

# MINUTES



## REGULAR SESSION BOARD MEETING

DATE: March 16, 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:**

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

### **Absent:**

Michael Gonnelli, Member  
Anthony Scardino, 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

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 February 16, 2017.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Plofker, the minutes of the Regular Session Board Meeting held on February 16, 2017 were unanimously approved by a vote of 12-0.

**II. SPECIAL PRESENTATION**

NJSEA/Rutgers-Newark University Partnership  
Meadowlands Environmental Research Institute (MERI)

President Hasenbalg was pleased to announce the merger and transition of the Meadowlands Environmental Research Institute (MERI) into the Rutgers University-Newark Earth and Environmental Sciences. President Hasenbalg introduced Dr. Jerome Williams, Executive Vice-Chancellor and Provost of Rutgers University-Newark, who spoke about MERI and the merger with Rutgers University-Newark. Provost Williams introduced Dr. Artigas Francisco, Director of MERI, who gave a presentation about the partnership and MERI projects.

Commissioner Fontoura asked if there is any collaboration between the Riverkeeper and MERI. Dr. Artigas explained that they have a lot of interaction with exchanging of information and the collaboration of grants. Capt. Sheehan expressed his gratefulness for the NJSEA in keeping MERI alive. Vice Chairman Buckelew stated, on behalf of the commissioners, that they are happy to be entering into the partnership to continue the protection of the environment and water quality in the district. President Hasenbalg announced that at the conclusion of the meeting all were welcome to take a tour of the MERI facilities and laboratory.

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

**IV. 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 February 2017.

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

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

Resolution 2017-07 Resolution adopting the Bergen County Multijurisdictional All Hazards Mitigation Plan 2015 Update.

Ms. Sundell explained that with the adoption of the Plan, Bergen County and each of its 70 municipalities are eligible for several FEMA mitigation grant programs. She went on to say that the NJSEA is undergoing its 5-year review by FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS), to ensure that the NJSEA continues to perform certain activities in order to meet eligibility criteria for the flood insurance discount that the Meadowlands District property owners now enjoy. As a result, the in-District portions of the towns currently receive a 15 percent discount on flood insurance under the CRS program. By adopting the Plan, the NJSEA should receive additional CRS credits.

Vice Chairman Buckelew presented Resolution 2017-06. Upon motion by Commissioner Gluck and seconded by Commissioner Scala, proposed resolution 2017-07 was unanimously approved by 12-0.

Resolution 2017-08 Resolution adopting the Hudson County Hazard Mitigation Plan 2015 Update.

Ms. Sundell explained that this resolution is similar to the Multijurisdictional all Hazards Mitigation Plan 2015 Update resolution. Ms. Sundell stated that Hudson County in-district towns currently receive a 15 percent discount on flood insurance under the CRS program. By adopting the Plan, the NJSEA should receive additional CRS credits.

Vice Chairman Buckelew presented Resolution 2017-08. Upon motion by Commissioner Scala and seconded by Commissioner Yudin, proposed resolution 2017-08 was approved by 12-0 vote.

Resolution 2017-09 Resolution issuing a Decision on the variance application submitted as part of File No. 16-485, GMA/Capelli – Additional Soccer fields (use change) and variance – Block 128, Lot 34 in Carlstadt.

Ms. Sundell explained that the GMA Group submitted an application to convert 18,000 square feet of warehouse use to commercial recreation, indoor use, and 4,918 square feet of office use to warehouse use within their existing 159,000 square foot mixed-use building. She went on to explain that the change in use is proposed to accommodate four new futsal courts to their existing indoor recreation facility, which contains three indoor soccer fields. The applicant requested one bulk variance to provide 222 parking spaces, where 247 are required. There were no objections at the public hearing. The applicant's traffic engineer testified that the peak use of the facility would be weekday evenings and weekends with a parking demand of 165 spaces, which is less than the 222 parking spaces currently provided on site.

Vice Chairman Buckelew presented Resolution 2017-09. Upon motion by President Hasenbalg and seconded by Commissioner Scala, proposed resolution 2017-09 was approved by 12-0 vote.

## **V. PUBLIC COMMENTS**

- James Harris, Essex County Coalition for Success – Mr. Harris spoke about the positive conversation with Commissioner Ballantyne’s Northeast Carpenters organization and that they are moving forward to increase diversity and participation in several of the construction projects. Mr. Harris also spoke about the MERI partnership and of the monitoring that would be helpful in urban areas. Mr. Harris asked that the board consider developing a policy that all decisions being made have an affirmative action/equal employment impact statement. Mr. Harris also stated that he would like to develop the same relationship with other unions as they have with the Northeast Regional Carpenters. Commissioner Ballantyne appreciated their input and will continue to help guide and find opportunities. President Hasenbalg stated they met with Triple 5 and discussed Mr. Harris’ interest and that Triple 5 has agreed to meet with Mr. Harris. Commission Jones stated that he would like to participate in that meeting. Commissioner Fontoura commended Commissioner Ballantyne for his input. Commissioner Scala also offered to meet with Mr. Harris on behalf of the Painters Union.
- Don Evanson, Secaucus resident asked about the Triple 5 bonds. Vice Chairman Buckelew asked Mr. Marra to comment. Mr. Marra stated that bonds have not been issued and that they are still working on the financing.
- Dr. Roosevelt Weaver, Montclair resident and former East Orange principal, stated that he is impressed with the educational programs and asked if there is a process in place to include more urban schools. Vice Chairman Buckelew asked Ms. Sanz to comment. Ms. Sanz stated that the educational programs are operated through a partnership with Ramapo College and that she will be happy to schedule a meeting for Mr. Harris with Dr. Angela Cristini from Ramapo.

## **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 2017-10 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 Scala and seconded by Commissioner Plofker, Resolution 2017-10 was approved by a vote of 12-0.

## **VII. MOTION TO ADJOURN**

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

Meeting adjourned at 10:50 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 March 16, 2017.**

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

March 16, 2017

Commissioner	Roll Call	2017-07	2017-08	2017-09	2017-10
Ferguson	P (via phone)	Y	Y	Y	Y
Buckelew	P	Y	Y	Y	Y
Hasenbalg	P	Y	Y	Y	Y
Ballantyne	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Jones	P	Y	Y	Y	Y
Kolber	P (via phone)	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y
Scardino	--	--	--	--	--
Yudin	P	Y	Y	Y	Y
Treasury Rep Wooster	P (via phone)	Y	Y	Y	Y

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