

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
May 12, 2009**

ATTENDEES:

Alan Miller	Shannon O'Brien
Silvana Kaminski	James Mack
Stephen Kehayes	Thomas Powell
Lawrence D' Andrea	Angela De Quino
Diana Fainberg	Elizabeth Spinelli
Christopher Yen	Thomas Furlong
Eric Meyer	
Schenine Mitchell	

ABSENT:

Benjamin Delisle	Joseph Gurkovich
Michael Rogers	Stephen D. Marks
Stephanie Hottendorf	James Morley
Linda Wills	Leigh Jones
Robin Kelliher	Laura Brinkerhoff
Alan Lambiase	Michael O'Conner
Joseph D' Arco	

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 24, 2009 MEETING

The minutes of the March 24, 2009 meeting were reviewed. A motion was made to accept the minutes by Silvana Kaminski and seconded by Thomas Powell. The minutes were accepted unanimously.

III. SITE REVIEW

AREAWIDE ASSESSMENT PROJECTS

Keystone Metal Finishers, Inc., Secaucus NJ

Chris Yen, PMK Group informed the Stakeholders that the investigation and field work have been completed. James Mack, NJIT reported that the findings from the investigation were innocuous. Most of the testing showed past treatments of the site were effective and that most of the problems have been substantially diminished. He also informed the group that some vapor systems will be installed to monitor the site. Mr. Mack is in the process of preparing the final report and a power point presentation to exhibit the project to the Stakeholders group. Mr. Mack thanked USEPA Region 2 for the use of the Mobile Lab.

EXISTING PROJECTS REVIEW

Hoboken

Todd Shipyard – Diana Fainberg, Toll Brothers reported that they are waiting for the town to move ahead with the project. Steven Kehayes, NJDEP added that were some minor changes to the walkway.

1600 Park Avenue – Mr. Kehayes reported that the project has stalled. However, a small portion (on the Weehawken side) is being developed as single family residences. This section of the project is being funded by the Green Acres Program.

NEW PROJECTS

Elizabeth Spinelli, HCEDC announced to the group that we have funds available for phase one and phase two activities. The Hudson County Economic Development Corporation sent letters to all municipalities to make them aware of these funds.

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BROWNFIELD DEVELOPMENT AREA (BDA)

Harrison, NJ

Stephen Kehayes, NJDEP reported that overall the BDA project is progressing very well. The final piece of steel was placed on the Red Bull Arena. The stadium is scheduled to open in spring 2010.

Advance Group - is currently upgrading the utilities for the new stadium. Advance's Riverbed project is 80% completed. The project is almost shovel ready and will be sold to a developer when completed.

Hartz Mountain site – The PCP investigation is still ongoing. Part of phase one is the demolition of buildings on the site. Once the demolition is completed they can move onto the next phase.

Harrison Commons – Mr. Kehayes informed the group that most of the buildings on the site have been demolished. The first phase of the project which is the parking deck is being built by the Pegasus Group. The project is on schedule and all reports have been received by the DEP.

Roseland Properties –The project has shifted from ownership properties to the development of rental properties. Roseland Properties is also looking to buy an adjacent property.

104-108 Harrison Avenue (Phillips 66 Gas Station) – Additional groundwater investigation was performed. The site needs additional remediation in which the owner is looking into.

104-108 Harrison Avenue was one of the first projects in the Brownfields Program.

Other BDA Projects

Mr. Kehayes updated the group on the Bayonne and Jersey City BDA projects.

Elizabeth Spinelli. HCEDC stated that the BDA's have been vital to the success of our Brownfields projects. Ms. Spinelli thanked the State of New Jersey for developing the BDA Program.

IV. GUEST SPEAKER: Mr. Stephen Kehayes, New Jersey Department of Environmental Protection

Mr. Kehayes gave a presentation on THE SITE REMEDIATION REFORM ACT, also known as "The LSP Bill". Mr. Kehayes gave a detailed overview of the LSP Bill and its impact on the future of brownfields Redevelopment. He informed the stakeholders that New Jersey has over 20,000 known contaminated sites and the DEP currently has 127 case managers to oversee them. This dilemma prompted the NJ DEP to develop the new legislation to alleviate the burden. The bill was passed on March 16, 2009 and signed into law by Governor Corzine on May 7, 2009. The Bill creates a new paradigm for site remediation by authorizing Licensed Site Professionals (LSP) to oversee and approve remediation with reduced DEP involvement.

The Bill will develop a LSRP Licensing Board to oversee the program. The Board will consist of 13 members including the DEP Commissioner. A few of the Boards duties will include issuance of licenses and renewals, prepare and administer exams enforce Code of Conduct and discipline LSP's not in accordance with regulations.

Mr. Kehayes gave the following overview of the new requirements of the Reform Act.

- Licensed Site Professionals perform or oversee cleanups subject to professional Code of Conduct and cleanup requirements.

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- Remediating parties are subject to mandatory timeframes to complete cleanups and to use Licensed Site Professionals.
- LSP's must have at least eight years experience in New Jersey Brownfields remediation.
- LSP's will be required to demonstrate that they have requisite experience in remediating contaminated sites in New Jersey. In addition, they will have to pass an exam on regulations and other requirements.
- The DEP will impose strict time frames for the completion of site remediation.
- LSP's are required to report all discharges to their clients and DEP; especially those with immediate environmental concerns.
- Response Action Outcomes (ROA) will replace the No further Action Letters. LSP's will be required to submit ROA's to the State.

However, the DEP will still provide direct oversight on the following: schools and child care providers, sites that pose an immediate threat, residential communities and existing grant and loan projects. The DEP will be performing the same functions that it is currently performing for direct oversight.

Mr. Kehayes discussed the Remediation Fund process under the new legislation. He informed the stakeholders that there is a one percent surcharge now payable to the DEP for deposit into the Remediation Guarantee Fund. The DEP can use these funds for cleanup when a person fails to perform and for technical assistance grants to non profits. Additional funds are generated when mandatory timeframes are not met Exceptions: home owners, child care centers and schools.

Lastly, Mr. Kehayes went over and explained the timeline for the implementation of the Site Remediation Reform Act.

The presentation was followed by a very productive and engaging question and answer session.

A copy of the bill can be found at: <http://www.nj.gov/dep/srp/stakeholders/a2962.pdf>

VI. OLD/NEW BUSINESS

Old Business:

None

New Business:

Elizabeth Spinelli, HCEDC will be attending a class on June 2 through June 4 2009 in Minneapolis, Minnesota on the Brownfields Revolving Loan Fund Program.

The Stakeholders voted on and agreed to change the meeting format to three meetings per year. If necessary, additional meetings will be scheduled.

Please note that Tuesday, November 10, 2009 Stakeholders meeting has been cancelled.

ADJOURNMENT

The meeting was adjourned at 11:43 a.m.

The next meeting will be September 15, 2009.

Respectfully submitted,

Thomas Furlong
Brownfields Coordinator