

# MINUTES



## REGULAR SESSION BOARD MEETING

DATE: December 15, 2016  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ  
RE: **REGULAR SESSION MEETING MINUTES**

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### **Members in Attendance:**

Joseph Buckelew, Vice Chairman  
Wayne Hasenbalg, Esq., President and Chief Executive Officer  
John Ballantyne, Member  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member  
LeRoy Jones, Member  
George Kolber, Member (via phone)  
Steven Plofker, Member  
Anthony Scardino, Member  
Robert Yudin, Member  
Peter Simon, NJ State Treasurer's Representative (via phone)

### **Absent:**

Michael Ferguson, Chairman  
Andrew Scala, Member  
Michael Gonnelli, Member

### **Also Attending:**

Christine Sanz, Sr. Vice President/Chief Operating Officer  
Ralph J. Marra, Jr., Sr. Vice President of Legal and Regulatory Affairs  
Adam Levy, Vice President of Legal and Regulatory Affairs  
John Yarenis, Director of Finance/CFO  
Sara J. Sundell, Director of Land Use Management  
Thomas Marturano, Director of Solid Waste and Natural Resources  
Lisa LeBoeuf, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal

Vice Chairman Buckelew called the meeting to order.

Vice Chairman Buckelew stated that the New Jersey Sports and Exposition Authority gave notice of the time, place, and date of this meeting by providing such notice to the Secretary of State for the State of New Jersey, The Star-Ledger, The Record, and other newspapers and by posting the notice at the offices of the Authority.

**I. APPROVAL OF MINUTES**

Vice Chairman Buckelew presented the minutes of the Regular Session Board Meeting held on November 17, 2016.

Upon motion made by Commissioner Scardino and seconded by Commissioner Yudin, the minutes of the Regular Session Board Meeting held on November 17, 2016, were unanimously approved by a vote of 11-0.

**II. PUBLIC PARTICIPATING ON RESOLUTIONS - None**

**II. APPROVALS**

- Approval of Cash Disbursements Over \$100,000 and Professional Invoices

Vice Chairman Buckelew presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of November 2016.

Upon motion by Commissioner Ballantyne and seconded by Commissioner Plofker, the cash disbursements over \$100,000 for the month of November 2016 were approved subject to the following recusals:

<u>Member</u>	<u>Recused as to</u>
Commissioner Buckelew	Borough of Oceanport
Commissioners Jones	PSE&G

Resolution 2016-57 Resolution authorizing the placement of property, liability, automobile, inland marine, excess liability, crime, directors & officers and site pollution insurance.

Mr. Yarenis explained that NJSEA commissioned Willis Towers Watson (Willis) to solicit bids for various insurance coverages. He went on to say that staff has evaluated the submissions and concurs with Willis' recommendations. Mr. Yarenis stated that the resolution would authorize Willis to bind the policies. Mr. Yarenis noted that the new policies offer additional coverage and savings compared to last year. Vice Chairman Buckelew thanked Mr. Yarenis for the work on this matter.

Vice Chairman Buckelew presented Resolution 2016-57. Upon motion by Commissioner Gluck and seconded by Commissioner Plofker, proposed resolution 2016-57 was unanimously approved by 11-0 vote.

Resolution 2016-58 Resolution authorizing the establishment of alternate landfill closure financial accounts.

Mr. Marturano explained that the resolution is a requirement of the NJDEP on continuing the operation of the Keegan Landfill. He went on to explain that DEP has asks that the NJSEA establish a specific account for the collection of the tipping fees for future post closure of the site. The resolution authorizes the names of individual to open the account and to maintain it.

Vice Chairman Buckelew presented Resolution 2016-58. Upon motion by Commissioner Plofker and seconded by Commissioner Yudin, proposed resolution 2016-58 was approved by 11-0 vote.

Resolution 2016-59 Resolution issuing a Decision on the Suitability Recommendation as required by the NJSEA *Interim Policies Governing Affordable Housing in the Meadowlands District* – File No. 16-539, SOF/PMP 500 Plaza/Quest Diagnostics Inc. – Addition & Variance – Block 227, Lot 6.03 in Secaucus.

Mr. Sundell explained that Quest Diagnostics has requested a 2,600 square-foot office addition on the 10<sup>th</sup> floor of an existing 11 story office building at 500 Plaza Drive in Secaucus. Ms. Sundell explained that since the property is not exempt from the *Interim Policies Governing Affordable Housing*, the matter went before the Site Suitability Review team to determine if the site is suitable for residential use. Ms. Sundell stated that the review team deemed the subject property to be unsuitable for residential use.

Vice Chairman Buckelew presented Resolution 2016-59. Upon motion by Commissioner Gluck and seconded by Commissioner Plofker, proposed resolution 2016-59 was approved by 11-0 vote.

Commissioner Jones joined the meeting. Commissioner Jones noted for the record that he has been briefed on the earlier matters and votes in favor of the resolutions that were presented.

Resolution 2016-60 Resolution issuing a decision on a variance application submitted as part of File No. 16-035, Pramukh Realty, LLC/Shreeji Printing CO – Addition & Variance – Block 126, Lot 16 in Carlstadt.

Ms. Sundell stated that Shreeji Printing Co. requested to construct a second story addition that would result in an additional 8,246 square-feet of warehouse space. The applicant requested four bulk variances. Ms. Sundell explained the variance requests and that staff recommends approval.

Commission Yudin asked if there are any residences surrounding the property. Ms. Sundell explained that the property is in a warehouse distribution area with no residences.

Vice Chairman Buckelew presented Resolution 2016-60. Upon motion by Commissioner Yudin and seconded by Commissioner Ballantyne, proposed resolution 2016-60 was approved by 11-0 vote.

#### **IV. AWARDS/CONTRACTS**

Resolution 2016-61 Resolution authorizing the President and CEO to enter into an Interlocal Agreement with the Hudson County Improvement Authority for Disposal Services.

Mr. Marturano explained that the NJSEA currently has an interlocal agreement with Hudson County Improvement Authority (HCIA) that represents the waste that is generated in Hudson county to be brought to the Keegan Landfill. Mr. Marturano went on to explain that this agreement is to expire this month. This resolution would extend

the agreement for 6-months while HCIA goes through the DEP public process to designate the Keegan Landfill for their waste.

Vice Chairman Buckelew presented Resolution 2016-61. Upon motion by Commissioner Yudin and seconded by Commissioner Ballantyne, proposed resolution 2016-61 was approved by 11-0 vote.

Resolution 2016-62 Resolution authorizing the President and CEO to execute an amendment to NJSEA's operations, management and maintenance services contract for the Keegan Landfill

Mr. Marturano explained that the NJSEA has a contract with Waste Management for the operation of the Keegan Landfill. Mr. Marturano stated that this resolution would allow the contract to continue for the life of the site, which is determined by the DEP. Mr. Marturano noted that the terms remain the same from the original contract.

Vice Chairman Buckelew presented Resolution 2016-62. Upon motion by Commissioner Ballantyne and seconded by Commissioner Yudin, proposed resolution 2016-62 was approved by 11-0 vote.

**V. PUBLIC COMMENTS -**

- Fred Dressel, HMMC Executive Director - On behalf of the HMMC, Mayor Dressel wished the Commissioners a Happy Holiday and looks forward to another year of working together.

**VI. EXECUTIVE SESSION**

Vice Chairman Buckelew stated a need for the Board to enter into Executive Session to discuss contractual matters and litigation matters.

Resolution 2016-63 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted to discuss legal matters, personnel matters and contract negotiations.

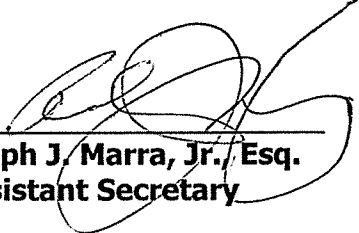
Upon motion made by Commissioner Scardino and seconded by Commissioner Yudin, Resolution 2016-63 was approved by a vote of 11-0.

Motion to enter into open session was made by Commissioner Scardino and second by Commissioner Gluck with all in favor.

**VII. MOTION TO ADJOURN**

Motion to adjourn the meeting was made by Commissioner Yudin and second by Commissioner Scardino with all in favor.

**I certify that on information and belief this is a true and accurate transcript of the Minutes of the Regular Session of the New Jersey Sports and Exposition Authority Board Meeting held on December 15, 2016.**



**Ralph J. Marra, Jr., Esq.  
Assistant Secretary**

December 15, 2016

Commissioner	Roll Call	2016-57	2016-58	2016-59	2016-60	2016-61	2016-62	2016-63
Ferguson	--	--	--	--	--	--	--	--
Buckelew	P	Y	Y	Y	Y	Y	Y	Y
Hasenbalg	P	Y	Y	Y	Y	Y	Y	Y
Ballantyne	P	Y	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--
Jones	P	Y	Y	Y	Y	Y	Y	Y
Kolber	P (via phone)	Y	Y	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y	Y	Y
Scala	--	--	--	--	--	--	--	--
Scardino	P	Y	Y	Y	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Simon	P (via phone)	Y	Y	Y	Y	Y	Y	Y

P - Present      A - Abstain  
 -- Absent      R = Recuse  
 Y = Affirmative    N = Negative