

BRTF

New Jersey Brownfield Redevelopment Task Force

Policy & Legislative Committee

Minutes of Meeting Held Tuesday, July 29, 2003
Department of Community Affairs
101 South Broad Street
Trenton, New Jersey
Office of Smart Growth Library- 7th Floor

Call to Order

Leah Healey, Chairman, called the meeting of the Policy and Legislative Committee of the New Jersey Brownfields Redevelopment Task Force to order at 10:10 am.

Open Public Meetings Act

At the request of Chairman Healey, Deputy Attorney General Phyllis Bross announced that notice of this meeting has been given in accordance with the Open Public Meetings Act.

Roll Call

The roll was called and the attendance was noted for the record.

Members Present:

Sally Dudley, ANJEC/Public Member
Leah Healey, Chairperson/Public Member
Frances Hoffman, Office of Smart Growth/DCA
Michelle Mount, NJ Department of Transportation
Rose Smith, NJ Economic Development Authority
Judith Shaw, NJ Department of Environmental Protection, Site Remediation Program

Members Absent:

William Mullen, Public Member
Edward Wengryn, NJ Department of Agriculture

Others Present: (Attachment A)

I. Welcoming Remarks

Chairman Healey welcomed everyone to the meeting. She invited representatives to introduce themselves.

II. Committee Business

Report on “Portway Extensions Concept Development Study”

Talvin Davis of the Department of Transportation Policy Capital Programs & Authorities provided an overview of the “Portway Extensions Concept Development Study”. He noted that the Study will identify container/goods movement issues in addition to those addressed by the original Portway Phase I projects. The Study will also recommend extensions that facilitate goods/container movements from northern New Jersey’s ports to their next destination and prioritize implementation. He addressed the important issues and objectives of the study as follows:

- Identify issues that could impede the flow of containers
- Develop future projections of containers
- Promote economic development, create jobs and improve the environment.
- Improve access to brownfields sites and facilitate their re-use as value-added processing centers and other goods movement logistics purposes.
- Highway improvements
- Utilizing Smart Growth principals
- Utilization of more rail movement

John Hummer of the North Jersey Transportation Planning Authority provided an overview of “Port Area”. He noted the negative impacts on New Jersey if freight management development occurs away from port area--
Increased truck volume.

- Increased costs for infrastructure needs.
- Degradation of quality of life.
- Loss of open space and jobs.
- *Possible solutions/objectives*
 - Accelerate the redevelopment of brownfield sites within the IITC Corridor for freight related businesses, which would create new capital and facilitate economic development in needed areas for New Jersey.
 - Utilize existing transportation infrastructure.

He stressed the need for large warehouse/distribution centers near consumer markets and the need for State Agency towards helping to redevelopment the “Port Area” sites and lining up developers for those sites. He stressed that warehouse/distribution centers will have a huge opportunity for upward economic advancement for the State.

Next Steps

Next steps were summarized at the end of the discussion. These include:

- Identified, prioritize “Port Sites” Partnership in establishing meetings with localities to help with visioning design of sites.
- Establish a meeting with NJDEP (Judith Shaw) to discuss issues regarding BDA designation area(s) & preliminary site assessment investigation
- Review transportation issues.
- Schedule a outreach meeting in Fall for “Freight” related issues
- Identify funding resources for container(s) removal from sites

Status Report on USEPA USEPA “ALL APPROPRIATE INQUIRY” RULE

Frances Hoffman reported on the USEPA proposed regulation on all appropriate inquiry (aka “due diligence”), which sets the standard for performing investigations of property. This regulation is important not only for its potential effect on the New Jersey due diligence but also its potential effect on federal funding for New Jersey.

“Brownfield” Definition – Continued discussion

The Committee continued to discuss the “Brownfields” Definition – Broaden the definition to include former residential and former agricultural properties. There were some concerns raised regarding former agricultural properties and how it would affect resources offered by various State agencies. It was suggested that e-mail be circulated asking how “former agricultural” sites would impact their agencies programs and resources already established within their agencies. It was recommended by the Committee to address this issue at its upcoming NJ Brownfields Redevelopment Task Force’s meeting as an agenda item for consideration.

Staff Report

Frances Hoffman reported on brownfield activities to date.

- **“Data Day”** The purpose of this working conference was to establish a statewide brownfields site inventory and an effective, strategic system for effectively marketing brownfields sites for cleanup and redevelopment as a critical part of Governor McGreevey’s Smart Growth Initiative.
- **“Site Mart” database**
 - Explore GIS possibilities with Hackensack Meadowlands Commission and NJIT.

- Information on Redevelopment Areas – overall as well as notation on individual site pages.
- Add site list to CoStar System through Commerce and Economic Growth.
- Develop GovConnect brownfields communication system and explore access from counties and regional brownfields efforts
- **Statewide Brownfields Resource Kit.** - Final edits are being made and it should go to the printers the first week of August.

Committee Comments

Committee members offered no additional comments at this time.

Public Comments

No public comments were offered at this time.

Adjournment

With no other business identified, the meeting was adjourned at 12:40 p.m.

Respectfully submitted,

Frances E. Hoffman
Brownfields Program Director

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Brownfields Program Assistant
July 31, 2003