

Hudson County CEDS Meeting
River Terminal Development Company
100 Central Avenue
Building 30, 6th Floor
South Kearny, NJ 07032

September 20, 2006

In Attendance:

Daniel DelFransesco
Johnny Garces
Stuart Koperweis
Stephen Marks
Jesse Ann Ransom
Paul Silverman
Ernie Swiger

Mary Ann Buga
James Greller
Alan Lambiase
Fred Michaeli
Michael Rodgers
Steven Smith

Dan Frohwirth
Jeff Kaplowitz
E. Junior Maldonado
Kennedy Ng
Kristin Russell
Elizabeth Spinelli

Guests: Chris Carew, Office of Smart Growth; Lorissa Whitaker, Office of Smart Growth; Pippa Woods, Voorhees Transportation Center, Rutgers; Massiel Ferrara, Hudson County Planning

The meeting was called to order with a welcome by **Chairman Kaplowitz at 12:20 pm**. After welcome remarks **Chairman Kaplowitz** asked all to introduce themselves and their affiliation.

Jesse Ann Ransom gave an update on several Bayonne projects. Fidelco and Roseland submitted plans for 447 units to be built spring 2007. There are 10 proposals for the Bayonne Bay partnership with Trammel Crow. The Cruise Terminal had 500,000 passengers pass through this season. On September 11th there was a dedication ceremony for the Tear Drop monument.

Pippa Woods spoke about the consolidation of the turnpike and the parkway authorities. She is gathering public input for a strategic plan for the newly combined agency.

Paul Silverman mentioned there will be a parade and Octoberfest celebration on the 6th of Oct.

Michael Rodgers spoke about the ground breaking for the Red Bull soccer stadium which will open in July 2008. There will also be a new high school opening in September 2007. There is also a new development consisting of 7,000 one and two bedroom apartments and a 1,500 parking garage. There was a \$4 million Home grant, affordable housing tax credits and tax abatement. A new not-for-profit was formed to build 700 affordable units in the town.

Bette Spinelli praised the NJDEP for expediting a \$2 million project permit. She spoke of the DEP's Area-wide approach and using the Brownfield's revolving loan fund as well as a \$150,000 planning grant from DCA.

Michael Rodgers mentioned the 255 acre redevelopment area.

Chairman J. Kaplowitz spoke about the importance of planning documents, referencing the Van Leer Chocolate factory site.

A MOTION was made to adopt minutes by **Paul Silverman** and seconded by **Dan Frohwirth**.

Item 3.1 NJ State Plan Cross Acceptance

Lorrisa Whitiker from the Office of Smart Growth reviewed the document under consideration. On July 19, 2006 the State Planning Commission added changes to the State Plan and Map. However, Hudson County was not affected by these changes. Nonetheless Hudson County did submit 8 items for review and a meeting is set for September 29th for review.

Chairman Kaplowitz voiced a concern regarding residential ground water regulations that are slowing development; and therefore should be either fast tract or eliminated.

S. Marks commented on the process. He noted that the all counties are charged with managing the State Plan cross acceptance process in NJ, and the CEDS board is the facilitator for cross-acceptance in Hudson County.

M. Ferrara prepared the report that was fleshed out at a public hearing and was then forwarded to the Office of Smart Growth.

The following is a brief outline of the issues.

Land value taxation – there should be a greater value placed on land prior to improvements in urban centers to discourage “land banking”.

Chairman Kaplowitz questioned the legal ramifications of this change.

S. Marks stated that former Jersey City Mayor Bret Schundler was an advocate for this approach and Senator Doria sponsored legislation to permit the system in New Jersey.

A. Lambiase stated the objections by the National Builders Association regarding office and industrial parks vs. residential development.

Housing and COAH – This was a very serious item at the public hearing, presenting major opposition. It places an unfair burden on municipalities such as Jersey City as they negotiate with developers. There is widespread disagreement on this issue.

Goods Movement and Transportation Enhancement Districts (TED) – Port fields and Port way initiatives should be encouraged and coordinated. There should also be support of the TED as it is different from the already established Transportation Development District (TDD).

Brownfields – Funding for this should be increased dramatically as there are only the worst sites left in Hudson County. **B. Spinelli** noted that this is very dangerous for it is causing bad sites to be left alone and thus encouraging them to lay fallow. She mentioned several examples, including Honeywell and noted that this is becoming a choking point regarding costs.

Item 3.2 NJ Turnpike Strategic Plan

Pippa Woods, from Rutgers University, Business and Project Development spoke about the Turnpike's strategic plan. Since the consolidation of the Turnpike and the Parkway the goal has been to build capacity regarding a planning function. The Authority's revenue operations are via bonds only, there is no federal money. She requested that each county planning division work with the Authority and how they can help plan future growth. They are currently putting together a GIS data base from all counties to create an Impact Zone; which is a five mile radius from each toll road.

Rutgers did a study from 1975 -2005 on the correlation of economic development and truck traffic. The results showed a very strong indication between increased truck traffic and increased economic indicators for the state. There was only one drop and that was due to the increase in fares; and this was short lived.

Chairman Kaplowitz asked about the idea of Premium Lanes or Value Pricing Lanes.

Ms. Woods indicated that this is in the conceptual stages only.

B. Spinelli spoke about Brownfields and their relation to truck stops and how they could increase revenues.

A. Lambiase was concerned about truck stop weigh stations no longer working and is therefore a safety issue. This is a federal regulation issue and there needs to be mobile stations set up to avoid truckers from changing roads via radio contact.

Item 3.3 NJ Economic Growth Strategy – presented by **Christopher Carew**, Governor's office of Economic Growth. C. Carew did a recap of the report dated August 2007. Specifically he focused on Partnerships with business communities and county's regarding marketing and development workforce. He spoke of the Action Council on the Economy (ACE), where the chief's of staff from all the departments get together to discuss/review economic development issues.

Item 4.1 is CEDS update for 2006.

S. Marks told the committee that **Ernie Swiger Associates** has been working on the update with **S. Koperweis**. The final document is complete and ready to be sent to EDA.

A motion was made by **Dan Frohwirth** and seconded by **Elizabeth Spinelli** to submit the 2006 Annual Update of the CEDS plan to the EDA.

The next meeting is scheduled for December 6, 2006. Place to be determined.

Elizabeth Spinelli made a motion to close meeting and **Michael Rodgers** seconded the motion. Meeting adjourned.