

Environmental Alert



From Underutilized Property to Community Asset

NJDEP Hazardous Discharge Site Remediation Fund (HDSRF) Grants **Funding/Grant Opportunity for Brownfield Investigation, Cleanup, & Redevelopment for Municipalities, Counties, and Redevelopment Entities**

WHY THIS MATTERS

Municipalities, counties, and redevelopment entities may be eligible for state funding to investigate and remediate contaminated or potentially contaminated properties. For FY2027, approximately \$20.5 million is available through the Hazardous Discharge Site Remediation Fund (HDSRF), with applications accepted on a rolling basis and up to \$3 million/year per applicant for 100% of Preliminary Assessment (PA), Site Investigation (SI), and Remedial Investigation (RI) eligible costs.

HDSRF AT A GLANCE

Key Program Highlights

- Approximately \$20.5 million is available statewide for FY2027.
- Up to 100% reimbursement of eligible PA, SI, and RI costs.
- Up to \$3 million per applicant per calendar year available for PA, SI, and RI activities.
- Up to 75% reimbursement of eligible remedial action costs with certain end uses, including recreation/open space, renewable energy, and affordable housing.
- Additional funding of up to \$2 million may be available for qualifying sites located within designated Brownfield Development Areas (BDAs), where municipalities, counties, and redevelopment entities are pursuing coordinated redevelopment of multiple contaminated properties.

Who May Be Eligible?

Municipalities, counties, and redevelopment entities may qualify if they:

- Own a contaminated or potentially contaminated property.
- Hold a tax sale certificate.
- Acquired a property through foreclosure or similar means.
- Have adopted a resolution or ordinance expressing an intent to acquire a property for redevelopment.

Applicants should generally demonstrate a commitment to redevelopment or future beneficial reuse of the property.

Ownership Not Required Before Application: Municipalities, counties, and redevelopment entities, property ownership is not always required before applying and may qualify if formal action has been taken demonstrating intent to acquire the property for redevelopment.

Do You Have a Potential Candidate Site?

Municipalities, counties, and redevelopment agencies should consider whether any of the following may be suitable candidates for HDSRF funding:

- Vacant or underutilized industrial properties
- Former commercial facilities with known or suspected environmental concerns
- Tax foreclosure properties
- Redevelopment area properties
- Sites targeted for affordable housing, parks, recreation, renewable energy, or economic development projects

Environmental conditions often create uncertainty that slows redevelopment. HDSRF funding can help municipalities, counties, and redevelopment entities reduce those uncertainties and advance community redevelopment goals.

How Can HDSRF Support Redevelopment Goals?

HDSRF funding may help support:

- Redevelopment of vacant, abandoned, or underutilized properties.
- Revitalization of redevelopment areas and downtown districts.
- Affordable housing initiatives.
- Economic development projects.
- Open space and recreational improvements.
- Renewable energy and infrastructure projects.
- Reduction of environmental liabilities that may impede property reuse.

GENERAL FUNDING PROCESS

Identify Property → Confirm Eligibility → Prepare Application → NJDEP Technical Review → NJEDA Financial Review → Funding Award

Applications are accepted on a rolling basis and may be submitted at any time, subject to funding availability. Since HDSRF funding is awarded on a first-come, first-served basis, applicants are strongly encouraged to identify eligible projects and submit applications as early as possible. In general, earlier applications have a greater opportunity to secure available funding than those submitted later in the funding cycle.

PROGRAM BACKGROUND

The HDSRF is administered jointly by the NJDEP and the New Jersey Economic Development Authority (NJEDA). The program was established to encourage investigation, cleanup, and redevelopment of environmentally impacted properties that might otherwise remain vacant, underutilized, or economically stagnant.

THE BOTTOM LINE

With approximately \$20.5 million available during FY2027, public entities including municipalities, counties, and redevelopment agencies have a significant opportunity to obtain state funding for environmental investigation, remediation, and redevelopment activities. Communities considering redevelopment initiatives, property acquisition, tax foreclosure actions, affordable housing projects, parks, renewable energy facilities, or other brownfield reuse opportunities should evaluate HDSRF eligibility before committing local funds.

For additional information regarding the program, please refer to the NJDEP HDSRF website: [NJDEP| Contaminated Site Remediation & Redevelopment Program | HDSRF](#)

This newsletter is for information purposes only and does not represent legal or technical advice.

If you need a more detailed explanation of this topic or assistance identifying eligible sites, preparing HDSRF applications, developing technical scopes of work, or providing environmental and LSRP services, the EJIF suggests that you contact the EJIF environmental consultants for further information.

All EJIF members please feel free to contact Richard Erickson or Laura Clifford of First Environment at rerickson@firstenvironment.com and lclifford@firstenvironment.com, respectively, or 973.334.0003. Visit us at the November 2026 League of Municipalities at Booth #550.