

John Stewart

Close held  
Ann Clayton

MEETING February 23, 2005  
WAYNE, NEW JERSEY

On February 23 at 1:30 in the Wayne town hall a meeting was held to discuss issues related to the transfer of WISS (Wayne Interim Storage Site) to the township of Wayne. Those in attendance included:

Scott Rumana, Mayor  
Joseph Schweighardt and Chris McIntyre of the town council  
John McKonff, assit. town attorney  
Neal Bellet, Business Administrator for Wayne  
Heather Vitz-DelRio, Wayne  
Bob Morse and John Malleck of EPA  
Donna Gaffigan, NJDEP  
Ralph Conner, Justin Hollander and Bill Schafer of GSA  
Allen Roos of USACE  
Steve Schiesswohl and John Stewart of DOE

After introductions, Mr. Conner of GSA gave a comprehensive status report of the WISS transfer process. Mr. Conner indicated that the excess report had been received by GSA and that no other federal agency expressed an interest in the Wayne property. However, he indicated that per the Homeless Act, HUD indicated that there were several homeless groups who expressed an interest in the property.

The mayor indicated that he was familiar with one of the homeless group but expressed concerns about the town's ability to provide assistance to homeless groups interested in the Wayne property. He said that the town was not in a position to provide increased services to any additional residential property no matter what income level. He also indicated that the town was already in compliance with the state's requirements for providing housing to low income residents. Mr. Conner indicated that he rarely sees the homeless organizations actually acquiring land for the homeless under this transfer process because all the cost of providing homeless housing is the responsibility of the homeless organizations.

In addition to the homeless issue, there were other possible reuse options discussed. These reuse options included using the land for passive or active open space or recreational use such as a ball field. The town would also consider the site for a senior citizen center. The US Park service would handle the actual transfer to the local community per the Lands to Parks transfer process. Use of the site for these reuse options would be consistent with the residential B zoning for the property.

One councilmember (Mr. Schweighardt?) indicated his concern regarding runoff from the property towards the sidewalk and Black Oak Ridge Road (to the southwest towards Sheffield Brook). Mr. Roos indicated that there was a spring on the site and that certain portions of the site might have drainage problems. He said that some wet areas of the site

were filled in the past. He indicated other than the governments reasonability to cleanup the site, the property would be transferred "as is" to the local community. The councilmember also wondered who put the "Do not use sidewalk" sign in front of the site along Black Oak Ridge Road. It did not appear to be an official government sign.

Mr. Connor indicated that the next steps included the town writing a letter indicating an Expression of Interest (very important) to the GSA indicating a desire for acquiring the property. Mr. Connor indicated that the town would pay "market price" for the site. Additionally, he suggested that a meeting with HUD and the homeless groups and other interested parties be held to discuss the homeless issue in more detail. Mr. Roos indicated that the COE would develop the IC for controlling access to the area of contamination under the roadway.

### **NEW BRUNSWICK**

Immediately after the WISS meeting, there was a brief meeting to discuss issues related to the New Brunswick transfer. Participates in the meeting included only the federal representatives and Donna Gaffigan of the NJDEP.

Ms. Gaffigan indicated her agency was reviewing the application for transfer as submitted by the COE. In response to what was needed by her agency to approve the transfer process, she indicated that she was awaiting more information of what was needed in terms of developing restrictions for the reuse of the property because much of the site was above the state's regulatory levels for arsenic. What the state is looking for was delineation of the locations for areas of elevated levels of arsenic so that specific areas could be avoided for development on the site and appropriate ICs developed. She indicated that parking lots would be OK for the contaminated areas but that digging should be avoided in areas of arsenic contamination. The action was for the COE to get back to the state with the locations (hopefully a map) of these areas of contamination so the state could complete its review process.