

Appendix D

Stakeholder Meeting Notes

12 Hudson County Municipalities

Meeting Notes - Bayonne, NJ 7/28/09

Interviewees: John Fussa and Jesse Ann Ransom

Background

- Mostly a bedroom community
- Export most of their labor force
- Imbalance between residential and jobs
- Weak private employment
 - o Largest employer in the town is City and Bayonne Medical Center
 - Fear medical center will leave after remaining 7 years
 - Developers want to know that there are services available to future residents and this would have a ripple effect on the city
- Very high property tax structure
 - o High level of tax distress
- Hudson-Bergen Light Rail has helped to reduce isolation
 - o Further extension and service will continue to help
- MTA has a bus from Staten Island that comes to Bayonne

Strengths

- Location (which is also a weakness: terminal peninsula)
 - o Strategic to the region
 - o Large consumer market
 - o Diverse labor pool
 - o Trans-modal Infrastructure
 - Highway, freight, Port Jersey, Light Rail
- Marine terminal
 - o Separate access road to 14A interchange
- Residential quality of life
 - o 2,000 CO's issued (can get us data)
 - o Stable population
- Sufficiently functioning school system

Housing

- 109 units in YMCA building, SRO (Single Room Occupancy)
- 87 unit municipal sponsored affordable project (need more family affordable housing)
 - o family units, non-age restricted
 - o have for sale work force housing
- Already have plenty of senior housing (Thomas J. Zeto contact for housing)
 - o They cannot fill their apartments
- Housing authority has done 3 workforce housing projects
 - o Robeson East and West

- Done to HUD standards not COAH (coah obligations recently went down)

Commercial Development

- New project with Walmart and Loews as anchor stores
 - Expect 700-800 jobs
 - \$1.5-2 million in UEZ revenues
- Thinks part of Peninsula is a RAD
- Town center SID
 - Not doing well
 - Too spread out, need to focus energy on main center of town
- 4 supermarkets in town

Concerns

- Despite its optimal location adjacent to NYC, Bayonne is isolated
 - Limited investment money
 - Difficult to get retail/investors here
 - HB Light Rail helped with this a little
- Budget deficits limit economic development
- 52 Block Main Street diffuses retail and restaurants
 - lots of vacancies
 - demographically driven markets in downtown area (low-middle income)
- Bedroom community: imbalance between jobs and employees
 - Poor private sector employment
 - Large labor exporters
 - Very high property tax structure (one of the highest in the state)
- City needs market rate housing
 - On Broadway and the edges of town
- Incentivize development
 - PILOTs, incentives and abatements

Environment/Brownfield Redevelopment

- Texaco Brownfield site
 - 64 acres owned by Chevron
 - Adopted redevelopment plan
 - Needs to be remediated, probably 2 years of remediation, 10 year project after cleaned up
 - Waiting for RAWP approval
 - Already have a developer (Kaplan)
 - Plan for 1,300 residential units, 500,000 ft² retail (will get us plan)
- Largest residential LEED certified building in NJ on Peninsula

Infrastructure

- Sewer - Combined
 - They buy 10.8 million gallons per day and only use 8

- Bayonne Bridge Study
- 25th Street pedestrian bridge
- Deficient bridge over Hudson-Bergen Light Rail
- Some orphan bridges (county may be responsible to take over) [32nd and 30th streets]
- NJ Turnpike Exit 14A project
- Lefante Way needs reconstruction
 - o In Industrial area
- Bayonne Energy Center to open
 - o Provide NY energy
 - o Natural gas plant
 - o LULU with only 10 jobs created
 - o \$2 million PILOT

Redevelopment Projects

- Broadway Redevelopment plan
 - o Yield figures (will get us this)
 - o Transit village around 22nd Street light rail
- Best Foods site redevelopment
 - o Smaller industrial space park planned
- Nursing home
 - o 10 story Omni Bayonne Nursing & Care Center
 - o 4 floors of parking
 - o Commercial on first floor
 - o Medical offices
- 70,000 SF Shoprite being built w/underground parking
 - o Running shuttle from old Shoprite to one in nearby town until complete
- MOTBY Redevelopment
 - o Formed redevelopment authority for this project specifically
 - o Remediation is complete
 - o Transferred title from US armed services to Bayonne (No cost agreement)
 - o Korean War Memorial and 9/11 memorial on site
 - Park at the end of the pier
 - o North shore is a deeper channel, to be used as port for shipping and freight, also a cruise liner docks there, share Port Jersey with Jersey City
 - o Ferry service to be provided to the Residential district of the Peninsula
 - To be provided by Horn Blower
 - o 1st luxury rentals are already opened
 - o Light rail station right at the end
 - o Also to include fishing pier and parks and other mixed uses
 - o Can make employment projections from the plan online

Meeting Notes - East Newark, NJ 7/23/09

Interviewees: Mayor Joseph Smith,

Goals

- Redevelopment of First Republic building
 - o Have been negotiating for 3 years
 - o New revised plan for about 830 units
 - Guarantee to meet affordable and senior housing requirements
 - o About half of first floor to be retail
 - o 1500 parking spaces
 - o Nearly 1/3 of the town's property
- Further down Passaic ave. old Harrison Supply building
 - o Possibly to become a school, hotel, or park along the river
 - o Currently have a lease with the hotel in Harrison for additional parking
 - o Looking for best use of the plot
- Plans for a new green firehouse \$1.75 million
 - o To replace current fire house
- Have already repaved many roads need more funding for sidewalk repairs

Infrastructure Repairs

- Desperate need of new lining for water pipes
- Combined sewer system

Transportation

- Could use the Trolley from Newark to stop in E. Newark and bring people to Penn Station
- Shuttles from Kearny and Harrison could help if they stopped in E. Newark on their way to PATH station or Penn Station

CEDS Support

- Plan for redevelopment of Passaic Avenue
- Funding for water and sewer infrastructure
- Funding for sidewalk repairs

Data

- Redevelopment plan of First Republic
- Green Firehouse plans
- Master plan

Meeting Notes - Guttenberg 9/11/09
Interviewees: Gerry Drasheff, Vincent Buono

Strengths

- Large market base
 - o Labor
 - o Clients/customers
- Access to NYC and transit
- Density (also a weakness)

Weaknesses

- North Hudson access to Jersey City and South Hudson
 - o No public transportation except buses
 - o No easy access down the cliffs to light rail
 - Could use more elevators
- More green space along the waterfront

Threats

- Piecemeal development
- School funding issues
- North Hudson needs to work more regionally
 - o Very piecemeal development & policy implementation between adjacent townships
- Emergencies
 - o Need to identify vulnerable areas
 - o Flood prone areas
- Aging Infrastructure
 - o Sewers, capacity, updating
 - o Schools need money
 - o Transportation
 - o Security cameras
 - Could do so regionally where towns share the costs but cameras report to individual police stations
 - o Trees and sidewalks
 - About 1/3 done, need additional funding to finish
- Application fees with DEP are too high +\$30,000
 - o Should be exemptions for County Parks and open spaces

Opportunities

- Smart Growth Strategies
- UEZ
 - o It's stable but suspicion of government makes smaller businesses reluctant to join
 - o Fragmented on Bergenline: it would make more sense for one entity to oversee all UEZs on Bergenline
 - o Would be good to actively recruit new businesses to the UEZ because they automatically fill the hiring requirements

- Changing zoning on Bergenline Ave to have a more “City Place” atmosphere
- Increased residential density on Bergenline
 - o More apartments of retail
 - o More green space

Meeting Notes - Harrison 7/13/09

Interviewees: Mike Rodgers, Tom Powell, and Greg Kowalski

Background

- Machinist town, industrial, dense
- Basically redeveloping the entire industrial area

Redevelopment Area Projects

- Roseland completed Phase I and II of project, looking to start on III and IV
- Redbull Stadium to open in Spring 2010
 - o Parking deck and housing units
 - o Park to be completed either by PSEG or town
 - o Community programs from stadium
 - Work with kids
 - Concerts
 - Women’s soccer
 - Major league lacrosse
 - State high school soccer championships
- Mixed-use transit villages
- HDSRF (Hazardous Discharge Site Remediation Fund) Grants
 - o 100% of remedial investigation
 - o 75% of remediation
 - o Demolition is not covered unless over an area that needs to be remediated

Housing Projects

- Purchased property, looking to put in 15 units of Senior affordable housing

Infrastructure Projects

- Redo Harrison PATH Station \$170 million project within 5 years
- I-280 interchange needs to be redone

Problems and Concerns

- Help bring business to downtown
- Worried that Harrison avenue will be ignored during redevelopment of waterfront area
- Not enough parks and recreation for young people

CEDS Support

- Funding for infrastructure projects
 - o Water main (Passaic Valley Water)
 - o Sewer main (Passaic Valley Sewer)
 - o Roads and interchanges
- Reopen the old NJ Transit
- Harrison Ave
 - o Help create more retail
 - o Streetscape
- More open spaces
 - o Lack of parks and recreational fields
- Brownfield redevelopment

Data

- Number of applicants for affordable housing units from housing authority
- Number of permanent jobs to be created by stadium project

Meeting Notes - Hoboken, NJ 7/9/09

Interviewees: Former Mayor Peter Cammarano, Todd Poole (Community development), Joe Garcia (Chief of Staff), Michael Novak (environmental remediation), Stephanie Hottendorf (grant writer)

Background

- Economy is driven by Real estate development & sales and hospitality (~75% of job in the city are in hospitality)
- Large public employment & Wiley
 - o Schools
 - o Police
 - o Hospitals (single largest employer in Hoboken)
- Real Estate investment and development

Development projects

- Rockefeller Group Development
 - o 8 square blocks of property, \$100 million of acquisition
 - o To build new 15th or 16th street light rail station
 - o Designated redevelopment area (between the two viaducts)
 - o Commercial and retail space in first floors, a little residential, than mostly commercial on upper floors
 - Looking to enforce LEED building standards are large development projects such as this
- NJ Transit development- Hoboken Terminal Project
 - o 3,000 units over existing train tracks into Hoboken Terminal
 - o Possible commercial and retail in lower levels
 - o Also parking
- The city would like to acquire the Hankel property to build more park space (need funds to purchase land)

- One of the last vacant lots in the city
- Initiatives
 - Business Incubator
 - Looking to partner with Steven's to create a small business incubator to keep talent within Hoboken and create new companies
 - Possible renewable energy technology and money from Stimulus for development of green alternatives
 - Want to create a Special Improvement District/Business Improvement District
 - Dumbbell shape to include Washington street and then anchored at North and South by large developers like NJ transit and Rockefeller
 - Green building and sustainability
 - Looking to enforce LEED standards for large scale development (this will be judged case by case, but Mayor sees no reason this should not be the standard for all new construction)
 - Possible green roof initiative or Light color roofs to reduce Heat Island Effect in urban areas
 - Retail space is very expensive
 - Need to work with landlords to keep rents affordable and keep small businesses alive
 - Wants to keep affordable stores and restaurants in the city to keep the economics diverse
 - Preservation
 - Wants to preserve Bank building across the street from Town hall and possibly the Jefferson Trust on 1st street
 - Looking to apply for some RGGI funds for reducing greenhouse gas emissions in the Northeast
 - Possible Sustainable Jersey applicant

Problems and Concerns

- Parking
 - Need more municipal lots
 - Looking to raise price of parking sticker and to make it based on size of automobile
 - Need to reduce number of cars within the city
- Roads & Sewers
 - Roads need re-paving
 - Since the re-routing of trucks post-9/11 there is excessive wear and tear on routes through town to Lincoln Tunnel
 - Sewer System has issues-installing new pump stations that they anticipate will clean up 90-95% of the problem
 - Have stimulus funding for this (\$40-45 million project)
- Increase alternatives to driving
- Development has slowed due to markets

- Need to spur real estate investment and development
- Need to decrease rates for commercial rental space
- Increase alternatives to driving
 - Looking to reopen cross town shuttles for access to PATH and NJ Transit
 - Could use another Bus line into NYC
- Flooding in Southwest of city
 - Need to upgrade and replace sewer pumps
 - 4 pumps @ \$12 million each, \$48 million

CEDS Support

- Coordination with Jersey City at the border for redevelopment plans
- Increase bike lanes
- Make streets more pedestrian friendly
- Business incubator
- REGI money

Data

- NJ transit development study
- Rockefeller study
- COAH obligations (believed to still be exceeding requirement)

Meeting Notes - Jersey City, NJ 7/28/09

Interviewees: Rosemary McFadden, Doug Greenfeld, Dave Donnelly, Dan Frohwirth,

Strengths

- Most CO's issued
- Location
 - Access to transit and NYC
 - High quality of life
- Well educated workforce
- No city income tax, no commercial rent tax, no payroll tax
- Incentives and tax abatements for commercial development
- Extremely diverse:
 - 6th largest Asian population in the country
 - zip code 07310 has the highest income & education level in the country (? check this)
 - 35 different ethnic festivals annually

Weakness/Goals

- Looking to extend light rail
- Increase PATH capacity and service
 - 51% of JC takes mass transit at some point in their daily commute
- Need to improve sewer system

Sustainability and the Environment

- Green development and ordinances (4)
- Sustainable purchasing policy (EPP)
- According to Smart Growth America: ranked #2 green city in the country
- Brownfield redevelopment
 - o Honeywell site
 - o Garfield Ave
 - o Route 440
 - o Orphan sites
- 2nd city in the State to sign on to “Live Where You Work”
- JSQ Transit Hub
 - o Eligible for tax hub credit
 - o Redevelopment plan
 - o Abandoned vision plan, scaling back
- Parks and Open spaces
 - o Reservoir 3 project is very real
 - o Master parks plan (possible data)

Employment

- Last year there were approximately 24,000 FIRE industry workers
 - o City received warn notices for about 10-15% jobs cut

Commercial/Residential Real Estate

- Rent still way cheaper than NYC
- St. Vincent Hospital in NYC rented 35 apartments in Jersey City for their interns because it was cheaper for them to live and commute from NJ than to live in NYC
- List of key infrastructure projects from Boswell Engineering
- Draft of new master plan (possibly)

Housing

- Several workforce housing projects on JCRA website
- In process of suing COAH for housing obligations
- If someone gets abatement must contribute to affordable housing fund
- Have plenty of senior affordable units (there is a waiting list)
- Even in this economic climate Hudson County and Jersey City is still developing

Transportation

- Possible new Marion St. PATH Station
 - o More of a dream of Jersey City than PA
- Use of Light Rail lines for freight service during off peak hours
- JSQ transit hub development
- Jitney regulation and coordination
- 51% of people in Jersey City take mass transit at some point in their normal day

Commercial Development

- Formed Hotel Association'
- Formed Restaurant Association
- Destination Jersey City

Workforce Development

- Women Rising
 - o Organization that trains women as housekeepers, hotel industry work
 - o High retention rate
 - o Local non-profit
- Health care
 - o Medical arts building
 - o Green job and technology training
- Hotel Group recently formed
 - o Increase in hotels in JC because its cheaper than NYC & still right there (plus we have the better view)
 - o Trying to market JC as a destination and increase tourism

Meeting Notes - Kearny, NJ 7/24/09

Interviewees: Joseph D'Arco

Background

- Blue Collar town
- Housing Market is doing well, not too many foreclosures
- Retail businesses are doing well on the main street, not many vacancies; static employment environment (a lot of people ework outside of Kearny)

Development Projects

- South Kearny Industrial Area
 - o Look to redevelopment plan for more information
- End of Schuyler avenue looking to build 3 sky rises
- New parks in town are equipped with locking gates and security cameras that are remotely accessible
- Brownfield redevelopment
 - o 2 superfund sites

Transportation

- Looking to get back Kearny Train Station on NJ Transit line
- Large train yard to be built in conjunction with the new ARC tunnel project
- Rutgers shuttle bus to take students to Rutgers Newark campus
- UEZ fund pays for a shopping district shuttle
- Senior shuttle for food shopping and other errands

- Shopping District Bus to move consumers from Kearny Ave to Walmart area
- NJ Transit shuttle to Lyndhurst station and possibly Harrison (need to verify)

UEZ and FTZ

- Talk to Alan Lambiasi (UEZ Coordinator)
- All of Kearny Avenue is part of UEZ
 - o Offer no interest loans through UEZ
 - o Streetscape and beautification of Kearny Ave. paid for by UEZ
 - o Marketing for Kearny paid for by UEZ

Sustainability and the Environment

- First Hudson County town to enter Sustainable Jersey Program
- Looking to build LEED certified building for Recreation Center at Veterans Field
- Also to build a new green building at Harvey Field
- Looking into contracts for Energy Audits for municipal buildings
- McGullian Oil
 - o They are cleaning up site, looking to build a new park on the property
- Began to change fleet of vehicles to include CNG, bio-fuels, and hybrids about 6-7 years ago
 - o Trying to ask GM about getting Chevy Impala hybrids for Police Vehicles and to allow them to keep warranty after putting in Police Equipment
 - o Have a municipal compressed natural gas pump station

Infrastructure Projects

- Combined sewer system
 - o Consent order to upgrade and separate storm water from waste water
 - Possible estimate of total costs (in the millions)
 - Michael Neglia (town engineer)
 - They have excess drinking water and they have begun selling it
 - United Water contract for metering and monitoring

Housing

- Need more senior housing
 - o Worked on two projects with HCEDC
 - o Scrap lot next to Oval good candidate for EDC funding....currently in negotiations for the property
 - o Hard to find property, trying to acquire some, informed tax assessor of certain prospects and to inform them when they come up for sale

- They currently meet COAH obligations

Data

- Cost of separating sewer system
- Plans for green recreation center
- Possible study on how much carbon emissions they have saved by greening their fleet
- Train station plans

Meeting Notes - North Bergen, NJ 7/29/09

Interviewees: Chris Pianese

UEZ

- Home Depot, Loews, and Target along 1&9 doing well (possibly get figures of employment)
- UEZ has become a job bank for North Bergen, residents first dibs on new jobs from UEZ (13th year as a UEZ)
- Need to expand UEZ members on Broadway and Bergenline Ave
 - o Raise awareness by going out to individuals
- Contact Kim Nicolliello (201-392-2467)
- Official Bond statement has figures we may want to review
 - o About \$200,000-\$300,000 in revenues per month from UEZ
 - o Sold \$25 million worth of bonds (presentation to S&P)

Infrastructure Projects

- Can get list from Boswell
 - o Richard McGraff
- West Side Avenue corridor, RR crossing bridge 69th street over pass being built (there's currently a grid lock problem here)
 - o Can become new UEZ area with large big box retail (looking for outlet type stores to occupy area-estimated completion 2011)
 - o Need to redo the road afterward to bring development
 - Possible funding from CEDS
- River Road project
 - o Looking to acquire property along the cliffs for a park to appease opponents of steep slope issue
- Brownfield redevelopment
 - o Mostly done, moved municipal pool and BJ's is taking over old site

Transportation

- Need to regulate Jitney service and coordinate with neighboring towns
 - o Parking Authority has tried to address the Jitney problem: contact Bob Basselice (director of parking authority) for info on results
- They have two intra-town shuttles to Light Rail station

- Limited ridership (can get data for us)
- Need to get more public awareness and users
- Light Rail station is doing well
 - Parking lot is usually full
- Senior shuttle for food shopping and other errands
- NJ Transit shuttle to Lyndhurst station and possibly Harrison (need to verify)

Sustainability and the Environment

- Applied for stimulus money to improve efficiency in municipal buildings
 - \$600,000 available in state stimulus funds for efficiency
 - Installed solar panels in municipal buildings
 - Have a grant to make municipal buildings more efficient (i.e. window upgrades, expanding AC & heat systems instead of window units)

Housing

- Senior housing has a waiting list
 - Not too long but still a need
- Submitting COAH plan as part of the Master Plan Re-examination
 - 250 units over next 5 years
 - Also have a larger rehab obligation

Data

- Bond Proposal (presentation to S&P)
- Ridership of light rail
- List of key infrastructure projects from Boswell Engineering
- Draft of new master plan (possibly)

Meeting Notes - Secaucus, NJ 7/20/09

Interviewees: David Drumeler and Michael Mara

General

- Solid & Consistent business base
- Support 90% of public schools
- Tax rate is the lowest in the country
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Development

- 80% of Secaucus owned by Meadowlands
- Hartz Mountain owns about 30% of available land (Dan DiTrilo)
 - Route 3 retail and outlets
- 70% of ratables are commercial
- Xanadu project delays

Environment/Brownfield Redevelopment

- Vacant warehouse space could be used for open space

- Malanka Landfill
 - o Brownfield redevelopment
 - o 56 acres, open space trust fund
 - o Working with Meadowlands Commission & NJDEP for DOA

Housing

- 3 full senior housing projects
 - o Shuttle service to supermarkets and shopping
- First town with for sale affordable housing, excess of 800 units
 - o Bill Snyder: Housing Authority (201-867-2957)

Goals

- Clean up entrance to the town off Paterson Plank Road, area west of Home Dept & the other end of Paterson Plank Road, where there is a concrete factory
- Waterfront walkways
- NJ Stimulus money to replace pumps and control panels, \$2 million

Transportation

- Transit Hub near Secaucus Junction (Exchange Place)
 - o Walkable, mixed use
 - o 2,000 units, 30,000 sqft retail
 - o Rentals, age restricted housing, condos
 - o Parking lot at station, 1,000 spaces, 40% full already
- Contact Meadowlands Commission about new projects here
- Not enough parking in downtown
 - o Would like redevelopment focused around a new parking deck, similar to Montclair
- Xanadu will create more traffic problems

Data

- Reexamination plan from Clark Heinz
- Marie Eck – Planning Board Secretary

Meeting Notes - Union City 7/17/09

Interviewees: Kennedy Ng

Background

- Large Hispanic immigrant population
- Restaurants and retail all along Bergenline Ave, longest strip of continuous store in the state

Community Development Block Grant Programs

- Façade program to generate more business
 - o Require a minimum of 1 job created for every \$15,000 of grant awarded

Open Space Trust Fund Programs

- New municipal pool
- Possibility for restoring the Park Theater (2,000 seats)
 - Needs \$50,000 for façade, more needed for air conditioning system to be operational in the summer

Housing Projects

- Need more senior and affordable housing
- Lots of empty office space above Bergen line on upper floors, could be converted into apartments (need to look into zoning and building codes)

Infrastructure Projects

- Beautification has proven successful on Park Ave, need to create development on other streets other than Bergenline
- Hudson County Community College is going in right over the 49th street Light Rail station

Problems and Concerns

- Lack of available and affordable land
- Lack of affordable housing
- Jitney service
 - Need to regulate jitneys and create a more efficient system
 - Possibly different colors for each route, or different days of the week
 - Idling problems and congestion
 - Clean air problems

CEDS Support

- Façade restoration program
- Cleaning up contaminated sites
- Coordinating county wide jitney regulations

Data

- List of CDBG grant monies given out in past 2-3 years
- Number of permanent jobs to be created by stadium project

Meeting Notes - Weehawken 7/21/09

Interviewees: Bob Drasheff

Background

- Most of population is linked to NYC job markets: recently used affordable housing funds for residents relief for bill payment
- A largely bedroom community, not much retail and commercial development except along waterfront and some of Park Avenue (trying to rehab Park but recession is stalling this effort)

Development Projects

- Wyndham Hotel
 - o To be built in front of new Ferry Terminal
 - o 450 units with residences for companies to buy
 - o 3 level parking garage below to be operated by newly established parking authority of Weehawken (city run garage for public, commuters, residents and hotel guests)
- Waterfront development
 - o Mostly owned by Hartz Mountain
 - when the entire waterfront is complete it should be about 26,000 units
 - o Some of the waterfront sites are chromium sites that need remediation
 - Likely to be paid for by developer or previous owner

Strengths

- o Transit hub
 - Access to buses, ferry, light rail and Lincoln tunnel
- o Low Taxes and low crime

Housing Projects

- Have a few senior housing facilities
 - o 4800 Park Avenue to be knocked down for about 20-22 Senior affordable units
- Most of community is housing
 - o Need investments in homes and updated existing stock

Infrastructure Projects

- Water and sewers are privatized
- No major projects needed as of now
- Bike route & widening pedestrian space down Pershing Road

Problems and Concerns

- Looking to do green projects
 - o Solar panels on municipal buildings
 - o Weatherization of municipal buildings
 - o Possible candidate to join Sustainable Jersey
- Jitney service
 - o Need to regulate jitneys and create a more efficient system
 - Possibly different colors for each route, or different days of the week
 - o Idling problems and congestion
 - Clean air problems
 - Traffic concerns on Boulevard East
 - o South end of Weehawken abutting Hoboken

- Jitneys use lot (in Hoboken area that's only accessible through Weehawken) for parking & traffic in and out of this area is detrimental to the streets and traffic in the area

CEDS Support

- Did not ask for much
- Cleaning up contaminated sites along water
- Jitney coordination with other towns

Data

- List of affordable/senior housing stock and projects
 - Contact Jill Harber (planner) 201-818-9090
- Number of permanent jobs to be created by Wyndham project (possible to ask to guarantee to employ a certain percent of Weehawken/Hudson County residents)
-

Meeting Notes - West New York 8/5/09

Interviewees: Joe McConnell

General

- All of Bergenline is UEZ
- Mostly residential, commercial & retail
-

Development Projects

- Possible 22 story high rise on Park Ave, opposite overlook
- Low rise waterfront development
- Affordable Housing
 - No Current COAH Plan
 - 2 Projects
 - Clinton towers
 - 52nd street homes
- New parking facility on 62nd street
 - Received \$1.4 for an additional lot from Port Authority to service Light Rail and ferry
 - Need to remediate site, out of budget, might use funds to create a Free shuttle bus route for service the same area
 - Would like to run a trolley service down Bergenline

Financial Issues

- Taxes were raised 27%
 - Put people out of business or close to it
 - Trying to streamline municipal operations (mechanical sweepers, security for parks, graffiti cleaners, etc.)
 - Recently fixed problem by decreasing taxes 19%

- Unfortunately had to lay off 40-50 municipal employees to balance budget after lowering taxes

Infrastructure Projects

- Roads
 - Roads have not be paved since 2006
 - Just began paving 20-30 streets
 - Need more funding for resurfacing
 - Using some CDBG
- Parks
 - 19 parks in the whole town
 - need upgrading of playground equipment to meet safety standards
 - Veterans park is falling down the hill
 - Received \$400,000 in Open Space Trust Fund money to repair
 - Need probably \$3-\$4 million
- North Hudson Sewer Company, may want to talk to Fred Pucci
- Aggressive tree planting program (may be able to get plan)

Possible other contacts

- Masur Construction (planners)
- Marie Varella (Planning Board Secretary)
- Fred Pucci (Sewer Authority)
- Bob DeVincent (Housing Authority)
- Oscar Miguel (UEZ)

Hudson County and Regional Organizations

Meeting Notes - Hartz Mountatin, 8/25/09

Interviewees: Alan Magrini

Background

- Single largest tax payer in Hudson County, own 38 million sqft of space (approx. 20 million in County) ~30% of Secaucus

Strengths

- Infrastructure
 - Access by roads, bridges, and transit
 - Water and sewer system is good
 - Electricity grid
 - Population
 - Good workforce pool
 - Diverse
 - All range of job skills

Weaknesses

- State regulations (i.e. moorings site=difficult to get approval while the moorings are being deteriorated)
- State programs are inconsistent & difficult to use (i.e. transit hub credit)
 - o Its better to give incentives to the tenant than to the land
- Land assemblage is difficult (i.e. costs of brownfield remediation is a deterrent)
- Traffic
- Real estate taxes are too high

Opportunities

- Ports
- Need to provide transit from farther west (i.e. Meadowlands as a park & ride with transit stops)
- Exit 15X, 20,000 sqft within access to Port Newark and Port Elizabeth
- Brownfield remediation
 - o Brownfield and Landfill redevelopment funds

Sustainability

- Solar Projects
 - o 60,000 sqft building already covered with solar, looking to do more
 - o Looking to do a land based array
 - o Can't transfer energy to nearby building due to funding issues, may want to address this

Vacancy

- 6% vacancy rate on Warehousing space

Threats

- Lack of industrial and warehousing space, getting zoned out for residential redevelopment
- Port situation could impact warehouse vacancy rates/tenants

Data

- Solar power generation statistics
- Vacancy rates for various types of space
- Breakdown of inventory by use of space

Meeting Notes - Hudson County Economic Development Corporation 7/9/09

Interviewees: Elizabeth Spinelli

Background

- Recipients of 1st NJDEP Environmental Excellence Award for Open and Effective Government
- Wrote BDA grant for Harrison (Harrison Redevelopment Area)

- Brownfield PILOT Program
- W Hotel in Hoboken came through HCEDC
- Business attraction and retention

Initiatives & Key Projects

- Brownfield revolving loan fund
- Area wide Assessment Grants
- BDA Grant for Harrison
 - o Expedited permitting
 - o SPOC (Single Point of Contact)
 - o \$2 million extra remediation funds
 - o Now have \$10 million to spend
 - o Mixed use rentals to be built in redevelopment area
- Kearny
 - o 507 Elm Street
 - Abandoned tool and die factory turned into a park
 - o 681 Schulyer Ave
 - Plastic bag factory turned into Affordable Senior Housing
- Harrison
 - o Passaic Avenue Site
 - An abandoned concrete manufacturing plant turned into a Hampton Inn and Suites Hotel with a Riverfront walkway
 - o 104-108 Harrison Ave
 - Abandoned gasoline station: the first project in the county's USTfield program
- Micro Loan program and technical assistance for small businesses
 - o 98% payback rate on loans
 - o Require 1 job created for every \$35,000 lent

Problems and Concerns

- Getting banks to lend
 - o No one is lending for Condos, everyone wants rentals right now, developers don't want to be landlords

CEDS Support

- Brownfield revolving loan fund
 - o \$500,000 to give developers for remediation
- Keep businesses in NJ even if not in Hudson County
- Mom and Pop stores are backbone of a community
- Increase bike lanes
- Make streets more pedestrian friendly
- Invest New Jersey
 - o Program brought 60 businesses into Hudson County, 136 Jobs, \$600,000 of capital investment

Meeting Notes - Hudson County Improvement Authority 8/26/09
Interviewees: Norman Guerra, Mike O'connor, Tom Lane

Strengths

- Close to NYC, transportation, tunnels, light rail, airports
- "Back office" to the NYC financial market (cheaper alternative)
- Highly educated population

Projects

- Parking Deck in Harrison near PATH (2010 target opening)
 - o 1,460 spaces
 - o Surrounded by residential
 - o HCIA will be operating lots around Redbull Stadium
 - o \$30 million for sewer and walkway to stadium
- Kopper Site
 - o Early 2010 will start bringing in rock to grade area
 - o Remediation being finalized (still 6 acres of active remediation, finalizing the cap)
 - o NJ Transit to build rail yard there for new ARC tunnel
 - o Two deep water docks
 - o 50 acres available for development
 - o Possible construction waste recycling plant
 - o Possible solar panels on wall surrounding the property
- Bayonne Crossing
 - o 440 Shopping mall, (20?) 30 acres, (125?) \$25 million, 1600 jobs (800 permanent), \$23 million from HCIA
- Lincoln Public Golf Course
 - o Landfill closure
 - o 9 holes
 - o \$6-7 million
 - o Phase II= club house
- County Plaza building
- Route 280 improvements in Harrison
- 5 Corner's redevelopment/Justice Complex
- Votec
 - o New High school, Secaucus, Laurel Hill park
- JSQ
 - o Two towers, parking, retail
- Pool notes Program
 - o \$240 million bond deal to save municipalities' money
- Stimulus money (Additional funding to existing budget)
 - o \$15 million for private projects
 - o \$10 million for public
- Grants for Energy Audits for public buildings
 - o County Annex Building-597 Pavonia

- “Greener by Design” by Adam Zelner to find out what initiatives are being done

Meeting Notes - Hudson County Chamber of Commerce 8/27/09

Interviewees: Brian Dunlap

- They have seen a recent drop in membership

Strengths

- Wide representation of businesses and industry/diversity
- Tourism and destination
- Waterfront and access to NYC
- More people will be moving here as the economy turns

Weaknesses

- Honeywell Site
 - Underutilized space
 - Moving to slow
- Parking
 - Not affordable to park

Opportunities

- Honeywell
 - Taking a long time to get the plans through
- Liberty National Golf Course
- JSQ
- UEZ partnerships should have better communication with smaller business owners
- Marketing the county as a tourist destination
 - Waterfront
 - Easy to get to NY/transit
 - Implementing business friendly actions (ie parking, etc.)

Threats

- Security
 - Need emergency action plan in conjunction with local businesses

Chamber Actions

- Looking to increase membership and gain trust

Meeting Notes - Hudson County Community Development 9/9/09

Interviewees: Susan Mearns, Kristin Green

Background

- Responsible for Federal HUD Funding
 - 4 Entitlements besides Hudson Urban County
 - Jersey City
 - Bayonne

- Union City
 - North Bergen
- Cities need to be over 50,000, counties over 200,000
- No more than 15% of money can be used on public service
- HOME Program 1991 (one of HUD's largest)
 - 90% of served individuals need to be at 60% of median income

Affordable Housing Projects

- Horizon Heights
 - Union City/West New York
- Hoboken YMCA
- Harrison Newton
- Urban League Bayonne Project
- Hudson County also has affordable housing trust fund

CEDS Support

- Should talk about stimulus moneys
 - \$1 million in CDBG
 - \$1.5 in homelessness prevention and rapid re-housing
 - Needs to be spent in 3 years
 - Recovery Zone Bonds
 - 50% less on interest
 - Warehouse 77
 - Looking to get Hudson qualified as a Recovery Zone

Meeting Notes - Hudson County Transportation Management Association 7/9/09
Interviewees: Jay DiDomenico

Background

- A division of the HCIA
- Hudson TMA is federally funded by the Federal Highway Administration through the NJDOT, Congestion, Mitigation, Air Quality program
- They are supervised by NJDOT
- NJ is the only state where everyone is covered by some TMA (there are 8 total TMAs in the state)
- They approach businesses to serve residents, employees/commuters and employers of Hudson County

Initiatives

- Looking to decrease idling in conjunction with NJTPA
- Increase alternatives to driving
 - Van pooling
 - Incentives of up to \$325 a month
 - Carpooling
 - Have a carpooling database
 - Incentives

- Up to \$200 gas card for carpooling, \$50 for one more person, car wash and oil change every 6 months, emergency rides home,
 - mass transit monthly pass subsidies
- Advocate for expansion Light Rail (getting us list of problem areas for mass transit)
- Express shuttle from Kearny to Harrison PATH station
- Bike programs
 - o Savvy cyclist class for urban cycling
 - Free bike maintenance each year if you bike over 1 mile to work 2 days per week
- Safe route to School
 - o Walking Bus
 - o Get to kids early about not driving
- Marketing program for van pooling starts in September
- Other Safety Initiatives
 - o Traffic Calming (Bayonne grant [wasn't totally successful though])
 - o Senior Citizen outreach
- Major Studies they participated in
 - o HC Bus Circulation & Infrastructure Study
 - o JC Regional Waterfront Access and Downtown Circulation Study
 - o Circulation Element of Jersey City Master Plan
 - o River Road/Hudson Waterfront Circulation Study

Problems and Concerns

- Regulation of Jitney service
 - o Recognize that they are now an essential part of transit system
 - o Need to get more regulation and continuity of policies between municipalities
 - o Goal is to organize-make service more focused and efficient
- Looking to decrease idling in conjunction with NJTPA
- Increase alternatives to driving (we are transit rich but we need more)
- Private businesses are reluctant to positively receive outreach from the TMA; the higher ups like it but its difficult getting the information to them; maybe coming from the mayors office it would be better received (county advocacy of program)

CEDS Support

- Help get businesses to welcome Hudson TMA
- Jitney regulation and coordination
- Express in writing that we advocate for ride sharing, cycling, van pooling
- Increase bike lanes
- Make streets more pedestrian friendly
- Look at the JC 2050 plan-they worked on this and are supportive of the recommendations regarding circulation

Data

- Amount of people on database for carpooling
 - o Amount of matches made by carpooling database
 - o Amount of people still using the carpooling program
 - o Carbon inventory as a result of carpooling
- Amount of van pooling programs
 - o Carbon inventory as a result of van pooling
- PATH and Light Rail user stats
- List of employers that Hudson TMA works with, Locations and Types of companies

Meeting Notes - Hudson County Workforce Investment Board 8/4/09

Interviewees: Tony Corsi

Services Provided

- 25,000 people served statewide every year
- 3 steps to services
 - o Core
 - Job search, resume, etc.
 - o Intensive
 - Begin to ask questions about skills and evaluation and citizenship, and criminal charges
 - Grants for ex-offenders
 -
 - o Training
 - Training people for specific jobs
 - Most popular is a CDL for men
 - Lots of women want allied health care training
 - Growing need for hospitality services (HCCC Culinary Arts School)
 - Board of Chosen Freeholders determined \$10.00/hr to be living wage for Hudson County
 - Still have 455 on waiting list for job training due to insufficient budget last year
 - Under previous administration, budget was cut
 - WIBs formed by Workforce Investment Act of 1998, Obama supports reauthorization
 - Total \$4 billion national program
 - 3% is considered full employment, 9.7% is current rate in Hudson County
 - Security companies are big lately
 - Developing customized training programs to meet employers needs
- Nutrition programs
- Child day care programs

- Rent assistance programs
- Extra \$4 million from the stimulus bill
 - o About \$8 million this year total
- Welfare
 - o If you are on Welfare you get free child care and transportation allowances

WIRED Initiative

- 8 Counties in North Jersey
 - o Bergen-Hudson-Passaic is a special area with job mobility due to transit and density
 - Health care grants, \$2.2 million for allied health training
 - MOSAIC grant (look up) disabled worker program
 - Trying to attract private industry to hire disabled workers for home phone sales

Goals

- More business participation
 - o Volunteer board
 - 51% representation from private industry
- Xanadu Project
 - o Were supposed to get developer to promote WIRED for workforce of about 20,000 permanent jobs
- NJ transit ARC tunnel
 - o Insist on state employees
 - o Insist on certain number of apprentices
- More First Source Hiring agreements for development projects in Hudson County

Partners

- County Colleges
 - o Bergen and Hudson
- NJCU
- Stevens
- St. Peter's
- William Paterson
- Trade schools
 - o Devry, etc.

Meeting Notes - Meadowlands Commission 8/20/09

Interviewees: Debbie Lawlor, Sharon Mascaro, David Liebgold, Sara Sundell, Linda Wills

General

- Updating 2004 Master Plan
 - o Looking to adjust because of turn in the economy

Initiatives

- Working with Hudson County WIB as an advisor
- Solar energy – Secaucus warehouses
 - o Look to River Terminal Development as model
- Kearny
 - o Kearny redevelopment area
- North Bergen
 - o 16th street, redevelopment area, to be industrial
- Green Buildings (Sustainability Ordinance passed November 2007).
 - o Expedited permit process and review
 - o Reduced fees
 - o Density bonus
- Reexamining the Meadowlands master plan (Meadowlands 2040 conducted by Meadowlands Chamber of Commerce)
- Sustainability
 - o Meadowlands Challenge
 - Assisting businesses with going green
 - Table to Table program
 - o Green Living program
 - First event in Kearny
 - 2nd event in E. Rutherford, “Green Remodeling” topic
 - Working with Sustainable Jersey Program
 - o Looking to turn Keegan land fill into recreation
- 3 Shuttle buses running to connect nodes of mass transit
 - o looking to expand to more locations
 - o looking for freedom grants or other funding to open Secaucus lines

Possible Development

- Russo building on Barzuskki Street
- Hess Site on Route 3
- Secaucus Transit village development
 - o More development in next 5 years
- Affordable Housing
- Interest in Mori tract
- Kearny station (~10 years out)
- Rockefeller Warehouse

Challenges

- Transportation
 - o Their transportation plan funds about 40% but still need 60 million
 - o They charge a transportation development fee to developers
- Affordable Housing (this scares developers away)

Meeting Notes - NJ Transit 9/23/09

Interviewees: Vivian Baker, RJ Palladino, Joe North, Neal Fitzsimmons

Strengths

- Location, transportation, multi-modal
- Land use compatible to transit (TOD not TPD)
- Population density, market for transit
- Roadways
- Employment centers

Weaknesses

- Capacity for transit network (light rail)
 - o More trains, longer platforms
 - o Expansion to Bergen County-more trains =more people from Bergen=more people into Hudson County
- Bus network is too slow
 - o Need BRT system
 - o Jitneys cannibalize the NJ Transit bus system
- Need to invest in the core, not just extension lines
 - o Working on "Core Capacity Projects"

Opportunities

- Population waiting to be served, most take transit every day
- Transit Hub Credit includes light rail now
- Get cars off the roads
 - o Development projects in Hoboken & JC don't encourage less cars because they all provide parking spaces
 - o Need to distinguish between transit proximate & transit oriented & make appropriate parking considerations that are consistent with decreasing the # of cars on the road
- BRT – transit signal priority, dedicated bus lanes, better functioning/visible bus stops; separate right of way
 - o Good local Examples: Newark "Go Bus 25 Route" & "Bloomfield Avenue Route"

Threats

- Extension of light rail in Jersey City and Bayonne (Tenafly and Bergen)

Transit Services and Data

- Light Rail
 - o 67,000 passengers per day
 - 24,000 anticipated from Bergen extension
 - o Needs serious investment to meet future needs and capacity
 - o Possibility to turn major streets into Streetcar lanes to increase capacity and decrease travel time
- Buses
 - o Downtown JC could use bus hubs
 - Can't line up buses anywhere

- JSQ could be more efficient
 - Bergenline Ave
 - 3 bus bays but no service
 - Access link
 - Use light rail as a connector
 - Jersey City Bus study
 - Newark Bus study
- Alternative analysis for 440
 - 15 month project
 - Locally preferred alternative
 - Bay front redevelopment
- Secaucus Junction
 - Serves as transit hub-becoming more inter-modal
 - Lots of mixed road traffic coming in
 - Need to organize different types of traffic & flow
 - Cab queues
 - Looking to build a better bus facility/system
 - Need Better signage & station information
- Development
 - Secaucus
 - Allied Junction (already approved)
 - Hotel, Offices, Residences
 - Hoboken
 - Master developer (L Core)
 - Held 3 public charrettes
 - Rockefeller group
 - 19th street light rail
 - Y-Bypass
 - Make light rail more efficient by streamlining route and stopping congestion
 - Bayonne
 - 8th street light rail extension
 - Transit Hub Tax Credit
 - Opportunity for mobility and transportation to be a key factor in guiding development
 - Opened up opportunities for economic development
 - Includes light rail now
 - Comprehensive Parking plan needed
 - Kearny
 - Rail service trade for a new rail yard for ARC project
 - Needs airport & port connections (job centers)
- Policy Initiatives
 - Develop a way policy for the public to tap into added value of transit access to make improvements in system

- Examples: because developers get density bonuses, property values go up, the city should also get some benefits from this to fund infrastructure projects.
- West Side of NY – developers are paying for the extension of #7 line

Meeting Notes - North Jersey Transportation Planning Authority, 8/18/09
 Interviewees: Lois Goldman, David Behrend, Keith Miller, Ted Matthews, Jeff Pearlman

Transit Priorities

- Look to NJTPA Regional Transportation Plan 2035
 - TIP s; locations, schedules, project specifics

Major Issues

- Rain/flooding disrupts the transportation systems
- Bayonne Bridge
 - Panama Canal expansion expected to be complete in 2014
 - Dredging of the waterway almost complete
 - Need an alternative to Bayonne Bridge
 - Possibility of moving Port entrance temporarily to Greenville section of JC
 - Redevelopment of Exit 14A is necessary for access to interim port in Bayonne
 - Additional \$10 million put toward a study

Initiatives

- Safety program-very active
 - Bicycle & pedestrian considerations are gaining momentum as a priority in projects
 - Kennedy Blvd. – Pedestrian signals and striping
- Pedestrian bridge on 32nd street Kennedy Blvd.
- Funded a study of buses
 - Coach USA left Greenville
- One of the biggest problems is the need for better real-time traffic information
 - Especially for 495
 - Express bus lane (XBL)
 - Already meets capacity, need to possibly expand
 - Example of a precedent to look to would be the Boston “big dig” project; potential to deck over a portion of 495
- Bergenline as new Transit Hub
 - This is a place where you can get a bus to pretty much anywhere and there are insufficient receiving areas

Opportunities and Visions

- Deck over 495 for development
 - o Bus Rapid Transit, Parks, Buildings
- Bergen Arches-abandoned rail yard
 - o Ultimate goal still unknown
 - o Connect to 6th street embankment (which is currently in litigation between JC and Conrail over ownership)
- Boulevard East as tourist attraction
 - o This area is heavily traveled by tourists to see the skyline but there are no places for them to spend \$\$
 - o Create tourist facilities with small shops, information kiosks, etc.

Sustainability

- Meadowlands Green Business Incubator
 - o If climate treaty passes could be money for green job development
 - o Focus CEDS on green jobs

Meeting Notes - Port Authority NYNJ 9/23/09

Interviewees: Cruz Russell, Robin Bramwell-Stewart, Ian Van Bragh, Hannah Shostock

Strengths

- Major activity for NJ Ports
- Goods & Money movement
- Lincoln and Holland Tunnel
- HC is a major activity center
 - o The river crossing is critical to function
- 24-Hour transit stops
 - o Provides alternatives that are benefits to employees

Weaknesses

- Traffic based on success
- Bayonne Bridge
- Need to modernize the tunnels
- Transportation & roadways has to be able to move commerce and NJ roads are focused on moving cars

Opportunities

- Green agenda – mass transit
 - o Be clear, Parking lots vs. transit
- Goods movement economy
- ARC contracts going out

Threats

- Growth and Traffic
 - o HC's success is related to its density which increases traffic and causes stagnation/transportation nightmare
 - o Needs to be ways to access HCs resources without being clogged by people going in & out of NYC
 - o Parking garages negate transit availability
 - o Need to legitimize mass transit; be consistent in what the ultimate goals are (tod's, etc.) and what developments are approved (parking availability)
- Overdevelopment

PATH enhancements

- Longer platforms
- New cars
- Harrison station
- Signaling improvements for efficiency
- Increase capacity

Port enhancements

- Greenville yards
 - o PA owns them
 - o JC reluctant because the fear of bringing garbage over
 - Need to view it as goods movement and commerce
 - o 65th street float is ready and unused
 - o Heldrich website
 - Data of port related employment
 - o Has a lot of rail capacity
 - o Enough goods for all, will not compete with Elizabeth and Newark
- Cross Harbor
 - o Regionalized goods movement
 - o Need to make this system more efficient
- Portway
 - o Not a huge PA priority, could be done better
- MOTBY
 - o Still in negotiations

Other transit enhancements

- XBL (Express Bus Lane, Lincoln Tunnel)
 - o Need to increase capacity for buses
- JSQ
 - o Top of the agenda
 - o Needs more private interest and development
- Committed to 2 Mega projects
 - o ARC Tunnel (PA funded a large portion)
 - o WTC
- Lincoln Tunnel Helix needs constant improvements

Policies to Watch

- School funding may change
 - o Could effect abatement policies

Meeting Notes - River Terminal Development 8/18/09

Interviewees: Alan Lambiase

Background

- 5.5 million square feet of warehouse and commercial space on 300 acres of land
- 75 tenants, 2% vacancy rate (mostly trucking, distribution & assembly)
- Gated community, 24 hour 7 days a week security
- All members of UEZ

Infrastructure Needs and Goals

- Port Way
 - o New Bridge to Port Newark and Port Elizabeth and connection to Jersey City through roads
- Could use more public transportation for workers to get to and from work, bus service
- Already have a building & permits for a cogeneration plant but haven't found a constant source of waste to fuel it yet.
- Problem with development is soft soils and sea levels

Sustainability

- Solar Energy
 - o Already have 600 Kilowatts installed, pay back of about 4 years with government subsidy
 - o Planning additional 750 kilowatts on 1/3 of existing building, 4-5 year pay back without government subsidy, SRECs are worth more now (had about 720 last year)
 - Eventually plan to cover the entire building, could power 60% of Western Electric Complex with solar energy
- LEED Certified buildings
 - o Plans for additional 500,000 sq. ft. of space, looking to receive LEED silver
 - o Planning solar panels on new buildings