

**BROWNFIELDS STAKEHOLDERS GROUP  
MEETING MINUTES  
May 11, 2010**

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**ATTENDEES:**

Stephen Kehayes	Steve D. Marks
James Mack	David Drumeler
James Morley	John Fussa
Angela DeQuina	Captain Bill Sheehan
Stephanie Hottendorf	Elizabeth Spinelli
Linda Wills	Thomas Furlong
John Peneda	
Alan Miller	

**I. WELCOME AND INTRODUCTIONS**

The meeting was held at the Secaucus Public Library Business Resource Center, Secaucus, NJ. Elizabeth Spinelli called the meeting to order at 10:10 a.m. All attendees introduced themselves and identified their affiliation.

Mr. David Drumeler, the Town Administrator welcomed our Stakeholders Group on behalf of Mayor Gonnelli and the Town of Secaucus.

**II. REVIEW OF MINUTES**

The minutes of the January 12, 2010 meeting were reviewed. A motion was made to accept the minutes by Stephanie Hottendorf, and seconded by Jim Morley. The minutes were accepted unanimously.

**III. SITE REVIEW**

**AREAWIDE ASSESSMENT PROJECTS**

**Keystone Metal Finishers, Inc., Secaucus NJ**

Jim Mack, NJIT gave a detailed summary of the final report and investigative findings. A copy of the report was distributed to the Stakeholders.

**BROWNFIELD DEVELOPMENT AREA (BDA)**

**Kearny, NJ**

John Peneda, Kearny UEZ, announced that the Town has started testing the Passaic Avenue Redevelopment Area.

**Harrison, NJ**

Elizabeth Spinelli, HCEDC reported on the Brownfields Redevelopment Task Force meeting held in Harrison on April 20, 2010. The meeting included a tour of the BDA redevelopment area and the new Red Bulls Arena which opened up on March 20, 2010.

Alan Miller, NJDCA-OSG thanked Ms. Spinelli for facilitating the meeting and the tour of the Harrison BDA.

**Bayonne, NJ**

Mr. Kehayes, NJDEP reported that the Remedial Action Work Plan for the installation of the barrier system was approved. Cameron Group, LLC is in the process of acquiring additional properties for the project.

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**Additional Information:**

John Fussa, Bayonne Department of Planning & Zoning reported that Bayonne is in the process of evaluating the city's Master Plan. The plan includes the route 440 redevelopment corridor and also includes a draft of development plans for the surrounding areas of the 22<sup>nd</sup> Street train station. The Harbor Station district is also being evaluated. Mr. Fussa announced that the construction of Walmart has begun. One of the main objectives within the Master Plan is open space planning with a key concept of developing a waterfront park.

**Jersey City, NJ**

The first parcel has been cleared and is ready for development. The intended reuse of this property is for a city office building and parking deck. Several other parcels are being looked at for the next phase. Mr. Kehayes commended the Jersey City Redevelopment Agency on their redevelopment initiatives including the development of Berry Lane Park.

**BROWNFIELDS SUPPLEMENTAL GRANT**

Elizabeth Spinelli, HCEDC reported that HCEDC sent letters to all Hudson County municipalities announcing that we have grant funding available for PA/SI projects. The Borough of East Newark and Town of Secaucus are interested in these funds for redevelopment projects and have requested our assistance. We submitted a letter to the EPA requesting a modification to the workplan to include the Borough of East Newark and Town of Secaucus. The US EPA approved our modification request on April 16, 2010.

**BROWNFIELDS REVOLVING LOAN FUND**

Elizabeth Spinelli mentioned that the Borough of East Newark may also need assistance through the Brownfield Cleanup Revolving Loan Fund for site remediation.

**GUEST SPEAKER: Captain Bill Sheehan, Hackensack River Keeper.**

The Hackensack River Keeper is a lifelong resident of the area, having lived most of his life in Union City and Secaucus, New Jersey. He is a dedicated active conservationist who founded Hackensack River Keeper in 1997 and serves as the organization's Executive Director. Captain Sheehan has been recognized for his work many times by the government, environmental and business communities.

Captain Sheehan gave an interesting summary on the background and rich history of the Hackensack River region. He enlightened the group on how the River Keeper came about. He explained that in the late 1980's, the fishermen in the area had begun to take notice of the environmental issues affecting the Hackensack River and surrounding areas. This prompted Captain Sheehan to take action. He began as a volunteer with New York/ New Jersey Baykeeper's Boating Auxiliary; he founded the Hackensack Estuary and River Tenders Corp (H.E.A.R.T.) in 1994 to keep a watchful eye on the river. After attending a 1997 Water Keeper Alliance Conference as a guest of Baykeeper Andrew Willner, he was asked by Alliance President Robert F. Kennedy, Jr. to submit a proposal for the creation of the Hackensack River Keeper program. The proposal was approved and in that same year Captain Sheehan founded the Hackensack River Keeper.

The Hackensack River Keeper program also offers many Eco-Programs that include: eco cruises, a paddling center, river cleanups, bird walks, indoor presentations and many other education programs for the public to enjoy.

For more information about the River Keeper Program please visit their website at:  
[www.hackensackriverkeeper.org](http://www.hackensackriverkeeper.org).

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**V. OLD/NEW BUSINESS**

Jim Mack, NJIT talked about NJIT's Technical Assistance to Brownfield (TAB) Communities Program. NJIT won a five year TAB Grant. The grant provides resources to communities and non profits attempting to clean up and reclaim brownfields. The funds are used for technical support, site investigations and reports, community outreach, workshops and technical presentations. The program serves communities from New England to Virginia.

Linda Wills, New Jersey Meadowlands Commission reported that they have started updating the 2004 Master Plan. The Commission began the outreach to their stakeholders group which includes: the Hackensack River Keeper, member municipalities, environmental groups and the business community.

Stephan Marks, Hudson County Office of Strategic Revitalization, reported that the Open Space Trust Fund from its creation through last year has generated \$36.5 million for park improvements. He further reported that with leveraged funding from State, Federal and non profits, the Open Space Trust Fund has generated \$100 million dollars allocated for parks, recreation and open space preservation and improvements.

Mr. Marks announced that the Open Space Trust Fund has \$6.5 million dollars in grant funds available. He reported that 31 applications requesting \$25 million dollars have been received this year.

**VI. ADJOURNMENT**

The meeting was adjourned at 11:50 a.m.

The next meeting will be on September 14, 2010.

Respectfully submitted,

Thomas Furlong  
Brownfields Coordinator