: $106,500 Project contracting and contractor coordination (40 hrs x $210/hr = $8,400); Pre-disposal supplemental waste classification laboratory analysis (1 x $26,700), Disposal oversight (10 hrs x 5 days/week x 4 weeks = 200 hrs x $210/hr = $42,000); Progress reporting (100 hrs x $210/hr = $21,000); Disposal documentation/data management (40 hrs x $210/hr = $8,400) Construction Costs: $3,708,000 Mobilization/demobilization and administrative costs (1 x $100,000); Disposal of hazardous soils (7,800 tons x $410/ton = $3,198,000); Contractor load-out crew and air monitoring services (1 x $410,000)

3.G. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS

Mullica will track and evaluate progress monthly utilizing an Excell Gantt chart on a monthly basis, in addition to coordinating with the LSRP and project contractor. It will measure/report outputs and other deliverables with quarterly progress reports and in ACRES. Measurement will compare quarterly achievements to output/outcome goals, so that deviations can be identified and corrected as they occur. Measurable cleanup results within the four-year grant period are: Removal of approximately 7,800 tons of contaminated soil from the Site; decrease in PCB, lead, and other metals in soil and sediments, and increased floodplain capacity due to environmental restoration. Output tracking will include completion of key deliverables such as the ABCA, HASP, QAPP, SAP, regulatory permits, procurement actions, staged removal activities, public meetings, and final reporting.

Progress will also be evaluated through NJDEP's regulatory oversight framework, ensuring compliance with state requirements and confirmation of protectiveness. Mullica will coordinate closely with its LSRP and regulatory agencies to evaluate results and address deviations from planned performance. Final results will be documented in a Cleanup Completion Report demonstrating attainment of cleanup objectives and long-term protectiveness, consistent with Section 3.A(4) of the NOFO.

4. Programmatic Capability and Past Performance

PROGRAMMATIC CAPABILITY

4.a. Organizational Structure & 4.b. Description of Key Staff.

Mullica will manage the grant internally and will share project progress with its partners (see Table 7) plus the NJDEP. **Grant Administrator/Day-to-Day Manager: DeAnna DeMarco, Mayor of Mullica** will be responsible for schedule, budget, deliverables, ACRES, and quarterly performance reporting. Mayor DeMarco has served as mayor since 2024 and has five years of experience in community governance. **Grant Coordinator/Financial Management Lead: Dawn Stollenwerk, Chief Financial Officer, Mullica** will be responsible for cooperative agreement, including drawdowns, reimbursements, federal financial reporting, internal controls, and audit readiness. Ms. Stollenwerk brings over 30 years of experience in financial and municipal government and is a licensed Certified Municipal Finance Officer (CMFO) and a Qualified Purchasing Agent (QPA). **Environmental Project Director: TBD Consultant/LSRP** - leads technical implementation (QAPP/SAP/HASP), contractor procurement support, field oversight, compliant waste disposal coordination, data evaluation, and certification of cleanup completion under NJDEP CSRRP requirements. **Communications Director / Records & Public Notification: Monica Newton, Acting Municipal Clerk** - maintains public notifications, meeting coordination, documentation of community engagement activities, and maintenance of the administrative record consistent with NOFO and NJDEP requirements. Ms. Newton has 10+ years of experience in fiscal management/analysis and has played a key role in process optimization within Mullica.

4.c. Acquiring Additional Resources

Mullica will use EPA Cleanup Grant funding as a **catalyst to secure and coordinate additional financial, technical, and institutional resources** necessary to complete remediation and advance reuse of the Perona Scrapyard. Mullica will continue to pursue **NJDEP/NJEDA HDSRF funding** to support the Remedial Investigation and associated regulatory documentation. EPA Cleanup Grant funding will allow these resources to be applied efficiently by addressing source materials and exposure pathways that limit the effectiveness of assessment-only funding. Mullica has **competitively procured its LSRP and remediation contractor** in accordance with **2 CFR §§ 200.317–200.327** and EPA procurement guidance. Following cleanup, EPA investment will position the township to pursue **reuse-oriented funding and partnerships**, including state open space, ecological restoration, and supplemental energy programs.

PAST PERFORMANCE AND ACCOMPLISHMENTS

4.e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

4.e.(1) Purpose and Accomplishments

- **NJDEP/NJEDA HDSRF Grant** – Preliminary Assessment and Site Investigations completed, confirming Site contaminants (metals, PCBs, PAHs, dioxins/furans). These investigations established the baseline for the current cleanup strategy and supported Mullica's decision-making under NJDEP oversight. The township is preparing an HDSRF Remedial Investigation request to further characterize the Site, delineate contamination, and evaluate receptor/ecological risks.)
- **Atlantic County – CEHA Support (Past**) - Large-scale tire removals (approx. 216,000 tires in 2006; approx.20,000 tires in 2010) eliminated major fire hazards and visible blight, significantly improving Site safety pending full contamination management.
- **Outcomes:** These activities demonstrate Mullica's ability to plan, coordinate, and execute complex tasks under state oversight, to document outputs (tire removal records; investigation data; directives), and to progress toward protectiveness for human health and the environment.

4.e.(2) Compliance with Grant Requirements

- Mullica has **complied with state assistance requirements** for HDSRF and CEHA funding, including procurement, documentation, and reporting. For the NJDEP Conditional Approval, Mullica will complete the required notice, GPS documentation, and waste-flow controls, and then transition to **NJDEP CSRRP oversight** for residual contamination cleanup. Mullica will use the same internal controls to meet EPA's FY26 grant terms (e.g., ACRES, quarterly performance reports, close-out).