

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
January 11, 2005**

ATTENDEES:

Angela DeQuina	Jim Morley
Elizabeth Spinelli	Joe Reagan
Jeong Seop Shim	Thomas Mineo
Judith Moss	Mike Gonnelli
Linda Wills	Schenine Mitchell
Stephen Kehayes	Diana Fainberg
Stephen Marks	Jim Mack
Tom Powell	Heather Martin
Bill Montgomery	Mary Ann Buga
Stuart Koperweiss	

ABSENT:

David Calamoneri	James Monkowski
Frank Mason	Michael Parkes
Alan Gelfand	Robin Kelliher
Susan McCurrie	Gerald Lange
Michael O'Connor	Alan Lambiase
Joe Gurkovich	

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 10:10 am. All attendees introduced themselves and identified their affiliations.

II. REVIEW OF MINUTES OF NOVEMBER 23, 2004 MEETING

The minutes of the November 23, 2004 meeting were reviewed. A motion was made to accept the minutes by Jim Morley and seconded by Michael Gonnelli. The minutes were accepted unanimously.

III. SITE REVIEW –

AREAWIDE ASSESSMENT PROJECTS

Bette Spinelli informed the group that she has filmed a *Comcast Newsmakers* segment about brownfields. The segment will be shown on Comcast cable affiliates throughout the state.

Secaucus-

We have held several meetings with the project team. Stephen Kehayes has been assigned as case manager for this project. Jim Mack will have the draft workplan completed by the end of January and will submit to the NJDEP. PMK Group is researching previous assessments done on the two onsite buildings. Mike Gonnelli stated that the NJMC has allocated funding for the next phase of the park/walkway project.

Harrison Block 99 – Jim Mack has been focusing on the Secaucus project. This project will be the next one to be undertaken by the Areawide team.

Kearny –The town of Kearny has not selected a site for inclusion in the project.

STATUS OF ACTIVE SITES

Harrison

104-108 Harrison Avenue Site – PMK has completed sampling at the site and has discovered some contamination in the soil, as well as some groundwater contamination. The contamination will probably be addressed during construction when the site is redeveloped. Tom Mineo stated that the report on the soil and groundwater testing should be completed by late January.

Lots 2B, 3, 4A, 4B, 5A, and 5B, Block 1, Passaic Avenue Site (Hampton Inn and Suites)- The hotel opened on New Year's Eve and is currently operating. The grand opening and ribbon cutting will be sometime in late January. Bette commented that many of the employees of the hotel were transplanted workers from the now closed West Hudson Hospital, which is a great bonus for the Harrison community.

Kearny

681-697 Schuyler Avenue – Judith Moss visited the site in late December and said that the project has made substantial progress. The town expects the housing to be occupied by late April, early May.

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284-288 Schuyler Avenue- The town has not made any movement on this site.

Hoboken

Todd Shipyard- Stephen Marks stated that the Waterfront Development applications have been submitted to the DEP for approval. The site will include the walkway, open recreational space, as well as a walkway and a sand beach to be used as a boat/canoe/kayak launch. Toll Brothers (formerly DLJ) has stepped in to complete some construction where the federal funds have run out. Tom Mineo says there are piles of contaminated soil that need to be removed onsite, but there is not much remedial work to be done. Stephen Kehayes says he will contact the EDA to find out if a letter of commitment for funds has been completed. Stephen Marks says that construction will begin sometime in early spring, sometime after the fish-spawning season.

IV. GUEST SPEAKER- Linda Wills, New Jersey Meadowlands Commission

Ms. Wills gave an update on the Brownfield activities of the Meadowlands Commission. They have been working on several projects in Hudson County with great success. The Commission has also recently been awarded the DEP's 2004 *Environmental Excellence Award for Open Space Protection and Preservation*. Ms. Wills has also offered to host a Stakeholder meeting on a NJMC boat this summer. Copies of Ms. Wills PowerPoint presentation can be obtained from the HCEDC upon request.

V. OLD/NEW BUSINESS

Stephen Kehayes announced the new round of Brownfield Development Area (BDA) designations. We will be applying for this funding to piggyback with our Areawide project. BDA's receive favorable status from the state in many areas of support and funding. There will be a presentation on the new round of BDA's at the NJ State Brownfields Roundtable on Friday, January 28, 2005.

The County and EPA are in discussions to switch the administration of the Areawide grant to the HCEDC. This would streamline the process by cutting out the middleman in transactions.

BROWNFIELD REVOLVING LOAN FUND –The EPA has approved the workplan for the transition of the fund to a grant/loan program.

UNDERGROUND STORAGE TANKS –There is still funding available for tank removals. Please contact Judith Moss if your town is interested in applying for these funds. Remember: funds cannot be used for home heating oil; the tanks must be federally regulated storage tanks.

VI. ANNOUNCEMENT OF NEXT MEETING, DATE AND PLACE

The next meeting will be held on **March 8, 2005** at the Secaucus Public Library Business Resource Center, Secaucus, NJ.

VII. ADJOURNMENT

The meeting was adjourned at 11:05 a.m.

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