

SPECIAL WORK SESSION MEETING MINUTES  
June 09, 2015

The Work Session of the Town Council of the Town of Phillipsburg was held on Tuesday, June 09, 2015 at 6:00 P.M. in the Council Chambers, Municipal Building, 675 Corliss Avenue.

Council Vice President Tersigni reads the required Open Public Meeting Act Statement.

INVOCATION Council Vice President Tersigni gives the invocation and we have a moment of silence for the passing of his father "Ho-John" Tersigni.

TOWN OFFICIALS PRESENT Mayor Wyant, Clerk Kleiner,  
Attorney Wenner

ROLL CALL

Council Members: Fey, Tersigni, Stettner, Piazza

Council President: Lynn

PUBLIC COMMENTS None

OPUS INVESTMENT GROUP

Dan Gural speaks on the changes of the redevelopment concept plan, to make it more realistic. With the help of Stan Schrek from Van Cleef Engineering, Tom McGraf of CPL, and Gary Brown of RT Environmental, we believe that we have come up with a more realistic plan. We want to be an open book with the Phillipsburg Ingersoll Rand Tract. There will be

modifications to the plan to get to the end product. I will let Tom McGraf speak.

Mr. McGraf of CPL showed the recent aerial view of the IR property; you can see rt. 22, the open space in the rear of the site. So, we are looking at a clean site to move along, we have more detail of constructability and a new concept plan that we feel has constructability. The Layout and traffic and environmental concerns along with the terrain being hilly and undulated, we looked at the layout of the center portion buildings (1-2) and keeping the terrain at the present grade this center portion is relatively even. Building (1-2) right down to the core - working the center core – matching the grade.

Building (3) – project area there is a 30-40 ft. grade change, matches the grade and elevate the rear of the site. Cutting with fill not a lot of excavation, there will be a retaining wall. Building (1-7) is on Phillipsburg the building (8-9) is Lopatcong Site with a small division between (8-9).

Access to rt. 22 and left turn lane jug handle, some minor changes. No truck traffic on Roseberry.

Dan Gural spoke about the conversation he had with Karen Grube and not putting a soccer field, because that would serve mostly people from out of Town, but to put a playground near the nature path, because than the neighborhood can enjoy that. So we are going get a playground put in.

Mr. McGraf spoke about the main access drive through the entrance and progression with the rail spurs all the pieces have to work together. The fun off and drainage, building (3) basin we need to bring up to current standards. The Rail system front splits to five spurs, bringing in product or taking it out it is a viable option, not as much cut and fill there. Building (1, 2, & 7) ridge drains back to Lopat Creek, and the wet pond, building (1-2) basin feature walking trail edge of the pond and through the playground.

Dan Gural spoke of the Rail spur around the core campus and the foundry sand, we wanted Gary Brown here to explain.

Gary Brown from RT Environmental, I have been working at this site since 2004, the Mayor has been very passionate about it, and there are two main areas to address. The foundry sand dictates remediation, every time you disturb it the cost goes up. We have site history reports, 50 notebooks of all the testing. NFA (no further action) by DEP, solid area 4.01 main campus by minimizing moving the sand around, preferred came on there was 45-60 areas of concern, the DEP made changes in 2002 to the rules and there was 625 areas of concern, too big for the site to digest and clear the areas and develop them. IR and DEP took too long to do the reports so no one wanted to buy it DEP was dragging. Now because site developed in such a way and the building to be torn down, one of two sites this has happened. The reports

to review the property the redeveloper is listening to everything we are saying. The Cameron area in the 1980's they cleaned up solvents, the rail – Jersey central, outside and by rail, the AOC ground water and vapors have been tested and the ground water has natural integration. The main campus is ongoing and extensive rail – nothing has a dock or any dock height that's one of the biggest issues, how to unload a truck or rail with no dock.

The foundry sand in the 1970's wasn't a big concern. There is a plum in the bottom of the powerhouse where there is oil and water, it will continue and is the only concern left. It is important the DEP is stringent most of the site is capped. There are old pipes (1915) that will be replaced for the infrastructure. Everything that I have recommended they have listened to.

On the map with the foundry sand the dark brown and light brown that is the sand it is all exposed it has been capped and some new fill. Chief Tim Bartle, small areas LSRP moving it around we have blanket approval to handle it. All the other areas are cleaned or just about finished.

Curtis Wright moved out they are missing and losing money overall needs to move forward, the building is currently 8% occupied – time is important.

We have a few things to complete:

Final remediation work

Redevelopment & remediation

Coordinate scheduling

Break out LSRP

New landfill pile/cap

Storm water permit

Redevelopment DEP approval

IR- Oil Plume

Ground work

Pond

No more industrial – storm sewer system DEP is comfortable with storm water system. Any other DEP top levels of priority the commissioner will know about it.

Dan Gural stated Gary Brown is very smart, redevelopment and building on top of the slab it is feet thick already and encapsulated.

We will be in with IR to negotiate to get a corporate savings they are losing hundreds of thousands.

We have had constant communication with IR, we need the Council's approval of the concept plan, your engineer, do remedial, get preliminary approval, Lopatcong is next, get the Attorney's and Engineers, and encompass all along with Stan Schrek, traffic flow study is being done, and a plan for the nature trail.

Mayor Wyant questioned the storm water on (8-9) where will that go.

Tom Mc Graf from CPL stated the Lopat site to this basin on the Phillipsburg site.

Council Vice President Tersigni you moved along well with the remediation process do you believe it is 80% done

Gary Brown from RT Environmental stated it is 95% complete

Council Vice President Tersigni asked about the financing to back the project

Dan Gural stated that Jim Vesey of Vesey Capital, Gary Toll, and Eli Con (E-Kahn Development)

We have bucket # 1 with permits, and approvals are first, bucket # 2 when the buildings go up that \$320million dollars, those institutional funding doesn't take permanent risk, all approvals, first they must all be in place. I know my team has figured it out. We have constant approval all the pieces will come together; our equity doesn't know what there are agreeing too we have a process.

Council President Lynn said that you won't spend bucket # 1 till bucket # 2 is set

Stan Schrek, Town Engineer stated it is a totally different plan your responsibility is to approve this concept plan so it can go before the planning board.

Councilman Piazza it seems that the process is very innovative process, that hasn't been done in the Lehigh Valley, leaving the foundation and building from the ground up utilizing the foundation. Looking at the map Roseberry extension as through fare, no connection at Roseberry and Center the residents were concerned there, this is more viable.

Dan Gural it is a great attribute – you must listen my wife and business partner, keep the flow and low traffic, it will be a tertiary entrance. When I grew up my dad was a hard worker, blue collar and trucks coming off Rt. 73 all day every day, I understand, I listen. We did a traffic study Mc Dunet and Ray. Between 2:30 -3:30 there is no way in hell that extra trucks through there every hour every day. We move the ramp – we listen and have a social responsibility we have to make it viable, brown fields.

Stan Schrek more to Roseberry as a collector road.

Councilman Stettner stated thank you all, it was questioned in the early 80's – problem was South and West water runoff, where pumping to basin haven't had since, never has DEP sat down with Lopatcong, Phillipsburg engineer. One entity in 2004, the piece meal is never going to suit with our master redevelopment.

Councilman Fey stated that he hasn't been here as long, we have been left at the altar – I've been through the tail end of one, when people approach me I speak enthusiastically vs cautiously. I look forward with the long term relationship and not being left at the altar.

Mayor Wyant stated he is very disappointed at the turn out tonight. This is for real – not another ploy, another election year, we saw this before just is not going to happen. I spoke to several residents and asked them to come here tonight. It is a great project a great concept plan. It may change but you got to get started. Council accepts this concept plan – they can start in Phillipsburg sooner than later. I hope when you meet with Lopatcong it goes well next week. The Center core is being acquired at this time, can you elaborate on that.

Dan Goral stated that three parts coming up, meeting with Lopatcong, then the Planning Board Attorney and Town Engineer, we are cautiously moving forward and still on the path. We hope to take title there is only 8 % occupancy of the Citis group, we have an agreement in place and we are ready to hit the ground running. We started working on the general development plan, the typography, title, areal and traffic study should be done in 45 days, and the general development place should be back in front of you by the end of July. We hope to return a contract agree on a number and need approvals, and purchase through the redevelopment and have a fully acquired contract.

Gary Brown the Lopatcong sewer pump station tunnels, you decide, there is asbestos. There is no connection on the Lopatcong property, the real-estate corporation is higher, and the environmental manager there is an optimist at this point, if you put up a fence and walk away there is no sewer. They know nothing of this site, they are all gone and retired and will save money anyway you look at it. They think that working with OPUS is the way to go, and they like what they are hearing.

Dan Gural this site united will stand divided we fall you need all the pieces to come together. IR real Estate, IR environmental, Lopatcong, Phillipsburg is compelled to be a success.

Councilman Stettner, stated all the times we have gone through this we have all learned so much, it is the smartest move we made assigning Stan Schrek and Rich Wenner to handle this for us we have complete confidence.

Dan Gural yes I had on my calendar when Stan Schrek was coming back from Europe – four hours on the phone after he has returned from Europe.

Gary Brown on an important note reminds me where the sewer and water have been coming from, let's all play ball and do it properly. Dan Gural stated that he received a phone call today – from a company that stated I see

what you're doing in Phillipsburg. This project is going to go down in the Brownfield history. Thank you.

Council President Lynn stated it is nice being the Council President but, you can't ask questions – what we envision, thanks for addressing Mrs. Grube's concerns, I have been disappointed before the first time I was on Council, but something about you, you have a vested interest in Phillipsburg and I hope it comes to fruition.

Council Vice President Tersigni I spoke with Dan Gural several times, I would like to reiterate and support the concept plan, I know you're not going to let us down.

Council President Lynn does this name them as our redeveloper Attorney Wenner stated next week OPUS Investments, we can reaffirm the sale terms and draft up a contract. I will reach out to Joe Bauman tomorrow.

### ADJOURNMENT

Councilman Tersigni made a motion to adjourn. Councilman Fey seconded the motion.

VOTE:      YEAS:      Fey, Piazza, Lynn, Tersigni, Stettner

NAYS:      None