

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
September 10, 2008**

ATTENDEES:

Stephen Kehayes	Stephanie Hottendorf
Robin Kelliher	Benjamin Delisle
Leigh Jones	Stuart Koperweis
Angela DeQuina	Christopher Yen
Schenine Mitchell	Elizabeth Spinelli
Michael Rogers	Jack Belton
Silvana Kaminski	Thomas Furlong
Joseph Gurkovich	

ABSENT:

Lawrence D' Andrea	Thomas Powell
Jim Mack	Stephen D. Marks
William Montgomery	Linda Wills
Diana Fainberg	Alan M. Lambiase
Michael O'Connor	
James Morley	
Gerald Perricone	

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 March 5, 2008 MEETING

The minutes of the March 5, 2008 meeting were reviewed. A motion was made to accept the minutes by Michael Rodgers and seconded by Stewart Koperweis. The minutes were accepted unanimously.

III. SITE REVIEW

AREAWIDE ASSESSMENT PROJECTS

22 Raydol Avenue, Secaucus NJ.

Elizabeth Spinelli, HCEDC defined what the areawide assessment was and announced that we are working with Jim Mack, NJIT to perform an areawide for the Township of Secaucus. The targeted site is 22 Raydol Avenue (Formerly Keystone Metal Finishers, Inc). Ms. Spinelli informed the group that work on the project has resumed and would keep them apprised on the sites progress.

EXISTING PROJECTS REVIEW

Hoboken

Todd Shipyard- Stefanie Hottendorf, City of Hoboken reported that both Todd Ship Yard and 1600 Park Avenue projects will receive bids on September 13, 2008 for remediation funds. Additionally, both projects have Green Acres funds. Stephen Kehayes, NJ DEP reported that Toll Brothers has completed the children's park. Ms. Hottendorf added that the Boat House was completed which is part of the Cove project. She informed the group that there will be a second Boat House located further south at the Maxwell site. The Cove will have a small boat ramp geared for paddle boat use only.

Mr. Kehayes, NJ DEP announced that Hoboken and the other six municipalities have signed an MOU for required design standards on the conservation easement and 60 foot walkway. He further stated that the EPA will take the same specifications and concept that Hudson County has implemented and try to apply them to walkway projects across the state. Elizabeth Spinelli, HCEDC emphasized the importance of these walkways which provides much desired and needed open space for families living in those communities.

1600 Park Avenue, Hoboken – Ms. Hottendorf said that this project has some Hudson County Open Space Funds that can be used for remediation.

Ms.Hottendorf met with Elizabeth Spinelli, HCEDC to see if they could come up with a little more funding for remediation on the Todd Shipyard and 1600 Park Avenue projects.

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NEW PROJECTS:

Benjamin Delisle, Jersey City Redevelopment Agency met with Elizabeth Spinelli, HCEDC and Schenine Mitchell, USEPA to discuss applying for a Million Dollar Coalition Assessment Grant. Hudson County and the City of Jersey City would like to invite any interested municipalities to join the coalition. Ms. Spinelli stated that all the easy brownfields no longer exist and now we are faced with the challenges of more complicated Brownfields sites. By creating a Coalition we would be able to do things that normally we would not be able to do. Mr. Delisle added that with the soft real estate market and lack of redevelopment funding it would make sense to apply for a Coalition Grant. Schenine Mitchell, USEPA said that this is the first time the EPA is trying the Coalition approach. She noted that this is a competitive grant competition and that the EPA will be looking for applications with the best laid plans and really good concepts.

IV. BROWNFIELD DEVELOPMENT AREA (BDA)

Harrison, NJ

Elizabeth Spinelli, HCEDC talked about the Harrison Approach Bus and Walking Tour that took place on May 16, 2008. Although the weather was not accommodating, the event had a good turnout and gave people an opportunity to see all the wonderful things going on in Harrison. Stephen Kehayes, NJDEP updated the group on the Red Bulls Stadium and announced that the structure is going up and the project is moving along.

Metro Center – Mr. Kehayes reported that they are making some good progress on the project and that some of the technical issues on the waterfront have been resolved.

Harrison Commons – No updates at this time.

Hartz Mountain – No updates at this time.

Other BDA's in Hudson County

Bayonne Crossing Shopping Mall – Mr. Kehayes stated that the workplan has been approved. The town is negotiating with ICI to acquire the property for the project. Additionally, the property next store owned by ICI/AGC has ceased operations and is in the process of demolishing the building. The property will be available for development shortly.

Turnpike Dump #5 --

Mr. Kehayes reported that Jersey City has put the Municipal Grant funds to good use and have done an excellent job in maximizing the 5 million dollar grant. Benjamin Delisle, Jersey City Redevelopment Agency, apprised the group on the project which is approximately 60 acres and will be used for mixed use, mostly residential and retail. Mr. Delisle also talked about the removal action that was performed in the late 80's and 90's in which thousands of drums were removed from the site. The EPA came back and removed the remains of thousands of buried drums so soil testing could be done. Lastly, the Mill Creek project was discussed, Mr. Delisle, said that they are in the process of testing the creek for PCP and heavy metals and will remediate the site, they hope to create another three acres of open space and envision this space as a gateway to downtown Jersey City leading into Liberty State Park.

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V. GUEST SPEAKER- N/A

VI. OLD/NEW BUSINESS

Mr. Kehayes brought the Stakeholders up to speed on the following governmental regulations:

1. Public Notification Act- Requires that those responsible for clean-up to post signs with contact information on the site or distribute information to the municipalities. Notification must be given directly to residents within 200 feet from the site.

Mr. Kehayes mentioned that he will arrange to have someone from the DEP speak to the Stakeholders Group on this regulation.

2. Soil Remediation Standards- There is a difference in soil criteria, some compounds have higher values and some compounds have lower values. Some evaluations for the projects are required. If your testing is performed before December 04, 2008 you can use the old standards, if testing is done after December 04, 2008 you must use the new standards. Lastly, there is a Transition policy in place that will help existing projects transition to the new standards.

Mr. Kehayes announced that the 2009 BDA Application will be announced in January 2009 and the deadline for applications is March 2009.

VII. ADJOURNMENT

A motion was made by Stefanie Hottendorf to adjourn the meeting and seconded by Robin Kelliher.

The meeting was adjourned at 11:13 a.m.

The next meeting will be November 12, 2008.

Respectfully submitted,

Thomas Furlong
Brownfields Coordinator