

**Brownfields Demonstration Pilot
Stakeholders Monthly Meeting
AGENDA**

September 14, 2004; 10:00 a.m.

**Held at the Secaucus Public Library
Business Resource Center
1379 Paterson Plank Road, Secaucus, NJ**

- 1. Welcome and Introductions**
- 2. Review of 7/27/04 Meeting Minutes**
- 3. Site Review – Areawide Assessment Projects Review**
 - Block 99, Harrison
 - Secaucus Walkway and Waterfront Park
- 4. Existing Projects Review**
 - 104-108 Harrison Avenue Site, Harrison-Status of Remediation Activities
 - Passaic Avenue Hotel Site, Construction – Opening Update
 - 681-697 Schuyler Avenue, Kearny – Construction Update
 - Todd Shipyards, Hoboken-Status of Remedial Action Workplan/Walkway
 - **New Site**-284-288 Schuyler Avenue, Kearny NJ
- 4. Guest Speaker – Michael Sylvester-NJEDA Brownfields Program**
- 5. Old/New Business**
 - **Revolving Loan Fund Update**-Joe Reagan, HCEDC
 - **Underground Storage Tank Grant (UST)**
73 Bishop Street, Jersey City
- 6. Confirmation of next meeting date**
- 7. Adjournment**

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
July 27, 2004**

ATTENDEES:

Tom Powell	Dominick Pandolfo
Judith Moss	Elizabeth Spinelli
Susan McCurrie	Jim Mack
Jack Beirne	Schenine Mitchell
Linda Willis	Eric Meyer
Stephen Kehayes	Joe Gurkovich
Al Viera	Bill Montgomery
Jermaine Perry	Krunal S. Rara
Jeong Seop Shim	Marvin Hewitt
Daphne Jimenez	Martha Anderson

ABSENT:

David Calamoneri	Thomas Mineo
Frank Mason	James Monkowski
Alan Gelfand	Michael Parkes
Jim Morley	Gary Garetano
Stephen Marks	Gerald Lange
Alan Lambiase	Michael O'Connor
Robin Kelliher	Joe Reagan

I. WELCOME AND INTRODUCTIONS

This month's meeting was held at the Secaucus Public Library Business Resource Center, Secaucus, NJ. Elizabeth Spinelli called the meeting to order at 10:06 am. All attendees introduced themselves and identified their affiliations.

Bette Spinelli announced that since the last meeting that Susan McCurrie has become a Councilwoman in Kearny.

II. REVIEW OF MINUTES DECEMBER 9, 2003 MEETING

The minutes of the March 9, 2004 meeting were reviewed. A motion was made to accept the minutes by Susan McCurrie and seconded by Tom Powell. The minutes were accepted unanimously.

III. SITE REVIEW – STATUS OF ACTIVE SITES

Harrison

104-108 Harrison Avenue Site – There are still issues with the tank removal and closure of the tanks. The caseworker Gary Greulich has requested further work and reporting to be done before the tanks can be closed. We will discuss this funding with the DEP as soon as we have more information from Hatch Mott and Gary Greulich.

Lots 2B, 3, 4A, 4B, 5A, and 5B, Block 1, Passaic Avenue Site (Callahan Site)- The hotel construction is near completion. All of the modular rooms are in place and the final shell is being applied to the building. The environmental closure will be complete and signed off after the completion of construction, including the parking lot capping which is part of the remediation process. The opening should be in early fall.

Kearny

681-697 Schuyler Avenue – The title has passed to the non-profit agency (Catholic Charities) that will be developing the housing. The builder was on site and the project should start in September. The project is funded by \$5.2 million in HUD funds, and a \$1.1 million in Home funds from the County.

Hoboken

Todd Shipyard- The town of Hoboken has signed an agreement with the developer to complete the walkway project. The town has also requested grant funding from the Brownfields Revolving Loan fund. The town is also going to develop a park in the area and will be requesting additional funding.

Bayonne

Sampson Tank- Judith Moss spoke with Michael O'Connor and he says that the town will forward a letter removing the site from the pilot. A developer has purchased the site and will redevelop it.

IV. GUEST SPEAKER- Prior to the speaker, Bette introduced William Montgomery from NJCU who brought several students to observe the meeting. The students are interns working on a GIS Brownfields Inventory. She offered the students an opportunity to come to meetings in the future as well.

**BROWNFIELDS STAKEHOLDERS GROUP
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Our guest speaker was our fellow Stakeholder Jim Mack, from NJIT. He gave a presentation on the Areawide Assessment Project, our new grant. The presentation brought the Stakeholders up to speed on the progress of the project. The areas that are being worked on are:

Secaucus-The town has submitted site for inclusion in the program located at Block 225, Lot # 13 & 13.01 and Block #226, Lot #39. The sites are a former rifle range and walkway area where the town will build a riverfront walkway and a park. There are buildings that the town will purchase to provide access to the riverfront. Mr. Mack stated that because of the locations of the sites, they pose some challenges in an Areawide approach.

Harrison submitted Block 99 in the redevelopment area for inclusion in the project. This is one city block. This site proposes different challenges because many of the sites are still occupied and privately owned. Access to the sites may prove difficult.

Stephen Kehayes asked if the investigations would be done with DEP oversight and Jim Mack assured him that it would. We would also be seeking use of the EPA's Mobile Lab for the project. The site known as the Keegan Landfill had been proposed by the town of Kearny, however the site has been removed because of the prohibitive costs involved in remediating the site. The town of Kearny will be resubmitting another area for the project. Copies of Jim Mack's presentation can be obtained upon request. We will be setting up a meeting with the NJDEP and the HCEDC and NJIT to discuss the project.

V. OLD/NEW BUSINESS

BROWNFIELD REVOLVING LOAN FUND – The funds from this program are now available for towns to request as grant funding, as well as loans. Contact Joseph Reagan at the HCEDC if your town is interested in receiving this funding.

AREAWIDE ASSESSMENT GRANT- Information on the new grant can be found in Section IV.

UNDERGROUND STORAGE TANKS – Judith Moss has been attempting to address the site at 75 Bishop Street in Jersey City but has not been able to reach anyone who knows anything about the project.

The site in Bayonne cannot be funded because it is a municipally owned tank and the town operated the tanks.

NEW GRANT UPDATE – The Assessment Grant for Union City was not funded by the USEPA. We will investigate other sources for funding for projects in Union City.

Bette announced that the HCEDC has received a \$150,000 grant from the NJ DCA to assist in the planning areas of the Areawide grant. These funds will be used to create a plan for the Areawide project, focusing on a collaborative project with all the towns. We are the first non-profit to receive funds from the state for a planning project.

VI. ANNOUNCEMENT OF NEXT MEETING, DATE AND PLACE

Meetings have been changed to a bimonthly basis and at the next meeting on **September 14, 2004** Michael Sylvester of the **NJEDA's Brownfields Program** will speak on his agencies programs for Brownfields funding. The following meeting will be 11/09/04. Meetings will continue to be held at the Secaucus Public Library Business Resource Center, Secaucus, NJ.

VII. ADJOURNMENT

The meeting was adjourned at 11:50 a.m.

Respectfully Submitted,
Judith Moss
Brownfields Coordinator, Hudson County Economic Development Corporation

Directions to the Secaucus Public Library Business Resource Center

From Route 3 East

Pass Giants Stadium and go over Route 3 Bridge. Stay on your right and pass Shell Station. Take Secaucus service road. Make right at Sunoco Station, at next light make right turn onto Paterson Plank Road. Bear to your right. Go two traffic lights; after passing First Street, the library will be on your left.

From Route 3 West

Bear to the right, to the Secaucus service road. Take the Secaucus exit after passing the Olive Garden Restaurant and Royal Motel. At top of hill make left at traffic light on to Paterson Plank Road. Proceed about half a block. The library will be on your right.

From NJ Turnpike North

Take exit 16E (Secaucus/Lincoln Tunnel) and bear to your left. At traffic light make left turn on to Paterson Plank Road. Go 4 traffic lights, staying to your right. After passing First Street, the library will be on your left.

From NJ Turnpike South

Take exit 17 (Secaucus/Lincoln Tunnel) and bear right. At traffic light make left onto Paterson Plank Road. Go 4 traffic lights staying to your right. After passing First Street, the library will be on your left.