

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
November 12, 2008**

ATTENDEES:

Stephen Kehayes	Stephanie Hottendorf
Lawrence D' Andrea	Myrna Campion
Schenine Mitchell	Tanya Dmytriv
Alan Miller	Christopher Yen
Jim Mack	Laura Brinkerhoff
Robin Kelliher	Elizabeth Spinelli
Diana Fainberg	Jack Belton
William Call	Thomas Furlong
David Backman	Jack Smith

ABSENT:

Benjamin Delisle	Thomas Powell
Joseph Gurovich	Stephen D. Marks
William Montgomery	Linda Wills
Michael Rogers	Alan M. Lambiase
Michael O'Connor	Leigh Jones
James Morley	Silvana Kaminski
Gerald Perricone	
Angela DeQuina	

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.

Elizabeth Spinelli, HCEDC formally introduced to the Stakeholders our newest Brownfields partner Ms. Laura Brinkerhoff, President of Brinkerhoff Environmental Services, Inc.

II. REVIEW OF MINUTES OF SEPTEMBER 10, 2008 MEETING

The minutes of the September 10 meeting were reviewed. A motion was made to accept the minutes by Robin Kelliher and seconded by Stephanie Hottendorf. The minutes were accepted unanimously.

III. SITE REVIEW

AREAWIDE ASSESSMENT PROJECTS

Keystone Metal Finishers, Inc., Secaucus NJ.

Elizabeth Spinelli, HCEDC explained to those who are new to our process, that we have an ongoing program for the Areawide Grant. The Areawide Grant was written in cooperation with our partner NJIT. The Areawide Approach provides an analytical look at larger swaths of land. This process helps towns make rationale judgments about redevelopment on these large areas within their towns. Ms. Spinelli stated that we have gone through this process in Harrison and are now going through the process in Secaucus. The project is the site of the former Keystone Metal Finishers, Inc. located at 22 Raydol Avenue, Secaucus.

Jim Mack, NJIT updated the group on past activities performed by PMK which included several rounds of HRC, a material injected into the soil that has been successful in the degradation of contaminants in the affected areas. He affirmed that this particular program focuses on areas suitable for redevelopment that includes six parcels of land. The site investigation is being supported by the EPA Mobile Lab and will begin on December 1, 2008. Testing should take two weeks to complete. Mr. Mack informed the Stakeholders that the main focus of this investigation is on the following: (1) are there any remaining solvents in the ground water, (2) condition of historic fill and (3) vapor intrusion. The information will be obtained by taking soil, water and vapor samples and testing those samples at the Mobile Lab based in Edison, NJ.

Mr. Mack stated that the objective of this program is to provide the Town of Secaucus with enough information on this site to support redevelopment and attract developers.

EXISTING PROJECTS REVIEW

Hoboken

Todd Shipyard/ 1600 Park Avenue- Stefanie Hottendorf, City of Hoboken reported that both Todd Ship Yard and 1600 Park Avenue projects have received bids for remediation. Ms. Hottendorf said that the bid amounts were acceptable. However, a decision could not be made on them because the town has not passed its budget for the upcoming year.

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Ms. Hottendorf is hopeful that the budget issue will be resolved soon and that the Todd Shipyard and 1600 Park Avenue projects will resume and get back on track.

NEW PROJECTS:

Elizabeth Spinelli, HCEDC announced that we have additional Assessment Grant money that we will be looking to offer to all the towns to start looking at other projects.

We are also applying for a \$ 200,000 EPA Brownfields Community Wide Assessment Grant in hopes of doing a few things. One is to look at those sites that have been sitting there and have been overlooked or are considered too contaminated to be redeveloped. We need to put these sites in some kind of chronological order of what we actually have in regards to brownfield redevelopment potential.

We would like to work with the TAB Group of NJIT to host meetings for owners of Brownfield properties. Our goal is to introduce them to the NJDEP Voluntary Cleanup Program. The objective is to have the land owners come together to discuss these issues.

Ms. Spinelli is hopeful that the outcome from these meetings is that people will join the NJDEP Voluntary Cleanup Program.

BROWNFIELD DEVELOPMENT AREA (BDA)

Harrison, NJ

Stephan Kehayes, NJDEP reported that in 2007 the Harrison BDA utilized \$5,000,000 of HDSRF and BDA funds received from the State. They are expected to use the same amount in 2008.

Mr. Kehayes announced that the steel frame for the RED BULL Arena was up and that you can watch its progress via webcam. The site to access the webcam is www.redbullarena.us.

Metro Center – Mr. Kehayes reported that the site is being developed by the Advance Group and that the work being done is pretty far along. They are working the last few areas of concern. The developer is working with the town on improvements on the utilities along the 6th Street corridor. Lastly, there is a minor issue with the small park that should be resolved shortly. The project is moving along and on target.

Hartz Mountain – The site is being developed by Heller Industrial Parks. There is some work being done on the site. The property has some PCP contamination that we need to better quantify so we can affix a cost to the cleanup and present it to the developer. We are tapping into public funds to do the final assessment. We want to offset some of the contamination issues, quantify the contamination issues and make the site ready for development. In six months the developer will be in a position to make a decision on cleanup of the site.

Harrison Commons – Mr. Kehayes informed the group that Harrison Commons is our largest project. The site is being developed by the Pegasus Group. The first phase is the parking deck which will be used to support the Red Bulls Stadium. Remediation work is also being done. He has received reports on two of the other three phases of the project and they seem to be on track.

Mr. Kehayes talked about the Community Outreach Rules that became effective on December 2, 2008. He advised the group that these rules need to be applied on sites where they have started remediation and is in the process of reaching out to his case leaders to post signs. Elizabeth Spinelli, HCEDC said that we will convene a meeting with the developers to sit down and talk about scheduling open public meetings to address community outreach.

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Other BDA's in Hudson County

Bayonne Crossing Shopping Mall – Mr. Kehayes stated that they have the technical issues straightened out and have a remedial workplan. Work is being done and things are on track.

IV. GUEST SPEAKER Ms. Myrna Campion, HDSRF New Jersey DEP

Our guest speaker Ms. Myrna Campion gave an energetic and informative presentation on the UST Program. Ms. Campion talked about the start of the program in 1997 and how much funding is available. She informed the group that the program was for both businesses and residential homeowners. Ms. Campion through the effective use of scenarios and stories informed the Stakeholders on the entire process of the UST Program.

The presentation culminated with a very lively and engaging question and answer session. During the Q& A session a few testimonials about the program were shared with the group. Christopher Yen, PMK Group told the group that one of their clients used the program to remove several leaking tanks. Once the paperwork was completed the process took around 30 days.

VI. OLD/NEW BUSINESS

Old Business: Mr. Kehayes reminded the group that the 2009 BDA Application will be announced in January 2009 and the deadline for applications is March 31, 2009.

Lawrence D' Andrea, USEPA talked about the current round of USEPA Brownfields Grants and reminded everyone that the deadline was Friday November 14, 2008 at 12 midnight.

New Business: Elizabeth Spinelli, HCEDC presented to the stakeholders a resolution to authorize the HCEDC to apply for a USEPA Communitywide Assessment Grant for \$200,000. The resolution was voted on by the members and passed unanimously. (copy attached)

Elizabeth Spinelli, HCEDC apprised the Stakeholders that the BRLF program workplan was approved on October 2, 2008. She is also working on the Quality Management Plan. We have \$500,000 available to lend for cleanup.

VII. ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

The next meeting will be January 14, 2009.

Respectfully submitted,

Thomas Furlong
Brownfields Coordinator