

# MINUTES



## REGULAR SESSION BOARD MEETING

DATE: June 15, 2017  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ  
RE: **REGULAR SESSION MEETING MINUTES**

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### **Members in Attendance:**

Ralph Marra, Assistant Secretary  
Michael Ferguson, Chairman (via phone)  
Joseph Buckelew, Vice Chairman (via phone)  
John Ballantyne, Member  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member  
LeRoy Jones, Member  
George Kolber, Member (via phone)  
Steven Plofker, Member  
Andrew Scala, Member  
Anthony Scardino, Member  
Robert Yudin, Member  
Peter Simon, NJ State Treasurer's Representative (via phone)

### **Absent:**

Wayne Hasenbalg, Esq., President and Chief Executive Officer  
Michael Gonnelli, Member

### **Also Attending:**

Christine Sanz, Sr. Vice President/Chief Operating Officer  
Adam Levy, Vice President of Legal & 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

Assistant Secretary Marra called the meeting to order.

Assistant Secretary Marra 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**

Assistant Secretary Marra presented the minutes of the Regular Session Board Meeting held on May 18, 2017.

Upon motion made by Commissioner Ballantyne and seconded by Commissioner Gluck, the minutes of the Regular Session Board Meeting held on May 18, 2017 were unanimously approved by a vote of 12-0.

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

**IV. APPROVALS**

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

Assistant Secretary Marra presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of May 2017.

Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, the cash disbursements over \$100,000 for the month of May 2017 were approved.

Resolution 2017-20 Resolution issuing a Decision on the Variance Application Submitted as Part of File No. 17-068 PSE&G/North Bergen Substation Switchgear Upgrades/Variations Block 442, Lot 8 in the Township of North Bergen.

Ms. Sundell explained that PSE&G has requested two bulk variances in connection with their zoning certificate application for proposed upgrades at the North Bergen Substation in North Bergen. The site is located within a utility right-of-way adjacent to West Side Avenue and is deemed to be within the District's Light Industrial A zone and therefore subject to the setbacks within that zone. The first variance request involves the construction of concrete structures with a minimum front yard setback of 18.7 feet from West Side Avenue, where 50 feet is required. The second variance request involves the construction of concrete structures with a minimum rear yard setback of 19.73 feet, where 75 feet is required. The project proposes upgrades to existing switchgear equipment, as required by PSE&G's Distribution Hardening Initiative. The intent of this initiative is to improve the reliability and resiliency of PSE&G's infrastructure by raising equipment above FEMA's 100-year flood elevations. The existing utility structures at the substation site already have pre-existing nonconforming front and rear yard setbacks (21.2 feet and 22.8 feet, respectively) and the project will decrease those setbacks only slightly. In addition, the concrete structures that are proposed within the setbacks will occupy only a small portion of the lot's overall length. Ms. Sundell stated that staff recommends the approval of this bulk variance for the reasons stated in the recommendation report, which include the need to maintain required regulatory clearances between existing and proposed equipment and the promotion of the public welfare through increased energy resilience.

Commissioner Yudin inquired if there was residential in the surrounding area. Ms. Sundell stated that there is not.

Assistant Secretary Marra presented Resolution 2017-20. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, proposed resolution 2017-20 was unanimously approved by 12-0 vote.

## **V. PUBLIC COMMENTS**

- Paulette Ramsey, Borough Councilwoman from Franklin Lakes, along with her grandchildren Richard DeKorte III and Catherine DeKorte – Spoke about her excitement on hearing of the continuation of the MOU with Ramapo College.
- Kevin O'Brien, Stagehand Local 632 – Thanked the Board, President Hasenbalg, John Duffy and Claudia Locricchio for assisting with the 4 weeks of rehearsals at the Arena. He went on to show the board a blueprint of the extensive rigging that was done and how the Arena roof was able to handle the 186,000 pound shelf to hold the 42,000 pound video wall. He noted that the Arena is not dilapidated as he understood was mentioned in the recent budget hearings. Mr. O'Brien presented Ms. Locricchio with a t-shirt on behalf of Local 632.
- Doug Doyle, attorney from the Law Offices of DeCotiis, Fitzpatrick, Cole & Giblin representing Secaucus Brownfields Redevelopment LLC – spoke about his concern for an immediate hearing before the NJSEA regarding a use variance application for redevelopment of the Malanka Landfill as well as appearing today as a courtesy before seeking court intervention. Mr. Doyle distributed to the Commissioners a letter to Adam Levy dated May 24, 2017.
- Greg Allen, Principal of Secaucus Brownfields Redevelopment, LLC – also spoke about his concern for an immediate hearing before the NJSEA regarding a use variance application for redevelopment of the Malanka Landfill. Mr. Allen distributed to Commissioners Secaucus resolutions 2013-113 and 2015-209.

## **VI. EXECUTIVE SESSION**

Assistant Secretary Marra stated a need for the Board to enter into Executive Session to discuss contractual matters and litigation matters.

Resolution 2017-20 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 Plofker Resolution 2017-20 was approved by a vote of 12-0.

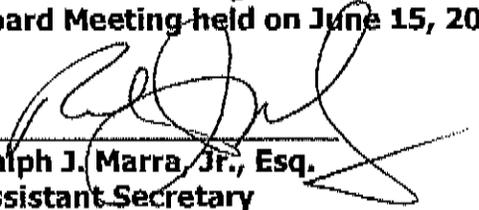
Motion was made and seconded to enter into open session.

## **VII. MOTION TO ADJOURN**

With no further business, motion to adjourn the meeting was made by Commissioner Scardino and second by Commissioner Scala with all in favor.

Meeting adjourned at 10:55 a.m.

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 June 15, 2017.

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

June 15, 2017

Commissioner	Roll Call	2017-19	2017-20
Ferguson	P (via phone)	Y	Y
Buckelew	P (via phone)	Y	Y
Hasenbalg	--	--	--
Ballantyne	P	Y	Y
Fontoura	P	Y	Y
Gluck	P	Y	Y
Gonnelli	--	--	--
Jones	P	Y	Y
Kolber	P (via phone)	Y	Y
Plofker	P	Y	Y
Scala	P	Y	Y
Scardino	P	Y	Y
Yudin	P	Y	Y
Treasury Rep Simon	P (via phone)	Y	Y

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