

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
March 5, 2008**

ATTENDEES:

Stephen Kehayes Robert Pruno
Alan M. Lambiase James Madden
Robin Kelliher Schenine Mitchell
Thomas Powell Diana Fainberg
Susan Gruel Elizabeth Spinelli
Linda Wills Thomas Furlong
Jerry Perricone
James Morley
Lawrence D'Andrea
Leigh Jones
Angela DeQuina

ABSENT:

Joseph Gurkovich Donna Rendeiro
Laurie Cotter Chris Yen
Jim Mack Stephen D. Marks
Lorissa Whitaker Michael O'Connor
Joel Fraiser
William Montgomery
Stephanie Hottendorf
Michael Rogers

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 10:00 a.m. All attendees introduced themselves and identified their affiliation.

II. REVIEW OF MINUTES OF JANUARY 09, 2008 MEETING

The minutes of the January 9, 2008 meeting were reviewed. A motion was made to accept the minutes by Thomas Powell and seconded by James Morley. The minutes were accepted unanimously.

III. SITE REVIEW

AREAWIDE ASSESSMENT PROJECTS

22 Raydol Avenue, Secaucus NJ.

Elizabeth Spinelli, HCEDC announced that the EPA has approved the Township of Secaucus request to add 22 Raydol Avenue to the Area Wide Assessment. Schenine Mitchell, EPA Region 2 informed the stakeholders that the research material received on the project were approved and a letter to HCEDC will be sent out shortly.

EXISTING PROJECTS REVIEW

Hoboken

Todd Shipyard- Diana Fainberg, Toll Brothers reported that discussions on construction and coordination between the Walkway and the Hoboken Remediation are ongoing. The DEP and EDA funds that were approved will cover 75% of the cost for this project. Ms. Fainberg said that Toll Brothers has almost completed the lower section of the park just above 15th Street. The report is currently under review and should be available soon. Lastly, the City is currently working on final documentation for the EDA.

1600 Park Avenue, Hoboken – Elizabeth Spinelli, HCEDC informed the stakeholders that the town of Hoboken had a memorandum of understanding and were awaiting approval of their Work Plan. Stephen Kehayes, NJ DEP. spoke with Mayor Roberts and the Project Chief Engineer. He said that they would present the Work Plan at the next EDA Board meeting in April.

62nd Street Senior Housing Project: 434-438 62nd Street, West New York – Elizabeth Spinelli, HCEDC reported that the project was completed. Ms. Spinelli will contact the Mayor to make sure that he is satisfied and that everything is ok before removing the project from the list.

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IV. BROWNFIELD DEVELOPMENT AREA (BDA)

Harrison, NJ

Stephen Kehayes, NJ DEP received a remedial action workplan describing the clean-up work on the future Sixth Street connection, which is important for the **Red Bulls Arena**. They are inserting the pilings for installation of new utilities, which is being done by Advance Realty. Construction of the arena is underway. Cape May Street and Frank Rodgers Boulevard received EPA approval for PCP clean up on the park site.

Metro Center – Is being developed by Advanced Realty. They have just been approved for clean up of the largest area of environmental concern and are doing the necessary work on the roads. Mr. Kehayes stated that the project is on schedule.

Harrison Commons - Mr. Kehayes informed the group that there have been challenges with the condemnation proceedings. The Appellate Court decision may complicate the development. Mr. Kehayes is waiting for advice from the Attorney General and has been in meetings with the Deputy Attorney General. The first phase of the project will be the parking deck. A decision should be announced soon.

Hartz Mountain – Funding has been approved for the clean up and remediation beyond the normal industrial remediation to accommodate mixed-use development composed of Commercial, Retail and Residential. Mr. Kehayes expects approval the second week of this month.

PSEG – The project is still in phase one.

Mr. Kehayes announced that the overall Harrison BDA was moving forward. He also mentioned two additional BDA's that have received approval in Hudson County. Jersey City **Turnpike Dump #5** located near the new hospital and has been a problem for years. The second project that has received approval is the **Bayonne Crossing Shopping Mall**; the developer is negotiating with property owners to acquire the last few properties.

V. GUEST SPEAKER- Mr. Robert Pruno, Port Authority of NY & NJ, phone: 973-565-7620

Robert Pruno informed the group of the many excavations projects that the Port Authority is currently working on and the issue of how to reuse the soil. He has reached out to the Counties and the DEP to find out about Redevelopment projects for the ability to reuse the soil. Mr. Pruno explained that some of the soil met residential standards and that most of the soil exceeds residential standards. He noted, that the soil was good backfill material excellent for redevelopment projects.

Mr. Pruno said that the Port Authority would give the soil to interested Developers and even deliver it to the redevelopment site free of charge.

In addition to backfill soil, the Port Authority generates 75,000 yards of processed dredge material also available for reuse.

VI. OLD/NEW BUSINESS

Old Business:

Susan Gruel, Heyer, Gruel & Associates Reported to the Stakeholders that the New Jersey Department of Community Affairs Smart Future Planning Grant funded the Brownfields Planning Document. The project targeted three communities - Harrison, Kearny and Secaucus. Ms. Gruel announced that the project was completed and is currently available in hard copy and disk format and should be available soon on the HCEDC web site.

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This document is more of a lay document for people to understand the relationship between the bad, the contamination and the good –which is everything that has occurred and what can occur in terms of Brownfields sites. The document serves as a modal to identify lessons learned.

Elizabeth Spinelli, HCEDC added that the document answers the question what's next. How do you get from point A to point B in the Brownfields process.

Ms. Spinelli thanked the Stakeholders, USEPA, NJDEP, New Jersey Department of Community Affairs and USHUD for their commitment and support of the many BDA projects throughout the County.

New Business:

1. Linda Wills, NJMC announced that her Chapter of the American Planning Association is hosting a Bus/Walking tour followed by a Panel Discussion of the Harrison BDA Project on Friday May 16, 2008 from 1pm to 4 pm. Ms. Wills had asked Elizabeth Spinelli, HCEDC to be the moderator for the Panel Discussion. Ms. Spinelli had suggested to the Stakeholders that this event could serve as next months regular meeting. The suggestion was well received by the group and it was agreed that next months Stakeholders meeting would be held at the Harrison City Hall on May 16, 2008.
2. Lawrence D' Andrea informed the members that there would be new Brownfields Applications where the guidelines have been streamlined. Assessment Grants can be applied for as a coalition of up to five municipalities for up to one million dollars with each municipality receiving \$250,000.00. However, the project would be managed by one of the five municipalities. Regarding petroleum and hazardous waste, applicants can apply for up to \$400,000.00 for clean-up funding. Mr. D' Andrea stated that applicants would be able to apply for both grants together on one application. The new applications should be available in the Fall of 2008.
3. Steven Kehayes, NJDEP reported on the reorganization of the Brownfields Office and announced that Ms. Colleen Kokas had been promoted to Bureau Chief.

VII. ADJOURNMENT

The meeting was adjourned at 11:02 a.m.

The next meeting will be Friday May 16, 2008 in Harrison

Respectfully submitted,

Thomas Furlong, HCEDC