

MINUTES



REGULAR SESSION BOARD MEETING

DATE: February 16, 2017
TIME: 10:00 a.m.
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

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

Absent:

LeRoy Jones, Member
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
Lisa LeBoeuf, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

President Hasenbalg called the meeting to order.

President Hasenbalg 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

President Hasenbalg presented the minutes of the Regular Session Board Meeting held on January 19, 2017.

Upon motion made by Commissioner Scardino and seconded by Commissioner Plofker, the minutes of the Regular Session Board Meeting held on January 19, 2017 were unanimously approved by a vote of 11-0.

II. PUBLIC PARTICIPATING ON RESOLUTIONS

- Capt. Bill Sheehan, Riverkeeper – spoke on Resolution 2017-05. Capt. Sheehan expressed his concern regarding the building on uplands up to the edge of a wetland area and how it would compromise the wetlands. Capt. Sheehan urged the Authority to move cautiously on these types of applications.

III. APPROVALS

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

President Hasenbalg presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of January 2017.

Upon motion by Commissioner Plofker and seconded by Commissioner Yudin, the cash disbursements over \$100,000 for the month of January 2017 were approved subject to the following recusals:

| <u>Member</u> | <u>Recused as to</u> |
|-----------------------|----------------------|
| Commissioner Buckelew | Borough of Oceanport |

Resolution 2017-04 Resolution issuing a decision on the variance application submitted as part of File No. 16-395 – PSE&G/Carlstadt Substation – Security Wall & Variance Block 124, Lot 27 in Carlstadt.

Ms. Sundell explained that the site is located within the HMD Light Industrial B zone. The applicant, PSE&G, variance request is for the construction of a retaining wall and security screening wall, relocation of an existing gate and installation of a security fence on their existing substation site on Washington Ave. in Carlstadt. The variance request is sought to facilitate the widening of Washington Avenue and the installation of a sidewalk along the frontage of PSE&G’s property by the County of Bergen.

President Hasenbalg presented Resolution 2017-04. Upon motion by Commissioner Ballantyne and seconded by Commissioner Yudin, proposed resolution 2017-04 was unanimously approved by 11-0.

Resolution 2017-05 Resolution authorizing the publication of a Notice of Proposal and the holding of a public hearing regarding a petition for the rezoning of Block 451, Lot 19.01 and 20.01 in the Township of North Bergen.

Ms. Sundell explained that the applicant, Hanover Holdings, LLC, requests that the 18.06 acre property be rezoned from Environmental Conservation zone to Highway Commercial Zone. Ms. Sundell explained that the property is 3.6 acres of uplands and 14.5 acres of wetlands. Ms. Sundell went on to explain that only the upland portion is proposed for development. She stated that staff prepared a preliminary analysis, which discusses how the upland portion of the site could potentially provide an opportunity for commercial development without compromising existing environmentally-sensitive wetlands. Ms. Sundell stated that this resolution would authorize the initial steps in the rezoning process.

Commissioner Yudin wanted to make clear that this is just the initial step to the process.

President Hasenbalg presented Resolution 2017-05. Upon motion by Commissioner Scardino and seconded by Commissioner Ballantyne, proposed resolution 2017-05 was approved by 11-0 vote.

V. PUBLIC COMMENTS

- Don Evanson, Secaucus resident – spoke about American Dream and his concern with who would be responsible for taking down the construction if the project should fail. President Hasenbalg offered to speak with Mr. Evanson separately regarding his concerns.
- James E. Harris, Essex County Coalition for Success spoke about affirmative action – equal opportunity. Mr. Harris thanked the Commissioners for their positive response after last month’s meeting. He went on to thank Commissioner Ballantyne for meeting with him regarding job training within the Carpenters Union.
- Jeffrey Dye, NAACP - also thanked the Commissioners and hopes to rekindle the relationship with the Authority in bring underprivileged youth to events at the complex.

VI. EXECUTIVE SESSION

President Hasenbalg stated a need for the Board to enter into Executive Session to discuss contractual matters and litigation matters.

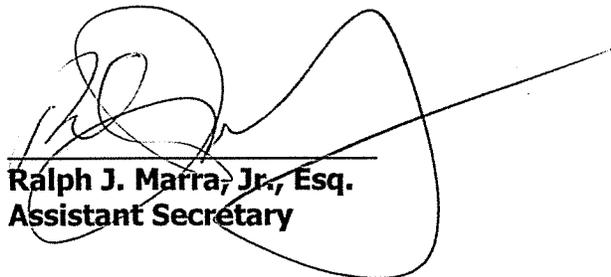
Resolution 2017-06 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted to discuss legal matters, personnel matters and contract negotiations.

Upon motion made by Commissioner Plofker and seconded by Commissioner Scardino, Resolution 2017-06 was approved by a vote of 11-0.

VII. MOTION TO ADJOURN

With no further business, motion to adjourn the meeting was made by Commissioner Scardino and second by Commissioner Yudin 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 February 16, 2017.



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

February 16, 2017

| Commissioner | Roll Call | 2017-04 | 2017-05 | 2017-06 |
|--------------------|------------------|---------|---------|---------|
| Ferguson | P (via phone) | Y | Y | Y |
| Buckelew | P (via phone) | Y | Y | Y |
| Hasenbalg | P | Y | Y | Y |
| Ballantyne | P | Y | Y | Y |
| Fontoura | P | Y | Y | Y |
| Gluck | P (via phone) | Y | Y | Y |
| Gonnelli | -- | -- | -- | -- |
| Jones | -- | -- | -- | -- |
| Kolber | P (via phone) | Y | Y | Y |
| Plofker | P | Y | Y | Y |
| Scala | -- | -- | -- | -- |
| Scardino | P | Y | Y | Y |
| Yudin | P | Y | Y | Y |
| Treasury Rep Simon | P (via phone) | Y | Y | Y |

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