

**BROWNFIELDS STAKEHOLDERS GROUP
MEETING MINUTES
September 14, 2010**

ATTENDEES:

Stephen Kehayes Khatmeh Osseiran-Hanna
John Fussa Kathy G. Monteiro
Ben Delisle Elizabeth Spinelli
Robin Kelliher Thomas Furlong
Sivana Kaminski
Linda Wills
John Peneda
Stuart Koperweis

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 10:00 a.m. All attendees introduced themselves and identified their affiliation.

II. REVIEW OF MINUTES

The minutes of the May 11, 2010 meeting were reviewed. A motion was made to accept the minutes by John Peneda, and seconded by John Fussa. The minutes were accepted unanimously.

III. SITE REVIEW

AREAWIDE

We are in the process of closing out the Areawide Grant.

SUPPLEMENTAL DEMONSTRATION PILOT

Elizabeth Spinelli, HCEDC reported that the Borough of East Newark is interested in grant funding to perform an environmental investigation on a site where a former Catholic School currently is located. The town is planning to use the site for a new school and is in the process of purchasing the property from the Archdiocese of Newark. We are working with the Town of Secaucus and have awarded them with \$60,000 from the Supplemental Grant to perform additional testing on the former Keystone Site and surrounding areas. An article on the grant was reported in the September 12, 2010 issue of the Secaucus Reporter.

A copy of the article is attached.

BROWNFIELDS REDEVELOPMENT AREAS (BDA)

Harrison:

Stephen Kehayes, NJDEP reported that the Advance Group project is in the final stages of remediation approvals prior to development of the site. Remediation of the Harrison Commons Development project is in progress. Ground water investigation is underway. Mr. Kehayes updated the group that the utility structures were installed and that Pegasus Group had completed the Parking Deck. The Port Authority is working with PSEG to clean up the PSEG site to prepare it for the Path Station Development Project. Another project that has received approval is the Jackson Street Bridge on the Harrison side.

Kearny:

John Peneda, Kearny UEZ reported that the Town is waiting to hear from the State regarding their application.

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Jersey City:

Benjamin Delisle, Jersey City Redevelopment Corporation reported that the remedial action on the Turnpike site was completed. However, the City decided not to move forward with the project do to the current economic downturn. Berry Lane Park site will bring 17.5 acres of new space in the center of Jersey City. The site is actually 12 individual sites combined into one park project. Mr. Delisle gave an overview and detailed background on the Berry Lane Park redevelopment project. He also stated that the JC Redevelopment Corp is interested in applying for a BRLF loan to assist with the cleanup of one of their redevelopment projects. Lastly, Mr. Delisle informed the Stakeholders that the PPG Company will clean up the properties that they were responsible for contaminating.

BROWNFIELDS REVOLVING LOAN FUND

Elizabeth Spinelli, HCEDC reported that we are currently speaking with New Jersey City University for a BRLF loan for their West Campus project. The University is currently reviewing the loan application.

GUEST SPEAKER: John Fussa, Director Department of Planning & Zoning, City of Bayonne

Mr. Fussa gave an in depth overview on the Bayonne BDA Project and other exciting redevelopment projects throughout the City of Bayonne. Several significant projects that were discussed during the presentation are highlighted below:

- The BDA – Bayonne Crossings Mall project is a 30 acre site being developed by the Cameron Group. The project is highlighted by Lowes Home Improvement Center which is scheduled to open in December 2010 and a Walmart that is scheduled to open in the summer of 2011. The project is projected to create between 150 - 200 part time and fulltime jobs.
- Former Best Foods property is a 35 acre site that is primed for commercial development. Some of the development plans include mixed use, residential and light industry. The environmental study on the site has been completed.
- Mr. Fussa talked about was the 8th Street Light Rail Station. It was modeled after the original Historic 8th Street Train Station. The station is surrounded by mostly residential area and some light commercial areas.

The objective of the Bayonne Crossings project along with the other development projects is to stimulate Bayonne's economy and improve the quality of life for its residents.

The presentation stimulated a lot of interest and prompted many excellent questions by the Stakeholders.

V. OLD/NEW BUSINESS

Elizabeth Spinelli, HCEDC and Stephen Kehayes, NJDEP will be coordinating a BDA meeting with the project developers to review the projects progress and address any issues.

Elizabeth Spinelli, HCEDC and Ben Delisle, JC Redevelopment Corporation will schedule a meeting to discuss the BRLF for a potential loan for cleanup activities on a JC Redevelopment Corporation project.

VI. ADJOURNMENT

The meeting was adjourned at 11:55 a.m.

Respectfully submitted,

Thomas Furlong
Brownfields Coordinator