

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
January 14, 2009**

ATTENDEES:

Stephen Kehayes	Stephanie Hottendorf
Lawrence D' Andrea	Karen Kloo
Schenine Mitchell	Silvana Kaminski
Alan M. Lambiase	Laura Brinkerhoff
Leigh Jones	Elizabeth Spinelli
Christopher Yen	Jack Belton
Diana Fainberg	Thomas Furlong
Michael Rogers	

ABSENT:

Benjamin Delisle	Thomas Powell
Joseph Gurkovich	Stephen D. Marks
William Montgomery	Linda Wills
Alan Miller	Jim Mack
James Morley	Robin Kelliher
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.

II. REVIEW OF MINUTES OF NOVEMBER 12, 2008 MEETING

The minutes of the November 12, 2008 meeting were reviewed. A motion was made to accept the minutes by Stephanie Hottendorf and seconded by Silvana Kaminski. The minutes were accepted unanimously.

III. SITE REVIEW

AREAWIDE ASSESSMENT PROJECTS

Keystone Metal Finishers, Inc., Secaucus NJ.

Chris Yen, PMK Group reported that the current environmental investigation is comprised of four programs. Testing of the site is 85% complete. Mr. Yen said that they are waiting for the results of the soil boring testing. The last phase of testing for gas soil should be done at the end of January and test results should be available in late February.

Elizabeth Spinelli, HCEDC updated the Stakeholders on the remediation history of the site. She informed the group that a lot of remediation on the site was performed in the 1990's. The USEPA and NJDEP have been involved with this project since the beginning.

The town is considering the following options, use the site for a park or develop it into residential housing with a portion of the site used for a park.

Ms. Spinelli explained that the object of the Areawide was to give the town a clear understanding of how far they have come and what can be done with the land. This Areawide provides a systematic approach to make decisions easier.

EXISTING PROJECTS REVIEW

Hoboken

Todd Shipyard/ 1600 Park Avenue- Stefanie Hottendorf, City of Hoboken reported that last year's budget was passed. The City of Hoboken is looking into HDSRF funding but, nothing has moved forward. Also, the city is considering bonding.

Stephan Kehayes, NJ DEP reported that the County will be funding the walkway portion of the project. There will be some slight changes that should not interfere with its progress. Mr. Kehayes said that the toddler park that was developed by Toll Brothers is open.

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NEW PROJECTS:

Elizabeth Spinelli, HCEDC informed the Stakeholders that on December 15, 2008 letters were sent out to all mayors letting them know that we have additional Assessment Grant money available.

BROWNFIELD DEVELOPMENT AREA (BDA)

Harrison, NJ

Elizabeth Spinelli, HCEDC advised that she and Mr. Kehayes discussed that the MOU had to be rewritten and that it has been submitted to Mr. Greg Kowalski, Harrison Redevelopment Agency for review.

Mr. Kehayes reported that the RED BULL Arena project has been moving along. If anyone is interested in seeing the construction of the arena you can watch via webcam. The site to access the webcam is www.redbullarena.us.

Metro Center – Advance Realty Group is implementing the utilities along the 6th Street corridor. The strip of water front properties will be converted into a park.

Hartz Mountain – Mr. Kehayes apprised the members that the site is being investigated for PCPs. Once the investigation is complete the site will be set up for demolition.

Harrison Commons – Mr. Kehayes reported that the structures on the site are almost all demolished. There were some condemnation issues that have been resolved. Pegasus Group has begun the site remediation.

Ms. Spinelli said that she would like to set up a meeting with the developers to discuss progress and any issues that may be of concern. The meeting will be set up through the Harrison Redevelopment Agency.

Other BDA's in Hudson County

Bayonne Crossings Shopping Mall, Bayonne – Plans are to develop the site into a large retail mall. The project has been moving along. Mr. Kehayes informed the members that the developer is working out things in an effort to obtain all the properties on the site. Alan Lambiase, River Terminal Development Corporation notified the group that the property was available and could be for sale.

Turnpike Dump Number 5, Jersey City – Mr. Kehayes reported that further investigation for PCPs and clean up is being done. The city was considering high rises, but the property is too small. Part of the plan is to develop a small park. The Jersey City Redevelopment Authority has been involved in this project.

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IV. GUEST SPEAKER Ms. Karen Kloo, New Jersey DEP, Office of Community Relations

Ms. Kloo gave an in depth presentation on the New Jersey Department of Environmental Protection's amendments to the technical requirements for site remediation. She explained that the Brownfield Act was amended requiring parties responsible for conducting the remediation to submit written notification. The amendment directed the NJDEP to adopt rules that set forth notice requirements. The amendment was adopted on September 2, 2008.

Ms. Kloo explained that the aim of the bill is to keep municipalities informed about cleanups. The bill also encourages dialog between the remediating party and the community. The belief is that proactive notification may help eliminate misperceptions and speculation that can create conflict and unnecessary delays. It also provides an opportunity for the remediating party to deliver a positive message.

Ms. Kloo provided details on the regulations, offering several outstanding examples to broaden our understanding of the DEP's notification requirements.

The key topics covered were:

- Sensitive Population & Resource Checklist
- Notification: Letters or Signs
- Alternative Plan Provision
- Contaminated Fill Notification
- Fact Sheet – cases with off-site contamination
- Sites with Substantial Public Interest

The main topic of the technical requirements was public notification and outreach. It was discussed at length including the specifications for notification letters and signs. Also discussed, were the enhanced public outreach and alternative measures for sites with substantial public interest or cases where contamination migrated off site.

Throughout the presentation Ms. Kloo emphasized that the DEP is available to help remediating parties with the process.

Additional information is available on the NJDEP website at www.nj.gov/dep/srp/community.

VI. OLD/NEW BUSINESS

Old Business:

None

New Business:

Elizabeth Spinelli, HCEDC announced that we have control of the funds for the Brownfields Revolving Loan Fund. The present budget is \$600,000. Ms. Spinelli stressed that these monies are to be used for remediation only. In addition, our Quality Management Plan was approved by the USEPA on December 22, 2008.

Ms. Spinelli said that we will be assembling a group to oversee the grant and that we will be working closely with the Hudson Regional Health Commission.

Lawrence D'Andrea, US EPA stated that we could be eligible for supplemental funding if our revolving loan fund program is successful.

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A discussion to move the meeting days to Tuesday was agreed upon. This will take effect for the May 12th meeting.

ADJOURNMENT

The meeting was adjourned at 11:35 a.m.

The next meeting will be March 11, 2009.

Respectfully submitted,

Thomas Furlong
Brownfields Coordinator