

Economic Development Committee

Borough of Hawthorne, New Jersey

Municipal Building

445 Lafayette Avenue

Hawthorne, New Jersey 07506

Meeting Minutes: May 25, 2011

Attendance:

Carl Schmidt, Chairman	Absent
Frank Coppola	Absent
Victor Terraglia	Absent
Barbara Zakur	Present
Councilman John Lane, Council & Chamber Rep	Present
Mayor Richard Goldberg	Present

Agenda Items:

1. Mayor Goldberg Discussion:
 - a. Brownfields Redevelopment Interagency Team (BRIT) meeting minutes were distributed. (Copy attached).
 - b. The mayor reported that 3 potential developers are interested in the 55 Westervelt site.
 - c. The Borough has started foreclosure proceedings of the Pyrolac property.

2. Downtown Revitalization and Transit Village

Visioning Meeting Preparation:

Michael Lysicatos, Senior Planner, Passaic County Planning Department attended the meeting to finalize plans for the June 8, 2011 visioning meeting. He discussed that the meeting will test general concepts in 5 sites of interest within the ¼ mile buffer zone of the train station. Attendees will be shown a series of concept photos for each site and be asked to rate them on a 1 – 5 scale. All responses will be anonymous.

John Lane sent invites to all Chamber of Commerce members; Frank Coppola invited the public stakeholder group and Barbara Zakur sent press releases to the media outlets.

3. New Business:
 - a. None.

B. Zakur 6/21/11

BRIT - Brownfields Redevelopment Interagency Team
Borough of Hawthorne/Former Pan Chemical & Pyrolac Sites
Minutes of 5/5/11 meeting in Lawrenceville, NJ

Attendees: (Hawthorne)

Mayor Richard Goldberg, Borough Administrator Eric Maurer, Rayna Laiosa, Environmental Commission Chair; Barbara Zakur, Economic Development Committee member; Deborah Hoffman, Passaic County Economic Development.

(BRIT): Alan Miller, NJ DCA - Office for Planning Advocacy; Amy Sumoski, NJ DEP; Susan Greitz, NJ Treasury; Leonard Colner, NJ DOE; Maryclaire D'Andrea, NJ Environmental Infrastructure Trust (NJEIT); Paul Ceppi, NJ Economic Development Authority; Susan Weber, NJ DOT; Vivian Baker, NJ Transit; Colleen Smith, NJHMFA; John Doyon, NJ DEP and Stephen Kehayes, NJ DEP, Office of Brownfields Reuse.

The meeting opened with Mayor Goldberg giving a brief historical synopsis of each site to be discussed and turned the meeting over to Rayna Laiosa to give separate presentations on Pyrolac and Pan Chemical regarding the environmental status of each site.

The mayor posed the question of foreclosure for the Pyrolac site and whether the municipality would have to assume cleanup costs. The Borough currently owns the outstanding tax liens.

Stephen Keyhayes: stated that the Borough would not be the responsible party if the purpose of the purchase is to redevelop. The Borough would be considered a non-polluting third party. He suggested the site be declared an area in need of redevelopment.

Laiosa detailed the environmental issues with the Pyrolac property and that the contiguous property owner (Nexus Plastics) was interested in purchasing the site in order to build a plastics recycling plant. This new site would complement the current business which manufactures plastic bags.

In response to her presentation the following discussions ensued.

Vivian Baker: suggested that both the current Nexus Plastics site and the former Pyrolac sites be declared areas in need of redevelopment, as Nexus currently is a large employer. Future rail access to both properties should be considered & areas should be designate for platforms for light rail.

Deborah Hoffman: Areas in need should include other properties in the vicinity, not necessarily Nexus.

Baker: Nexus could be included with the the Areas in need plan for future development even though it currently doesn't meet the criteria.

Paul Ceppi: mentioned that other sources of funding existed for potential employers.

Keyhayes: DEP offers low interest loans for removal of underground storage tanks, however the program currently has no funding.

Maryclaire D'Andrea: discussed the Environmental Infrastructure Financing Program which is a loan available to municipalities for brownfields projects and that full details could be found at

NJEIT.org. The loan has a 20 year repayment at 1% interest and is a funding source for underlying developers. Some of the criteria eligible for the loan is: demolition costs, storm water management, remediation of soil, studies, capping of site, sewer rehabilitation, water rehabilitation, green building, i.e. green roof and rain barrels. The loan also has a principal forgiveness component.

Applications are due October 2011, financing is awarded in May 2013, with interim funding available.

The municipality has until March 2012 to turn over commitment to developer.

No area in need of redevelopment designation is needed prior to application but it is helpful.

There is no cost to apply and there is no penalty to withdraw the application.

The Borough needs to post underlying bond for the loan.

Keyhayes: offered to meet with Nexus Plastics, and that they should initiate protections regarding prior pollution. He also stated that natural resource damages go to the original polluter. He offered to call the EPA to find out what information they have regarding the Pyrolac site.

Ceppi: questioned whether Nexus Plastics would consider a long term ground lease.

He mentioned the availability of brownfields reimbursement agreements and that money could be generated from taxes paid on new site through corporate business and utility taxes.

Susan Greitz: reiterated that only the taxes from the new company could be considered.

Laiosa discussed the Pan Chemical site and its major environmental concerns. The current owners of the property had been in discussions with NJ Transit in hopes of turning the property into a commuter parking lot. NJ Transit declined to take on the project.

Keyhayes: offered to contact the enforcement office at the DEP with regard to going after the original owner to re-coup cleanup costs. The original owner is still operational at a location in Bergen County.

He asked if storm water discharge was connected to town and talked about vapor intrusion.

The current owners have 420 days after initiation of ISRA remediation to implement remedial action for soil. The current owners signed/executed a Remediation Agreement with the NJDEP on March 22, 2005.

Soil, groundwater and vapor intrusion will be reviewed and evaluated by risk criteria (impact to the environment, human health, etc.)

Alan Miller opened the discussion to the panel of members to offer any funding sources that may apply to either project or the community at large.

D'Angela: declare areas in need of redevelopment and apply for NJEIT funding.

Susan Weber: NJ DOT offers funding sources including: local aid to municipalities; curbing & sidewalks; safe streets to transit; transportation enhancements.

Baker: Pan Chemical redevelopment is hinge for receiving Transit Village designation.

Amy Sumoski: Green Acres offers grants and loan funding.

(B. Zakur, 5/11/11)