



**REGULAR SESSION BOARD MEETING  
REMOTE VIA ZOOM**

DATE: April 23, 2020  
TIME: 10:00 a.m.  
PLACE: Remote via Zoom  
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  
Michael Griffin, NJ State Treasurer's Representative  
Woody Knopf, Member  
Steven Plofker, Member  
Anthony Scardino, Member  
Louis J. Stellato, Member  
Robert Yudin, Member

**Absent:**

Michael Gonnelli, Member  
Andrew Scala, Member

**Also Attending:**

Christine Sanz, Senior Vice President/Chief Operating Officer  
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs  
Adam Levy, Vice President of Legal & Regulatory Affairs  
Sara Sundell, Director of Land Use Management and Chief Engineer  
Steven Cattuna, Chief of Staff  
Lisa LeBoeuf, Senior Legal Specialist  
Rudy Rodas, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal

Chairman Ballantyne called the meeting to order.

- I. Opening Statement – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
  
- II. Roll Call

Chairman Ballantyne began the meeting by saying thank you, on behalf of the entire Board of Commissioners, to all of the healthcare workers, police officers, fire fighters, and first responders working on the front lines during this pandemic.

He stated that it is with great sadness that he reports the deaths of Dr. Francis Molinari and John Ferrarella, two NJSEA health care professionals who worked to help others at the Meadowlands Sports Complex and in their communities. Like so many of our neighbors, both of these men contracted the Coronavirus which led to their untimely deaths.

The Chairman spoke about Dr. Francis Molinari, a Kearny resident, who died on April 9 at the age of 70. He explained that he was known to the staff as Dr. Frank and that he worked for the NJSEA Medical Department for more than 35 years. He loved being a physician and helping people during concerts and horse racing events. He further spoke about how Dr. Molinari especially loved working at the track, where the horsemen and track staff all grew to know and love Dr. Frank. His colleagues at the NJSEA loved and respected him, recalling the skill and grace with which he performed his job and how they often came to him for advice. The Chairman stated that in addition to the NJSEA, Dr. Molinari also worked for Hudson County, at Clara Mass Medical Center in Belleville, and had a private practice in Belleville. He made a tremendous impact on numerous people's lives and will be sorely missed by family, friends and co-workers.

President Prieto spoke about John Ferrarella, a part-time NJSEA EMT for 15 years who passed on April 14, also at age 70. President Prieto explained that John, a Wayne resident, is remembered by his colleagues at the Authority as a big man with a bigger heart, beloved by all who knew and worked with him. The President stated that as a retired Captain in the Paterson Fire Department and a Marine veteran, John was a resourceful, knowledgeable, go-to guy. Known as Cappy and unmistakable for his handlebar mustache, he loved his family and talked about his sons and wife all the time. President Prieto spoke on how John came to the NJSEA highly recommended for setting up Paterson's EMS system. He also served as an EMT coordinator at Passaic County Community College and an instructor at the Bergen County Law & Public Safety Institute. He had an incredible passion for motorcycles and was a riding instructor at Fairleigh Dickinson University. President Prieto stated that the NJSEA extends its condolences to his family. He also stated that in the words of NJSEA Chief of Medical Services Fran Guthrie, he will be missed by all of us, our irreplaceable Cappy.

Chairman Ballantyne stated that it is with heavy hearts that we salute the bravery and service of Dr. Frank Molinari and John Ferrarella. He asked for all to observe a moment of silence to remember these beloved members of our team.

### **III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS**

Chairman Ballantyne presented the minutes of the Special Session Board Meeting held on February 6, 2020.

Upon motion made by Commissioner Scardino and seconded by Commissioner Fontoura, the minutes of the Special Session Board Meeting held on February 6, 2020 were unanimously approved.

Chairman Ballantyne presented the minutes of the Regular Session Board Meeting held on February 20, 2020.

Upon motion made by Commissioner Scardino and seconded by Commissioner Yudin, the minutes of the Regular Session Board Meeting held on February 20, 2020 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 and Professional Invoices for the months of February and March 2020.

Upon motion by Commissioner Scardino and seconded by Commissioner Fontoura, the cash disbursements over \$100,000 for the months of February and March 2020 were unanimously approved.

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

**V. APPROVALS**

Resolution 2020-12 Resolution Issuing a Decision on the Special Exception and Variance Application Submitted as Part of File No. 19-436 Int'l Longshoremens/T-Mobile & Sectorsite - Comm. Tower (Special Exception & Variance) - Block 452, Lots 16.01 & 17 in North Bergen.

Ms Sundell stated that a zoning certificate application was submitted by T-Mobile Northeast, LLC and SectorSite, LLC for the premises located at 5000 West Side Avenue in North Bergen, which is within the District's Intermodal A zone. She further explained that the site contains an existing contractors' office building for the International Longshoremens' Union. Ms. Sundell explained that in 2015, as part of its North Central Reliability Project, PSE&G replaced a nearby PSE&G electrical transmission tower adjacent to West Side Avenue that housed T-Mobile cellular antennas. At that time, it was necessary for T-Mobile to temporarily relocate its telecommunications equipment to a fenced compound within an open space area on the subject site. She also explained that under this application, T-Mobile has applied for one special exception use and two bulk variances in connection with its proposal to establish as permanent the existing temporary telecommunications tower compound. Ms. Sundell indicated that T-Mobile has requested a special exception use for the installation of the 100-foot-tall communications transmission tower on the site. She also indicated that the two bulk variance requests result from the placement of the fenced wireless communications compound with a minimum setback of 17 feet from the unimproved 50<sup>th</sup> Street right-of-way, where a minimum front yard setback of 30 feet is required; and with a minimum setback of 18.1 feet from the easterly rear yard property line, where a minimum rear yard setback of 50 feet is required. Ms. Sundell stated that the permanent telecommunications tower and wireless communications compound will provide for the public good by continuing to ensure that the pre-existing coverage gap in T-Mobile's wireless communications service is closed, and to allow T-Mobile to provide seamless and reliable wireless service to the public in accordance with the Wireless Communications and Public Safety Act of 1999. She also stated that the fenced wireless

communications tower and compound will not negatively impact neighboring properties as the facility is located towards the rear of the site, behind the three-story contractors' office building that fronts on West Side Avenue. Ms. Sundell explained that the property has two front yards, along West Side Avenue and 50<sup>th</sup> Street. The reduced front yard setback is measured from the front yard along the 50<sup>th</sup> Street right-of-way, which is an unimproved paper street containing a drainage ditch and dense vegetation. The reduced rear yard setback is measured from the rear lot line adjacent to the NYS&W Railroad right-of-way. She also explained that the compound's placement within the required front and rear yard setbacks is based on the location of the available electric utility poles to the south of the site, which are required to power the facility, as well as the need to avoid negative impacts on existing parking spaces and vehicle circulation associated with the existing office building. She indicated that the site is not overdeveloped, as it contains well below the maximum lot coverage and has an excess of open space. Ms. Sundell stated that for these reasons and those stated in the recommendation, Staff is recommending the approval of the special exception use and two bulk variances.

Commissioner Yudin asked about the reduction in minimum setbacks. Ms. Sundell explained that the 50<sup>th</sup> street right of way is a paper street and will not be developed as a roadway and acts as a rear yard. Commissioner Dowd described the area and explained that there is no way to build a street.

Chairman Ballantyne presented Resolution 2020-12. Upon motion made by Commissioner Dowd and seconded by Commissioner Gluck. Resolution 2020-12 was unanimously approved by a vote of 12-0.

Resolution 2020-13 Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 18-422 – 1099 Wall Street Ventures, LLC – New Building (Hotel) & Variance/Subdivision – Block 228, Lots 1.01 & 1.03 in Lyndhurst

Ms. Sundell explained that the NJSEA received a zoning certificate application from BDG Hotels at Lyndhurst, LLC, for the construction of a 128-room hotel at 1099 Wall Street West in Lyndhurst, which is located in the District's Commercial Park zone.

Ms. Sundell also explained that the hotel is proposed on a site that contains two existing buildings—an office building on the western end of the site, which will remain, and a vacant bank building on the eastern end, which will be demolished to make room for the proposed hotel. Ms. Sundell stated that the applicant has requested one bulk variance to permit a vehicular use area and parking spaces at a 15-foot minimum setback within the 35-foot-wide required front yard setback along Wall Street West. She also stated that the site has several constraints which limit the conforming placement of the required parking spaces. She indicated that in particular, at the eastern end of the site where the lot depth narrows; there is an existing wetland area, which prevents the provision of a vehicular use area at a conforming 35-foot setback in front of the proposed hotel. Ms. Sundell also indicated that the proposed development meets all other zoning requirements, which is a good indicator that the site is not being overdeveloped. She stated that additionally, the proposed layout is an improvement over the existing conditions on the site, as the distance from the front yard property line to vehicular parking spaces will increase from an existing nonconforming four-foot setback to the

proposed fifteen-foot setback. Ms. Sundell stated that for these reasons and those stated in the recommendation; Staff is recommending the approval of this bulk variance.

Chairman Ballantyne presented Resolution 2020-13. Upon motion made by Commissioner Plofker and seconded by Commissioner Dowd. Resolution 2020-13 was unanimously approved by a vote of 12-0.

Resolution 2020-14 Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 19-508 – Hudson County/High Tech High School – Cell Tower (Use Variance) – Block 5, Lot 2.03 in Secaucus.

Ms. Sundell explained that the NJSEA received a zoning certificate application from the Hudson County Schools of Technology High Tech High School for the construction of a 155-foot-tall cell tower at its facility located at 1 High Tech Way. She further explained that the property is located within the District's Parks and Recreation zone, where communications transmission towers are not listed as a permitted use; therefore, the applicant has requested a use variance. Ms. Sundell stated that the tower is proposed to be located behind the existing high school facility, at a setback of approximately 1000 feet from the site's front property line near the intersection of High Tech Way and Paul Amico Way. She also stated that there is currently a gap in reliable wireless telecommunications coverage at the subject high school site and in the surrounding area, which limits emergency response coverage. Ms. Sundell indicated that the proposed facility will enhance the public health, safety, and general welfare through the improvement of area-wide wireless communications for the school on the subject site, for the local fire, police, and emergency services, and for the general public, including those travelling along the adjacent NJ Turnpike. She explained that the telecommunications facility will not be detrimental to the environment or area aesthetics, and it has been designed to allow for future co-location by other carriers, as required by the District Zoning Regulations. She stated that for these reasons and those stated in the recommendation; Staff is recommending the approval of the use variance.

Chairman Ballantyne presented Resolution 2020-14. Upon motion made by Commissioner Dowd and seconded by Commissioner Scardino. Resolution 2020-14 was unanimously approved by a vote of 12-0

## **VI. AWARDS/CONTRACTS**

Resolution 2020-15 Resolution Authorizing the President and CEO to enter into a Contract for the Preparation of the Meadowlands District Transportation Plan Updates 2045 (File no. SP-767).

Ms. Sundell explained that in 2005, the Hackensack Meadowlands Transportation Planning District Act established all lands within the District as the Meadowlands Transportation Planning District. She also explained that the Act required the creation of a comprehensive Transportation Plan to identify transportation projects and associated funding need to sustain future economic growth. Ms. Sundell stated that it also allowed the NJSEA to assess fees on future District development based upon a technical analysis of its projected impact upon the transportation system. She also stated that the initial

Meadowlands District Transportation Plan 2030, was adopted in 2007. Ms. Sundell indicated that the NJSEA issued a Request for Proposals for the preparation of the Meadowlands District Transportation Plan 2045. She also indicated that the updated plan will revise the District transportation model, identify transportation needs, recommend and estimate costs of improvements over a timeframe that reaches to the year 2045. Ms. Sundell stated that in response to the RFP, the NJSEA received two proposals. She noted that one of the two submissions was later rejected under the terms of the RFP, due to potential conflicts of interest arising from a team member's involvement in two pending litigation cases to which the NJSEA is a party. Ms. Sundell stated that the evaluation team evaluated the remaining proposal from AECOM Technical Services, Inc. (AECOM) and determined that it meets the submission and technical requirements set forth in the RFP. She also stated that staff recommends that this contract for professional services be awarded to AECOM.

Commissioner Yudin asked that when passed, does this become part of the Master Plan. Ms. Sundell explained that it does not become part of the Master Plan; it becomes part of the District Planning document and that it is done under the separate Transportation Planning Act. Ms. Sundell further explained that they are not included in each other. She indicated that the District's Transportation Plan will play off of what was recommended in the Master Plan and the Master Plan recognizes the fact that there is a District Transportation Plan out there. She also indicated that they are two separate things, they are not incorporated into each other, but they do recognize each other.

Commissioner Yudin then asked what if there is a conflict between the Transportation Study and the Master Plan.

President Prieto explained that the Master Plan has a traffic portion which includes circulation in the District and it is taken into account by the Traffic Study, so it will not be in conflict. He also explained that the Traffic Study uses the Master Plan as a starting point, and then makes the recommendations.

Mr. Leanza explained that there can't be conflict. The most that can happen is that the Traffic Study will show that the uses as approved by the Master Plan may create some bottlenecks, or something like that, and then it could be addressed on a case-by-case basis, but it won't necessarily require changing of the Master Plan.

Commissioner Plofker explained that the Master Plan does not create any zoning for the District. It is just a blueprint of where it is thought the progress should occur. He then explained that if there is a conflict it is okay. He also explained that if there is new data that contradicts what was thought to happen in the Master Plan then the new data is simply used in making decisions on transportation or anything else. The Master Plan is a document that's adopted every ten years and so it's inherent, things change within the ten years, but there is no requirement or even expectation that it be amended, because it really doesn't affect much other than laying a blueprint out for the direction things are thought to be heading.

Chairman Ballantyne presented Resolution 2020-15. Upon motion made by Commissioner Dowd and seconded by Commissioner Scardino. Resolution 2020-15 was unanimously approved by a vote of 12-0

Resolution 2020-16 Resolution Authorizing the Negotiation and Execution of a Contract with SCS Engineers for Professional and Field Services Related to the Closure of the Keegan Landfill.

Mr. Levy explained that the resolution is to negotiate and enter into a contract with SCS Engineers for field services. Mr. Levy explained that the agency is under an ACO with respect to closure and capping requirements at the Keegan Landfill. He went on to explain that the ACO imposes strict deadlines and milestones. Mr. Levy stated that the agency will continue services with SCS Engineers as they have provided excellent services to date on this project. Mr. Levy explained the agency would move forward under exceptions required for bidding due to public exigency. He also explained that the ACO imposes strict deadlines and has a public health and safety requirement as per the DEP and that the agency needs to move forward as quickly as possible. Mr. Levy stated that the engagement with SCS Engineers will include provision of professional services in support of NJDEP permitting, final closure construction, Gas Collection and Control System O&M, regulatory compliance, and post closure care. Mr. Levy indicated that this is not the only services required at Keegan Landfill. He explained that bidding for actual construction work for the final cap will be forth coming which is part of the regulatory schedule imposed by DEP. Mr. Levy stated that the appropriation is for an amount not to exceed \$2,750,000 for a period of two years. He also stated that this will cover the amount of time to finalize the closure and capping of the landfill.

Chairman Ballantyne presented Resolution 2020-16. Upon motion made by Commissioner Gluck and seconded by Commissioner Scardino. Resolution 2020-16 was unanimously approved by a vote of 12-0

**VII. PUBLIC PARTICIPATION - None**

Chairman Ballantyne stated that regarding the NJSEA's operations over the past month, the staff has done an outstanding job in ensuring the business continuity of the agency. He thanked them, those working remotely and in the office, for quickly adapting to the new work environment we find ourselves in. The Chairman also acknowledged those working maintenance in keeping the office environment at NJSEA safe. The Chairman thanked Ms. Sundell and Mr. Levy for guiding the Commissioners through today's meeting.

**VII. EXECUTIVE SESSION**

Chairman Ballantyne stated that there is no need for Executive Session.

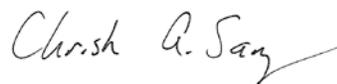
The Chairman wished everyone the best and that everyone stays safe. The Chairman expressed that he was happy to hear Commissioner Fontoura and his wife are doing well.

**VIII. ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Stellato and seconded by Commissioner Fontoura will all in favor.

Meeting adjourned at 10:36 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 Remote Board Meeting held on April 23, 2020.



**Christine Sanz**  
**Assistant Secretary**

April 23, 2020 -Remote Board Meeting

Commissioner	Roll Call	2020-12	2020-13	2020-14	2020-15	2020-16
Ballantyne, Chairman	P	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--
Knopf	P	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y
Scala	--	--	--	--	--	--
Scardino	P	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y	Y

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