

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
March 24, 2009**

ATTENDEES:

Alan Miller	Joseph Gurkovich
Silvana Kaminski	Stephen D. Marks
Laura Brinkerhoff	Thomas Powell
Diana Fainberg	Elizabeth Spinelli
James Morley	Thomas Furlong
Christopher Yen	
Leigh Jones	

ABSENT:

Benjamin Delisle	Michael Rogers
Lawrence D' Andrea	Linda Wills
Angela DeQuina	Robin Kelliher
Stephanie Hottendorf	Alan Lambiase
Stephen Kehayes	Joseph D' Arco
Gerald Perricone	
James Mack	
Schenine Mitchell	

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 14, 2009 MEETING

The minutes of the January 14, 2009 meeting were reviewed. A motion was made to accept the minutes by Diana Fainberg 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. explained that they divided the site into six imaginary lots of 60 by 110 to see if they can identify any contaminants. PMK conducted test on ground water, soil and soil gases. Mr. Yen informed the group that the soil gas testing was delayed due to precipitation. Mr. Yen reported that one of the lots had no signs of soil contaminant. The remaining lots showed no significant signs of contamination. PMK is in the process of finalizing the test results and preparing the report.

EXISTING PROJECTS REVIEW

Hoboken

Todd Shipyard – Diana Fainberg, Toll Brothers reported that the park and playground located on the south end of the site is open for public use.

NEW PROJECTS:

Elizabeth Spinelli, HCEDC updated the group on our US EPA grant application status. We passed the first round and have moved onto the second round of the review process.

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BROWNFIELD DEVELOPMENT AREA (BDA)

Harrison, NJ

Joseph Gurkovich, Roseland Properties reported that they are working on 313 residential units. Half of the units have been completed. However, the second phase of the project is currently on hold. Roseland Properties is currently in negotiations to purchase additional property for the project.

Elizabeth Spinelli, HCEDC reported on the March 12, 2009 BDA meeting. The purpose of the meeting was to review the BDA projects and to discuss concerns and challenges. The meeting was attended by eight developers working on the BDA project, the NJ DEP, the Harrison Redevelopment Authority and the HCEDC.

Elizabeth Spinelli, HCEDC announced that the 2009 BDA application deadline is March 31, 2009.

The HCEDC has sent letters out to all the mayors offering our assistance for BDA grants.

IV. GUEST SPEAKER Mr. Alan Miller DEP, NJ Office of Community Affairs

Mr. Miller's presentation was on the Brownfields Redevelopment Interagency Team (BRIT). The BRIT consists of sixteen to eighteen state agencies that serve as a resource for Brownfields redevelopment initiatives. Mr. Miller explained that his agency served two core functions for the Brownfields Redevelopment Program.

1. Brownfields Redevelopment Task Force (BRTF)
The Task Force is responsible for coordinating state policy on Brownfields redevelopment, initiating an inventory of Brownfield sites and promoting Brownfields redevelopment.
2. Brownfields Redevelopment Interagency Team (BRIT)
The BRIT is guided by New Jersey's Smart Growth Policies and Practices. BRIT also coordinates and streamlines the Brownfield redevelopment process.

The BRIT serves as a one stop shop for Brownfields redevelopment. Projects that are in the planning stages are usually brought to the BRIT for information, guidance and financial assistance. More specifically for example, the BRIT provides assistance with the following processes of Brownfield redevelopment: buying / owning a site, environmental, finance, planning and infrastructure. All projects go through an Area Planner for approval and to make sure the project is in accordance with legislative regulations.

The BRIT works closely with the Department of Treasury and the EDA to finance remediation projects. Mr. Miller also talked about the advantages of HDSRF reimbursement program. Under this program developers are reimbursed up to 75% of remediation cost.

Mr. Miller talked extensively on Site Mart which is a widely used tool for Brownfields site information. The database lists Brownfield sites throughout the state. The search criteria are flexible and provide detailed information. It can be a valuable resource for developers looking for sites to redevelop. Site Mart is commonly used to market Brownfield properties, List sites and search for sites.

In closing, Mr. Miller explained that the ultimate goal of Brownfields redevelopment is to grow smart. He explained that smart growth initiatives create affordable housing, lead to job creation, preserve open space, generate tax revenue and most importantly enhance the quality of life for New Jersey residents.

Addition information is available at www.nj.gov/dca.osg

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Ms. Spinelli. HCEDC asked Mr. Miller if our group could host a future Task Force meeting. This will enable the Stakeholders to see firsthand a Task Force meeting in action.

VI. OLD/NEW BUSINESS

Old Business:

None

New Business:

Elizabeth Spinelli, HCEDC shared with the Stakeholders that the Hudson County Brownfields program was highlighted in a feature article in the December issue of NJ CEO Magazine. Copies were distributed during the meeting.

ADJOURNMENT

The meeting was adjourned at 10:52 a.m.

The next meeting will be May 12, 2009.

Respectfully submitted,

Thomas Furlong
Brownfields Coordinator