



Board Meeting

Thursday, June 21, 2018

10:00 a.m.



**AGENDA**  
**REGULAR SESSION**

Thursday, June 21, 2018 - 10:00 a.m.  
Two DeKorte Park Plaza, Lyndhurst, NJ

I. **APPROVAL OF MINUTES** - (Action)

- Approval of Regular Session Meeting Minutes of May 17, 2018.

II. **PUBLIC PARTICIPATION ON RESOLUTIONS**

III. **APPROVALS** – (Action)

Cash Disbursements Approval and/or Ratification of Cash Disbursements over \$100,000 for May 2018.

Resolution 2018-21 Consideration of a Resolution Authorizing a NJSEA Staff to investigate the Redevelopment Potential of Certain Properties Located in the Vicinity of Washington Avenue East in Carlstadt – File No. SP-757

IV. **PUBLIC PARTICIPATION**

V. **EXECUTIVE SESSION**

Resolution 2018-22 Consideration of a Resolution authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing legal matters, personnel matters and contract negotiations.

VI. **MOTION TO ADJOURN**

# MINUTES



## REGULAR SESSION BOARD MEETING

DATE: May 17, 2018  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ  
RE: **REGULAR SESSION MEETING MINUTES**

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### **Members in Attendance:**

John Ballantyne, Chairman  
Joseph Buckelew, Vice Chairman  
Vincent Prieto, President and CEO  
Robert J. Dowd, Member  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member (via phone / in person)  
Michael Griffin, NJ State Treasurer's Representative (via phone)  
George Kolber, Member (via phone)  
Steven Plofker, Member  
Andrew Scala, Member  
Anthony Scardino, Member  
Robert Yudin, Member

### **Absent:**

Michael Gonnelli, Member  
Michael Ferguson, Member

### **Also Attending:**

Ralph J. Marra, Jr., Sr. Vice President of Legal and Regulatory Affairs  
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  
John Duffy, Sr. Vice President of Sports Complex operations and facilities  
Steven Cattuna, Chief of Staff  
Wayne Hasenbalg  
Lisa LeBoeuf, Senior Legal Specialist  
Lauren Nathan-LaRusso, Assistant Counsel, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal

Chairman Ballantyne called the meeting to order.

Chairman Ballantyne 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.

Chairman Ballantyne noted Treasury Representative Michael Griffin, Commissioner Kolber and Commissioner Gluck are participating via phone.

## **I. APPROVAL OF MINUTES**

Chairman Ballantyne presented the minutes of the Regular Session Board Meeting held on April 19, 2018.

Upon motion made by Commissioner Scardino and seconded by Commissioner Scala, the minutes of the Regular Session Board Meeting held on April 19, 2018 were unanimously approved.

## **II. SPECIAL PRESENTATIONS**

- Rutgers University-Meadowlands Environmental Research Institute (MERI)
  - Michael Stepowj, GIS Laboratory Researcher with the Meadowlands Environmental Research Institute, did a PowerPoint presentation on the MERI Drone Project. Mr. Stepowj also answered board member questions. Board members commended the MERI staff on the drone project and how it will be a helpful tool for the district municipalities.
  
- Triple Five – American Dream Project
  - Tony Armlin, Senior Vice President of Development at Triple Five, did a PowerPoint presentation on the progress of the American Dream project. Mr. Armlin also answered board member questions. Vice Chairman Buckelew expressed his delight with the presentation and stated how the project is an economic engine for the State of New Jersey and is happy to see the project moving forward. Chairman Ballantyne spoke on how many lives the project will touch and that money spent now on the construction jobs will give dividends in the future. Chairman Ballantyne also spoke in support of the minority participation programs that have been put in place. President Prieto spoke how these are very exciting times and that we can now see a light at the end of the tunnel. He also spoke how putting people back to work is key to the future. Mr. Armlin invited the board members to tour the project.

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

## **IV. APPROVALS**

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

Chairman Ballantyne presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of April 2018.

Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, the cash disbursements over \$100,000 for the month of April 2018 were unanimously approved.

Resolution 2018-19 Resolution Authorizing a Partnership between the New Jersey Sports and Exposition Authority and the Meadowlands Environmental Research Institute for the Construction and Use of a Greenhouse.

Ms. Sanz stated that the proposed resolution is the first step in the construction of a research grade greenhouse on the NJSEA campus. Ms. Sanz explained that the greenhouse would facilitate the study, promotion and reestablishment of native grasses, flowers and shrubs in the Meadowlands. She went on to explain that it would also be an educational training tool and create opportunities for education training grants for students. Ms. Sanz indicated that Rutgers-MERI is in the process of applying for a grant from Steven's Institute to fund the purchase and installation of the greenhouse. She also indicated that if the grant is awarded, Rutgers-MERI would procure and install the greenhouse. Ms. Sanz explained that the greenhouse use would be shared between the NJSEA, Stevens Institute and Rutgers-MERI and that NJSEA would agree to contribute up to \$20,000 for utilities, landscaping, signage, security fencing and relocation of existing dumpsters. Ms. Sanz stated that if approved by the board, the resolution would allow the grant application to advance and would permit the NJSEA to enter into an MoU as set forth in the resolution.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Dowd Resolution 2018-19 was approved by a vote of 12-0.

**V. PUBLIC COMMENTS - None**

**VI. EXECUTIVE SESSION**

Chairman Ballantyne stated a need for the Board to enter into Executive Session to discuss contractual matters, personnel matters and litigation matters.

Resolution 2018-20 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 Scala and seconded by Commissioner Scardino Resolution 2018-20 was approved by a vote of 12-0.

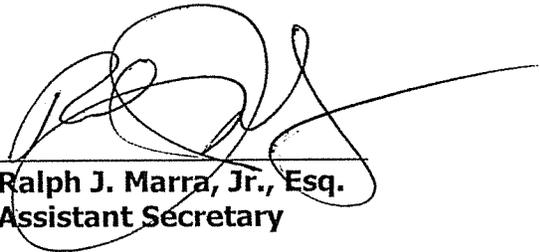
Motion to enter into open session was made and seconded.

**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 11:00 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 May 17, 2018.



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

May 17, 2018

Commissioner	Roll Call	2018-19	2018-20
Ballantyne, Chairman	P	Y	Y
Buckelew, Vice Chairman	P	Y	Y
Prieto	P	Y	Y
Dowd	P	Y	Y
Ferguson	--	--	--
Fontoura	P	Y	Y
Gluck	P (via phone/ in person)	Y	Y
Gonnelli	--	--	--
Kolber	P (via phone)	Y	Y
Plofker	P	Y	Y
Scala	P	Y	Y
Scardino	P	Y	Y
Yudin	P	Y	Y
Treasury Rep Griffin	P (via phone)	Y	Y

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

# **APPROVALS**



CASH DISBURSEMENTS  
 \$100,000 OR MORE  
 MAY 2018

**EAST RUTHERFORD - SPORTS COMPLEX**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
NRG BUSINESS SOLUTIONS	369,890.72	J/L	ELECTRICITY CHARGES: MARCH 2018
NEW JERSEY RACING COMMISSION	1,075,340.05	A	NJRC BUDGET FOR FISCAL YEAR 2018
NEW JERSEY STATE POLICE	697,110.94	A/L	REIMBURSEMENT FOR SALARIES - MEADOWLANDS STATION FOR 2018
<b>EAST RUTHERFORD - SC TOTAL</b>	<b><u>2,142,341.71</u></b>		

**LYNDHURST**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
JERSEY CITY, TOWN OF	280,006.46	I	TAX SHARING: CALENDAR YEAR 2018
KEARNY, TOWN OF	893,447.89	I	TAX SHARING: CALENDAR YEAR 2018
LOWENSTEIN SANDLER, PC	103,598.14	A	LEGAL SERVICES - KINGSLAND REDEVELOPMENT & KEEGAN LANDFILL MATERS: MAR 2018 - APR 2018
NORTH ARLINGTON, BOROUGH OF	214,761.22	I	TAX SHARING: CALENDAR YEAR 2018
RIDGEFIELD, BOROUGH OF	277,208.36	I	TAX SHARING: CALENDAR YEAR 2018
WASTE MANAGEMENT OF NEW JERSEY	256,442.95	A	OPERATIONS CONTRACT - KEEGAN LANDFILL: APR 2018
<b>LYNDHURST TOTAL</b>	<b><u>2,025,465.02</u></b>		

**MONMOUTH PARK RACETRACK**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
TWO RIVERS WATER RECLAMATION AUTHORITY	200,000.00	A	2018 STABLE WASTE WATER SERVICE AGREEMENT
<b>MPR TOTAL</b>	<b><u>200,000.00</u></b>		



CASH DISBURSEMENTS  
\$100,000 OR MORE

<u>REFERENCE LETTER</u>	<u>TYPE</u>
A	CONTRACT ON FILE
B	PURCHASE AWARDS - APPROVED AT MONTHLY BOARD MEETING
C	STATE REQUIREMENT FOR RACING
D	STATE VENDOR
E	SOLE SOURCE*
F	APPOINTED BY RACING COMMISSION
G	ADVERTISED BID
H	PRESIDENT/CEO APPROVAL
I	STATUTORY PAYMENT
J	UTILITIES
K	LOWEST PROPOSAL
L	REIMBURSABLE
M	OUTSTANDING PROFESSIONAL INVOICES APPROVED AT MONTHLY BOARD MEETING
N	PURCHASES ON BASIS OF EXIGENCY
*	PURCHASES DIRECT FROM SOURCE
	EXPENDITURE TO BE CHARGED TO MAINTENANCE RESERVE FUND

**RESOLUTION 2018-21**

**RESOLUTION AUTHORIZING  
NJSEA STAFF TO INVESTIGATE THE  
REDEVELOPMENT POTENTIAL OF CERTAIN PROPERTIES  
LOCATED IN THE VICINITY OF WASHINGTON AVENUE EAST  
IN THE BOROUGH OF CARLSTADT, NEW JERSEY  
FILE NO. SP-757**

**WHEREAS**, N.J.S.A. 5:10A-7(j) authorizes the New Jersey Sports and Exposition Authority (NJSEA) to determine the existence of areas in need of redevelopment or rehabilitation and to approve or undertake redevelopment projects therein; and

**WHEREAS**, N.J.A.C. 19:3-5.1 *et seq.* provides the regulations governing redevelopment within the Hackensack Meadowlands District, including the process and criteria for establishing redevelopment areas and the preparation and adoption of redevelopment plans; and

**WHEREAS**, a petition dated January 25, 2018 was received from the Borough of Carlstadt, requesting that the NJSEA investigate the redevelopment potential of the following properties located to the east of Washington Avenue in the Borough of Carlstadt: Block 128: Lots 1-3, 8, 22-27, 29-41 & 43-46; Block 128.01, Lot 1; Block 129, Lots 1-5, 7-10 & 20; Block 130, Lots 1-16 & 18-19; and Block 131, Lots 1-4; and

**WHEREAS**, the NJSEA staff must request authorization from the NJSEA Board of Commissioners to conduct an investigation of areas that may potentially be deemed in need of redevelopment; and

**WHEREAS**, the NJSEA staff requests authorization to conduct an investigation of the following properties located to the east of Washington Avenue in the Borough of Carlstadt: Block 128: Lots 1-3, 8, 22-27, 29-41 & 43-46; Block 128.01, Lot 1; Block 129, Lots 1-5, 7-10 & 20; Block 130, Lots 1-16 & 18-19; and Block 131, Lots 1-4; and

**WHEREAS**, the NJSEA staff has compiled preliminary information regarding the subject properties to support this request in accordance with the requirements of N.J.A.C. 19:3-5.2; and

**WHEREAS**, the NJSEA staff requests authorization to prepare an "In Need of Redevelopment Report" pursuant to N.J.A.C. 19:3-5.4, and to hold a public hearing to obtain public comment on the report and its findings.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJSEA staff is hereby authorized to conduct an investigation of the following properties located to the east of Washington Avenue in the Borough of Carlstadt: Block 128: Lots 1-3, 8, 22-27, 29-41 & 43-46; Block 128.01, Lot 1; Block 129, Lots 1-5, 7-10 & 20; Block 130, Lots 1-16 & 18-19; and Block 131, Lots 1-4.

**BE IT FURTHER RESOLVED**, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJSEA staff is hereby authorized to prepare an "In Need of Redevelopment Report" pursuant to N.J.A.C. 19:3-5.4 and to hold a public hearing to obtain public comment on the report and its findings.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of June 21, 2018.



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



*MEMORANDUM*

*To:* NJSEA Board Members and Vincent Prieto, President/CEO

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*From:* Sara J. Sundell

*Date:* June 21, 2018

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*Subject:* Request for Authorization to Conduct Redevelopment Investigation of Washington Ave. East Properties in the Borough of Carlstadt (File No. SP-757)

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On February 5, 2018, the New Jersey Sports and Exposition Authority (NJSEA) received a petition from the Borough of Carlstadt, requesting that the NJSEA investigate the redevelopment potential of the following properties located to the east of Washington Avenue in the Borough of Carlstadt: Block 128: Lots 1-3, 8, 22-27, 29-41 & 43-46; Block 128.01, Lot 1; Block 129, Lots 1-5, 7-10 & 20; Block 130, Lots 1-16 & 18-19; and Block 131, Lots 1-4.

The NJSEA staff undertook a preliminary review of the subject properties and prepared a summary of its findings. Pursuant to N.J.A.C. 19:3-5.2, the NJSEA staff requests authorization from the Board of Commissioners to conduct an investigation of the redevelopment potential of the subject properties in the Borough of Carlstadt to determine if they contain the conditions to be designated an area in need of redevelopment. The results of this investigation will be compiled in an "In Need of Redevelopment" report, in accordance with the requirements of N.J.A.C. 19:3-5.4.

Authorization is also requested to hold a public hearing to obtain public comment on this report and its findings.

**PRELIMINARY INFORMATION TO SUPPORT THE  
REQUEST FOR AUTHORIZATION TO INVESTIGATE THE  
REDEVELOPMENT POTENTIAL OF CERTAIN PROPERTIES  
LOCATED IN THE VICINITY OF WASHINGTON AVENUE EAST  
IN THE BOROUGH OF CARLSTADT, NEW JERSEY  
FILE NO. SP-757**

In a letter dated January 25, 2018, the New Jersey Sports and Exposition Authority (NJSEA) received a petition from the Borough of Carlstadt, requesting that the NJSEA investigate the redevelopment potential of the following properties located within the Hackensack Meadowlands District to the east of Washington Avenue in the Borough of Carlstadt: Block 128, Lots 1-3, 8, 22-27, 29-41 & 43-46; Block 128.01, Lot 1; Block 129, Lots 1-5, 7-10 & 20; Block 130, Lots 1-16 & 18-19; and Block 131, Lots 1-4.

Pursuant to N.J.A.C. 19:3-5.2, the NJSEA staff must request authorization from the Board of Commissioners to conduct an investigation of areas that may potentially be deemed in need of redevelopment. The request must include the following:

1. The block and lot number designation of the properties;
2. The existing zoning and land use of the properties;
3. A map showing the boundaries of the area to be investigated;
4. A description of all existing structures on each site; and
5. A statement indicating why the property may be in need of redevelopment.

The NJSEA staff conducted a preliminary review and field inspection of the subject properties.

The proposed in need of redevelopment investigation study area is comprised of sixty (60) tax lots, totaling approximately 91.45 acres in area. Table 1 provides the area and property details pertaining to each individual lot within the study area.

The proposed study area is delineated by a red boundary line on the Location Map in Figure 1. The subject properties front on Washington Avenue, Paterson Plank Road, Michele Place, Barell Avenue, Street A, Street B and Meadow Lane. The study area also adjoins the 587-acre Richard P. Kane Natural Area, a wetland mitigation bank located in Carlstadt and South Hackensack and owned by the Meadowlands Conservation Trust.

The proposed study area parcels are located in the District's Light Industrial A zone, as well as the Paterson Plank Road Redevelopment Area, as shown on Figure 2, the Existing Zoning Map for the redevelopment investigation study area.

The majority of the subject properties are under individual ownership, and uses include viable businesses within commercial and light industrial/warehouse buildings. Several parcels are either vacant or contain deteriorated structures.

Six properties in the study area are identified as a Known Contaminated Site (KCS) by the New Jersey Department of Environmental Protection (NJDEP). These parcels will be further studied during the in-need investigation.

**Conclusion:**

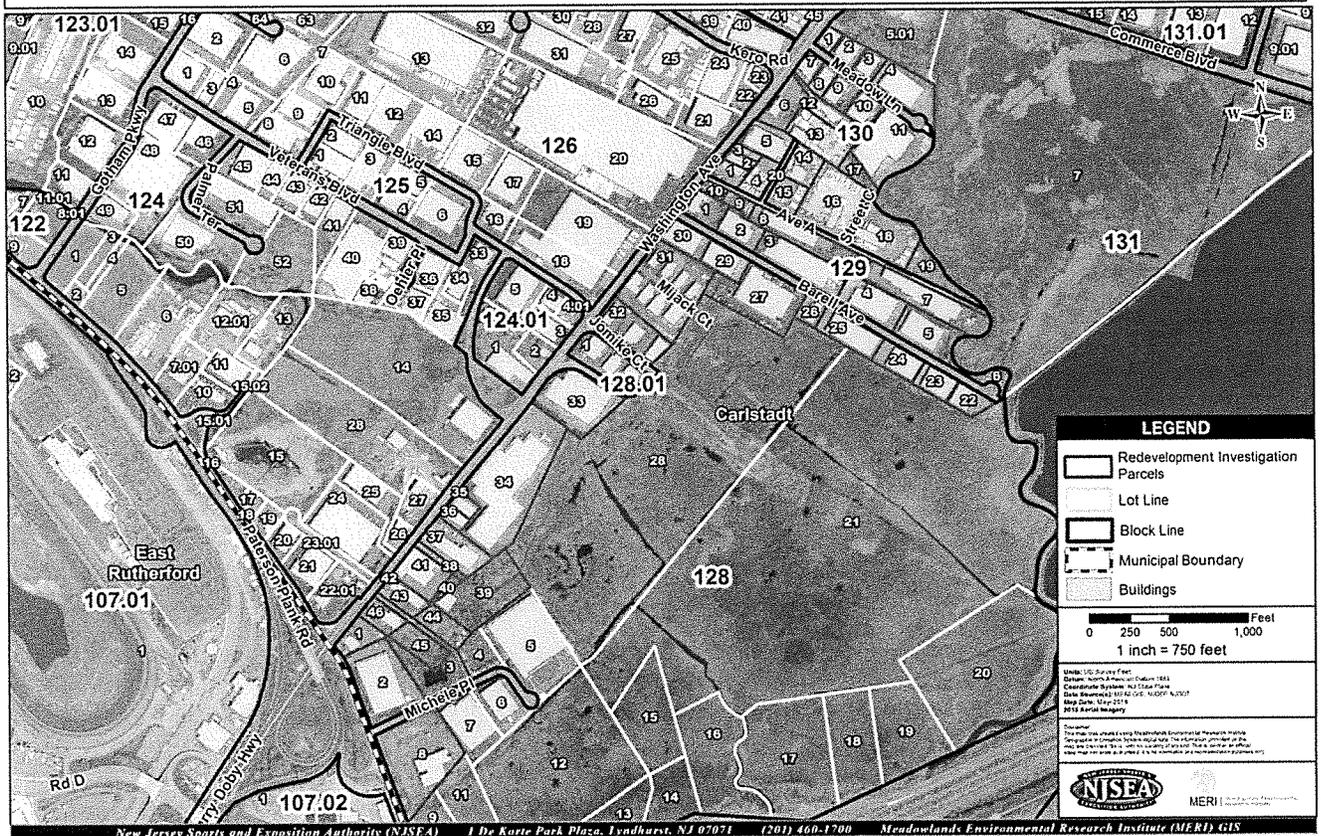
Based on the above information, in addition to the petition received from the Borough of Carlstadt, the NJSEA staff requests authorization to conduct a more detailed study of the subject properties to analyze their redevelopment potential. The findings of this investigation will be compiled into an "In Need of Redevelopment Report" in accordance with the requirements of N.J.A.C. 19:3-5.4, and a public hearing will be held to obtain public comment on the report and its findings.

Table 1

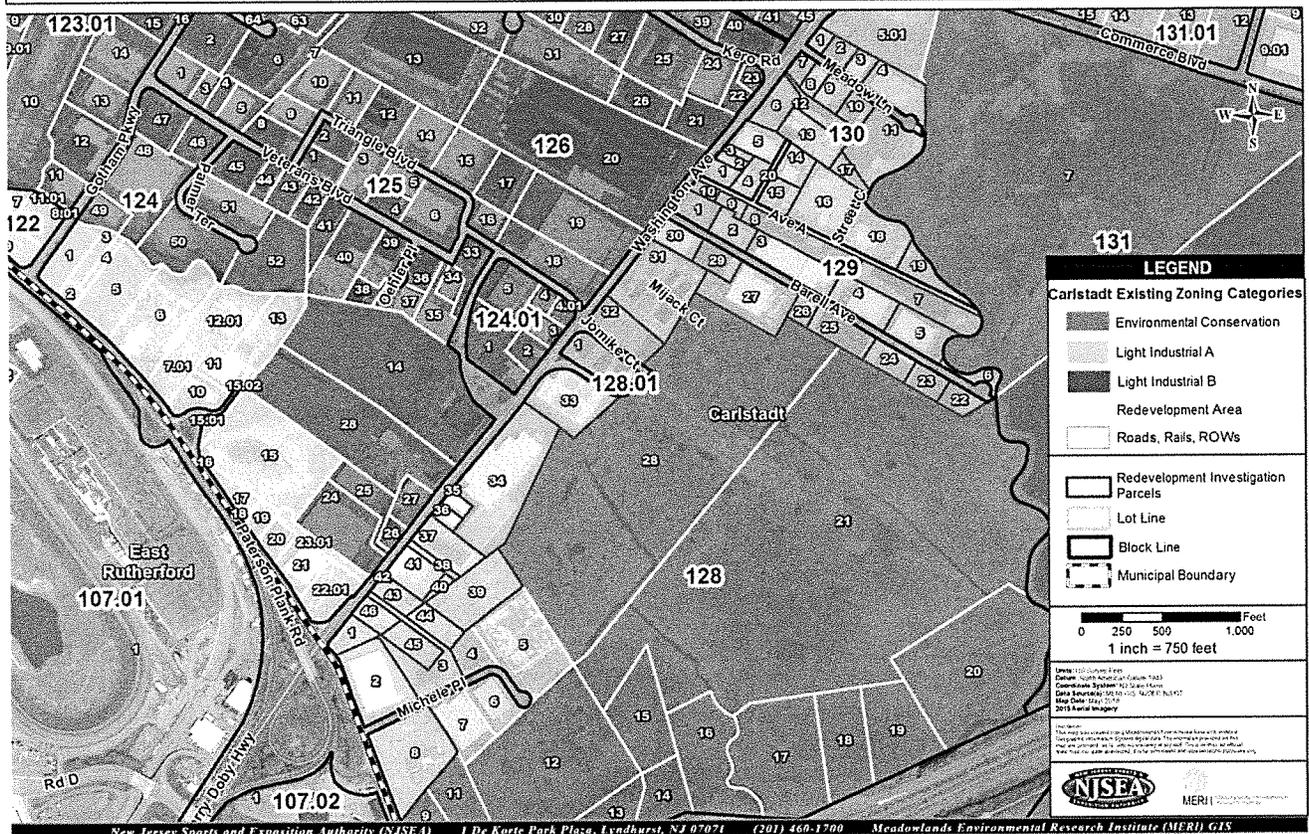
## Washington Avenue East Redevelopment Investigation

Block	Lot	Address	Existing Business	Owner Name	Existing Structures	Acres	Existing Zoning	KCS
128	1	317 Washington Ave	Redd's	Palsi Family Ltd Partnership	restaurant	0.90	Redevelopment Area	
128	2	303 Paterson Plank Road	Imperial Intl/ Betson H. Betti Industries, Inc.	Goodman Carlstadt Paterson LLC	warehouse/light industrial building	3.48	Redevelopment Area	
128	3	Michelle Place		AG Holdings/Union Graphics	vacant parcel adjacent to parking lot	2.20	Redevelopment Area	
128	8	245 Michelle Place	Racanalli Enterprises/ CNR Printing Corp	Meadow PB LLC	warehouse/light industrial building	4.68	Light Industrial A	
128	22	555 Barell Ave	Traycon	Xander Realty LLC	warehouse/light industrial building	0.78	Light Industrial A	
128	23	495 Barell Ave	Regal Wear	Barell Avenue II LLC	warehouse/light industrial building	0.84	Light Industrial A	
128	24	485 Barell Ave	Malibu Textile	Barell Ave III LLC	warehouse/light industrial building	1.02	Light Industrial A	
128	25	475 Barell Ave	City Theatrical Inc	Barell Assoc LLC	warehouse/light industrial building	1.48	Light Industrial A	
128	26	465 Barell Ave	BIF Office Furniture	GNT World LLC	warehouse/light industrial building	0.54	Light Industrial A	
128	27	463 Barell Ave	Applied GraphicsTechnology/UB2B	Wamm Assoc./Dartcor/Moore	warehouse/light industrial building	3.44	Light Industrial A	
128	29	455 Barell Ave	Unity Van Lines	455 Barell LLC	warehouse/light industrial building	0.96	Light Industrial A	
128	30	557 Washington Ave	Michael Halebian NJ Inc.	Halebian Realty Enterprises	warehouse/light industrial building	1.00	Light Industrial A	
128	31	501-515 Jomike Court	Multiple Buildings (JFY Int'l Inc., etc.)	Mijack Corp % Kindergeran	warehouse/light industrial building	4.75	Light Industrial A	
128	32	491-497 Jomike Court	Mnt Valley Spring/Components & Controls Inc.	Jomike Corp J. Kindergeran	warehouse/light industrial building	1.97	Light Industrial A	
128	33	455 Washington Ave	Consolidated Carpet / Metropolitan Exposition / Unity Van Lines	Newtown Creek Holding LLC	warehouse/light industrial building	3.08	Light Industrial A	
128	34	401 Washington Ave	Capelli GMA	GMA Group/W. Malouf	warehouse/light industrial building	7.08	Light Industrial A	
128	35	395 Washington Ave	Econolodge	395 Washington Ave Assoc	commercial/hotel	0.38	Light Industrial A	
128	36	395 Washington Ave	Econolodge	395 Washington Ave Assoc	commercial/hotel	0.38	Redevelopment Area	
128	37	369 Washington Ave	Sweet Water Seafood	Joseph Niece	warehouse/light industrial building	1.77	Redevelopment Area	
128	38	333 Washington Ave	Machine Shop	A Sommer Family LLC	warehouse/light industrial building	0.34	Redevelopment Area	Yes
128	39	333 Washington Ave	Leframe	A Sommer Family LLC	warehouse/light industrial building	3.29	Redevelopment Area	Yes
128	40	333 Washington Ave	Leframe	A Sommer Family LLC	warehouse/light industrial building	0.24	Redevelopment Area	Yes
128	41	345 Washington Ave	Machine Shop	A Sommer Family LLC	warehouse/light industrial building	1.46	Redevelopment Area	Yes
128	43	197 Washington Ave	Costello & Son	Teaneck Realty Inc/C. Hiliboki	warehouse/light industrial building	0.88	Redevelopment Area	
128	44	197 Washington Ave	Nam Knights/Costello & Son	Teaneck Realty Inc/C. Hiliboki	warehouse/light industrial building	1.01	Redevelopment Area	
128	45	325 Washington Ave	National Air Filter	Borghoff (Trustee), Eugene L	warehouse/light industrial building	1.14	Redevelopment Area	
128	46	325 Washington Ave	National Air Filter	Borghoff, D. J. E. & E.	warehouse/light industrial building	0.81	Redevelopment Area	
01	1	485-487 Washington Ave	Eagle Nutritional/Metro Fire & Safety	Jomike Corp	warehouse/light industrial building	1.90	Redevelopment Area	
	1	440 Barell Ave	Sheet Metal Workers Local 25	Sheet Metal Workers	warehouse/light industrial building	0.96	Light Industrial A	
29	2	450 Barell Ave	J.L.C Footwear Vikings	Barell Avenue I LLC/M. Fabien	warehouse/light industrial building	1.01	Light Industrial A	
129	3	462 Barell Ave	Hycrete/Elisses/National Die	Muscarelle & Co.	warehouse/light industrial building	2.32	Light Industrial A	
129	4	472 Barell Ave	Prestige Fur./Stol USA Inc/M&A United Sales	Cephren Carlstadt	warehouse/light industrial building	1.77	Light Industrial A	
129	5	482 Barell Ave	Orchard & Lion Yarn	Barell Avenue I LLC/M. Fabien	warehouse/light industrial building	1.89	Light Industrial A	
129	7	217 Washington Street	C & W Unlimited / Action Bicycle USA/ Joy Clothing Corp	Barell Avenue II LLC/M. Fabien	warehouse/light industrial building	2.65	Light Industrial A	
129	8	217 Washington Ave	Metro International Distributors, Inc	Perez, Carlos E., Etals.	warehouse/light industrial building	2.14	Light Industrial A	
129	9	Street A	Vacant Land	Ditobarbi Carlstadt	warehouse/light industrial building	0.38	Light Industrial A	
129	10	217 Washington Ave	Private Rd	SFW Acquisition Llc	warehouse/light industrial building	0.30	Light Industrial A	
129	20	Street A	Private Rd	Ditobarbi & Co.	warehouse/light industrial building	1.87	Light Industrial A	
130	1	605 Washington Ave	Carnegie Deli Products	Milmar Enterprises Inc/M Parker	warehouse/light industrial building	0.56	Light Industrial A	
130	2	605 Washington Ave	Carnegie Deli Products	Milmar Enterprises Inc/M Parker	warehouse/light industrial building	0.31	Light Industrial A	
130	3	615 Washington Ave	Printing Post	Masdel Ent., LLC/c/o Carnegie Deli	warehouse/light industrial building	0.21	Light Industrial A	
130	4	1 Avenue A	Interline Brands	Ditobarbi Carlstadt	warehouse/light industrial building	0.81	Light Industrial A	
130	5	625 Washington Ave	Mada Medical	625 Washington Ave Corporation	warehouse/light industrial building	1.23	Light Industrial A	
130	6	645 Washington Ave	East Side Ale House	El Cervantes Inc	warehouse/light industrial building	1.24	Light Industrial A	
130	7	401 Meadow Lane	Secure Fastener Tool Co.	Matthews (Trste), Stephen A	warehouse/light industrial building	0.47	Light Industrial A	
130	8	435 Meadow Lane	Ferrum Industries Inc./Textol Systems	435 Meadow Lane Realty LLC	warehouse/light industrial building	0.48	Light Industrial A	
130	9	455 Meadow Lane	Earth The Bault / Union Canvas Products Co.	Mollinick Realty	warehouse/light industrial building	0.75	Light Industrial A	
130	10	465 Meadow Lane	Bayrock Natural Stone LLC	Terreno 465 Meadow LLC	warehouse/light industrial building	0.72	Light Industrial A	
130	11	495 Meadow Lane	Polyair	Amb Property Corporation	warehouse/light industrial building	3.16	Light Industrial A	
130	12	655 Washington Ave	Lakeland Laboratory Inc.	Washington East Realty LLC	warehouse/light industrial building	1.05	Light Industrial A	Yes
130	13	665 Washington Ave	Vacant Buildings (Industrial Lacquers)	Washington East Realty LLC	warehouse/light industrial building	1.74	Light Industrial A	Yes
130	14	217 Washington Ave	CR Trucking Express / JSA	Ditobarbi Carlstadt	warehouse/light industrial building	0.97	Light Industrial A	
130	15	1 Street A	Shawnee Transportation	Ditobarbi Carlstadt	warehouse/light industrial building	0.90	Light Industrial A	
130	16	2 Street B	Exreme Trucking	Ditobarbi Carlstadt	warehouse/light industrial building	2.76	Light Industrial A	
130	18	3 Street A	Wrag-Time Transportation	Ditobarbi Carlstadt	warehouse/light industrial building	2.41	Light Industrial A	
130	19	Street A	Parking Lot for C&W Unlimited / Action Bicycle USA	Hanna Frank	warehouse/light industrial building	1.16	Light Industrial A	
131	1	400 Meadow Lane	Lacka Lock and Safe Corp	Klatskin, Charles	warehouse/light industrial building	0.35	Light Industrial A	
131	2	440 Meadow Lane	Tec-Cast	Klatskin, Charles	warehouse/light industrial building	0.60	Light Industrial A	
131	3	460 Meadow Lane	B&H Distribution LLC	Klatskin, Charles	warehouse/light industrial building	0.59	Light Industrial A	
131	4	480 Meadow Lane	Phita Intl. Corp	Klatskin, Howson Algraphy Bldg	warehouse/light industrial building	1.92	Light Industrial A	

**FIGURE 1 - LOCATION MAP**  
**Block 128: Lots 1-3, 8, 22-27, 29-41 & 43-46; Block 128.01, Lot 1; Block 129, Lots 1-5, 7-10 & 20;**  
**Block 130, Lots 1-16 & 18-19; and Block 131, Lots 1-4.**



**FIGURE 2 – EXISTING ZONING MAP**  
 Block 128: Lots 1-3, 8, 22-27, 29-41 & 43-46; Block 128.01, Lot 1; Block 129, Lots 1-5, 7-10 & 20;  
 Block 130, Lots 1-16 & 18-19; and Block 131, Lots 1-4.



# **EXECUTIVE SESSION**

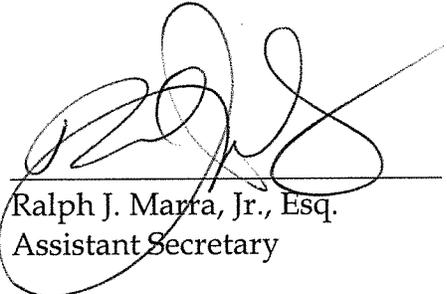
RESOLUTION 2018-22

**RESOLUTION AUTHORIZING THE  
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY  
TO CONDUCT A MEETING TO WHICH  
THE GENERAL PUBLIC SHALL NOT BE ADMITTED**

**BE IT RESOLVED** by the New Jersey Sports and Exposition authority ("Authority") that it shall conduct a meeting to which the general public shall not be admitted to discuss personnel matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

**BE IT FURTHER RESOLVED** that the time when such discussions may be disclosed to the public shall be when and as such disclosure may be made without adversely affecting the Authority's pending and/or anticipated legal, personnel, contractual matters and other matters within the exceptions provided for by the statute.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of June 21, 2018.



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

RESOLUTION 2018-23

**RESOLUTION AUTHORIZING THE FILING OF A REQUEST FOR A  
45-DAY EXTENSION OF TIME TO ISSUE A FINAL AGENCY DECISION**

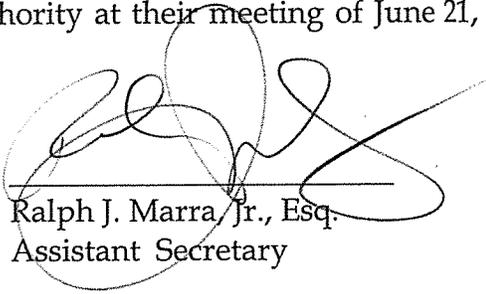
**WHEREAS**, the New Jersey Sports and Exposition Authority may transmit contested cases to the Office of Administrative Law (OAL); and

**WHEREAS**, on June 1, 2018, the OAL issued an initial decision in the matter of *Scannell Properties #181, LLC v. New Jersey Sports and Exposition Authority* and the Authority has 45-days from receipt of the initial decision to either adopt, modify, or reject it; and

**WHEREAS**, the Authority may request from the Director of the Office of Administrative Law a 45-day extension in time for filing a final decision.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Authority hereby approves, authorizes and directs the President and CEO of the Authority to request a 45-day extension for issuing the final decision to fully review the record in this matter and to accommodate the meeting schedule of the Authority.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of June 21, 2018.



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