



REGULAR SESSION BOARD MEETING

DATE: October 19, 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
George Kolber, Member (via phone)
Shannon McManus, NJ State Treasurer's Representative
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Robert Yudin, Member

Absent:

Michael Gonnelli, Member
LeRoy Jones, 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 Sundell, Director of Land Use Management and Chief Engineer
Nicholas Kant, Assistant Counsel, 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 September 21, 2017.

Upon motion made by Commissioner Plofker and seconded by Commissioner Scardino, the minutes of the Regular Session Board Meeting held on September 21, 2017 were approved by a vote of 11-0 with Commissioner Yudin abstaining.

II. PUBLIC PARTICIPATING ON RESOLUTIONS - None

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 September 2017.

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

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

Resolution 2017-29 Resolution Issuing a Decision on the Suitability Recommendation as required by the *NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District*. – File No. 17-326, Galaxy Holding/Lyndhurst Storage, LLC – Addition 7 Variances, Block 226, Lot 2 in Lyndhurst.

Ms. Sundell explained that Lyndhurst Storage, LLC submitted an application for the construction of a 107,540-square-foot building addition at the intersection of Terminal Road and Rutherford Avenue in Lyndhurst. Ms. Sundell stated that the first step in the application process is to conduct a site suitability review in accordance with the *Interim Policies Governing Affordable Housing Development in the Meadowlands District*. The NJSEA review team conducted a site visit. Ms. Sundell went on to say that the subject 1.06-acre property is located in the District's Commercial Park zone and currently contains a one-story, 27,260-square-foot industrial building. Neighboring properties consist of industrial, hotels and office uses and that there is no residential uses in the area. She also explained that Rutherford Avenue, a continuation of Route 17, is a heavily-utilized corridor for passenger vehicles, buses, trucks, and tractor-trailers. The surrounding development pattern is not compatible for the development of residential uses, due to the significant amount of truck traffic, noise and pollution on the adjacent roadways. Ms. Sundell stated that staff prepared a suitability review indicating that the subject property at One Terminal Road is recommended to be deemed unsuitable for housing.

President Hasenbalg presented Resolution 2017-29. Upon motion by Commissioner Plofker and seconded by Commissioner Yudin, proposed resolution 2017-29 was unanimously approved by 12-0 vote.

V. PUBLIC COMMENTS

- Marvin Donadic, Cliffside Park resident – spoke of his disappointment with the direction that the NJSEA is going.

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 2017-30 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 Fontoura Resolution 2017-30 was approved by a vote of 12-0.

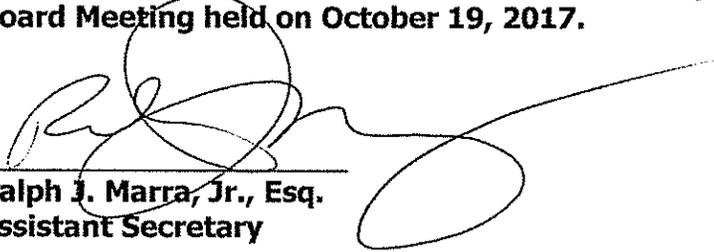
Motion was made and seconded to enter into open session.

VII. MOTION TO ADJOURN

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

Meeting adjourned at 10:20 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 October 19, 2017.


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

October 19, 2017

Commissioner	Roll Call	2017-29	2017-30
Ferguson	P (via phone)	Y	Y
Buckelew	P (via phone)	Y	Y
Hasenbalg	P	Y	Y
Ballantyne	P	Y	Y
Fontoura	P	Y	Y
Gluck	P	Y	Y
Gonnelli	--	--	--
Jones	--	--	--
Kolber	P (via phone)	Y	Y
Plofker	P	Y	Y
Scala	P	Y	Y
Scardino	P	Y	Y
Yudin	P	Y	Y
Treasury Rep McManus	P	Y	Y

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