



## REGULAR SESSION BOARD MEETING

DATE: April 20, 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:**

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  
Andrew Scala, Member  
Anthony Scardino, Member  
Robert Yudin, Member  
Peter Simon, NJ State Treasurer's Representative (via phone)\*

### **Absent:**

Michael Ferguson, Chairman  
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  
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 March 16, 2017.

Upon motion made by Commissioner Plofker and seconded by Commissioner Fontoura, the minutes of the Regular Session Board Meeting held on March 16, 2017 were unanimously approved by a vote of 10-0.

**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 March 2017.

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

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

Resolution 2017-11 Resolution issuing a decision on the suitability recommendation as required by the *NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No. SP-742, Hanover Holdings LLC/Petition for Rezoning Block 451, Lots 19.01 and 20.01 in North Bergen

Ms. Sundell explained that petitioner requested to rezone the property from Environmental Conservation (EC) zone to the Highway Commercial (HC) zone. She went on to explain that Petitions for rezoning are subject to the *Interim Policies Governing Affordable Housing Development in the Meadowlands District*, and this matter was forwarded to the Site Suitability Review Team. She also explained that the review team, which consisted of NJSEA staff and the municipal planner, evaluated the site based upon the criteria provided in the Interim Policies and prepared a Suitability Review, which recommends that the subject vacant property be deemed not suitable for residential use. Ms. Sundell stated that reasons for this determination include that the site’s remote location is not adjacent to compatible lands uses and community facilities, the site does not have access to water and sewer infrastructure, and the available roadway system utilized for access to and from the site, is circuitous and includes Route 3, the NJ Turnpike, and Routes 495 and 1 & 9, which are heavily used by commercial truck and tractor-trailer traffic.

Vice Chairman Buckelew presented Resolution 2017-11. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, proposed resolution 2017-11 was unanimously approved by 10-0 vote.

Resolution 2017-12 Resolution accepting the 2015 Audit Report.

Mr. Yarenis explained that the 2015 Audit report was prepared by PKF O'Connor Davies for the NJSEA. Mr. Yarenis stated that PKF O'Connor Davies met with the NJSEA Audit Committee and the committee has accepted the results. Mr. Yarenis also stated that the report will be available to the public after adoption by the board.

Vice Chairman Buckelew presented Resolution 2017-12. Upon motion by Commissioner Gluck and seconded by Commissioner Scala, proposed resolution 2017-12 was approved by 10-0 vote.

#### **V. PUBLIC COMMENTS**

- Don Evanson , Secaucus resident - spoke about his concern if American Dream will be completed, especially since they are working on another project in Miami.
- Marvin Donadic, Cliffside Park resident – spoke about the NHL Islanders relocation.

#### **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 2017-13 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 2017-13 was approved by a vote of 10-0.

Motion was made and seconded to enter into open session.

#### **VII. PUBLIC PARTICIPATION ON RESOLUTION - None**

Resolution 2017-14 Resolution authorizing settlement with Feld Companies.

Vice Chairman Buckelew presented Resolution 2017-14. Upon motion made by Commissioner Plofker and seconded by Commissioner Ballantyne, Resolution 2017-14 was approved by a vote of 11-0 with Commissioner Jones abstaining.

#### **VIII. MOTION TO ADJOURN**

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

Meeting adjourned at 10:46 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 April 20, 2017.**

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

April 20, 2017

Commissioner	Roll Call	2017-11	2017-12	2017-13	2017-14
Ferguson	--	--	--	--	--
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	A
Kolber (via phone)*	P	--	--	--	Y
Plofker	P	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Simon (via phone)*	P	--	--	--	Y

\*joined meeting during Executive Session due to phone issue.

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