



**REGULAR SESSION BOARD MEETING
MINUTES
REMOTE VIA ZOOM**

DATE: April 22, 2021
TIME: 10:00 a.m.
PLACE: Remote via Zoom
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman
Vincent Prieto, President and CEO
Michael H. Gluck, Esq., Member
Michael Griffin, NJ State Treasurer's Representative
Woody Knopf, Member
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:

Robert Dowd, Member
Armando Fontoura, Member
Michael Gonnelli, 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
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
Brian Aberback, Public Information Officer
Terry Doss, Co-Director of Environmental Research and Ecological Restoration
Lauren LaRusso, Governor's Authorities Unit
Colleen Mercado, Senior Operations Administrator

Vice Chairman Buckelew called the meeting to order.

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

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes from the March 25, 2021 Regular Session Board meeting.

Upon motion made by Commissioner Gluck and seconded by Commissioner Scardino the minutes of the Regular Session Remote Board Meeting held on March 25, 2021 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of March 2021.

Upon motion by Commissioner Scardino and seconded by Commissioner Buckelew the cash disbursements over \$100,000 for the month of February 2021 were unanimously approved.

IV. SPECIAL PRESENTATION

Chairman Ballantyne wished everyone a Happy Earth Day. He said that Terry Doss, Co-Director of Environmental Research and Ecological Restoration would be providing an update on some recent changes that have been observed throughout the District. He commented that he thought everyone would be pretty excited about the local wildlife that is visiting the District and noted that with the start of spring comes some of NJSEA's popular public events, which he said Ms. Doss would also be discussing.

President Prieto stated that the events that were coming up were top notch; and NJSEA staff has so much knowledge, along with the Bergen County Audubon Society and Hackensack Riverkeeper, that make these exciting and learning events worthwhile. He said everyone should make sure to get out to see the picturesque sites that are at the NJSEA and Meadowlands.

Commissioner Scardino said that Ms. Doss would be discussing the public outreach of the NJSEA and would be including more detail about the Authority's new MOTUS Wildlife Tracking System funded by the Bergen County Audubon Society; as well as some amazing news about the District avian population. He commented that the Meadowlands is often referred to as a hidden gem but he reminded everyone that less than fifty years ago it was a refuge for filth – a garbage wasteland. He added that a major part of Earth Day celebrations is the recognition of so many dedicated volunteers and their efforts to restore to nature what mankind nearly destroyed.

Ms. Doss shared a video presentation and spoke on the environmental initiatives, public programs and wildlife happenings. She spoke about the following harbingers of spring in the Meadowlands:

- Tree swallows – She noted that due to loss of habitat and competition for nesting places, NJSEA installs nesting boxes throughout the District to prepare for their arrival. She said that several boxes had been purchased by Bergen County Audubon Society and given to 5th and 6th grade art club students of Robert Waters School in Jersey City who designed and painted the boxes and gifted them to the NJSEA;
- Osprey – she spoke about a pair of osprey that had showed up in the District a few weeks ago and found that their long-used nest occupied by a pair of eagles. She said the osprey then built a nest on a utility pole, which had live wires. She acknowledged PSE&G who had carefully removed the osprey away from the nest, lowered the nest, insulated the wires and then moved the nest back up.

- Eagles – she noted that a pair of eaglets were observed in an old osprey nest on Berry’s Creek in Lyndhurst and also at the Williams site in Carlstadt. She said that this was the first time eagles had successfully bred in the Meadowlands.
- Great horned owls in Secaucus – she noted that this was the second year in a row that they have been successfully breeding in the.

Ms. Doss provided an update on:

- Bird banding
- Meadowlands Breeding Bird Atlas
 - fieldwork to start in June
 - webinar held for potential volunteers and over 40 volunteers have signed up
 - second webinar to be held to start assigning tasks.
- MOTUS Wildlife Tracking System
 - on the schedule to be erected on April 30th

Ms. Doss mentioned some of the NJSEA’s upcoming events:

- Walk at Erie Landfill
- Make a Difference Day
- Butterfly Day
- Birdfest

She stated that they were in the early stages of the restoration process in the Meadowlands and there was still a long way to go. Ms. Doss concluded by saying that she looked forward to talking more about the economic side such as the Meadowlands in-lieu fee program and potential carbon sequestration markets, which would steer funds to prioritized restoration projects.

Commissioner Scardino thanked Ms. Doss for a terrific presentation. He then introduced Brian Aberback who presented a drone video that was produced by the Record Newspaper and highlighted DeKorte Park. He said the video captured the essence and beauty of the park. After watching the video, Commissioner Scardino said that he would encourage every Commissioner take the opportunity to enjoy a pontoon tour through the Meadowlands.

Mr. Aberback commented on the anomaly of seeing the turnpike and the trucks going along in the background, which when walking around the park you do not hear. He said that this shows the fragility of the unique urban ecosystem.

Chairman Ballantyne thanked Mr. Aberback for sharing the wonderful video.

Ms. Doss then answered a few questions from Chairman Ballantyne regarding the nesting eagles in the Meadowlands.

V. PUBLIC PARTICIPATION ON RESOLUTIONS - None

VI. APPROVALS

Resolution 2021-11 Consideration of a Resolution Authorizing NJSEA Staff to Investigate the Redevelopment Potential of Properties Identified as Block 84–Lots 2, 3, 4, 7, 8.01, 10, & 13 in the Borough of Carlstadt, New Jersey File No. SP-770

Ms. Sundell explained that Russo Meadowlands Park, LLC had submitted a petition requesting that the NJSEA investigate the redevelopment potential of its vacant property located at Block 84, Lot 2, in Carlstadt. She stated that the petition also included a copy of a Resolution passed by the Borough of Carlstadt requesting that NJSEA include the subject property in the District's Paterson Plank Road Redevelopment Area. She noted that upon review of the petition, NJSEA staff believed that the subject property, as well as additional warehouse/industrial parcels in its vicinity, may contain characteristics that merit investigation for potential redevelopment opportunities and that the seven properties within the subject study area have an overall acreage of approximately 28.6 acres. She stated that the basis for the investigation stems from access constraints and both site-specific and regional environmental concerns; and that there were no residential uses within the study area or in its immediate vicinity. Ms. Sundell said that NJSEA staff prepared a preliminary analysis of the subject area and is requesting authorization from the Board of Commissioners to conduct an in-depth investigation to determine whether the properties meet the criteria to be deemed in need of redevelopment, in accordance with the regulations at N.J.A.C. 19:3-5.2(a), and to hold a public hearing on the matter. She added that if the petitioner's property is determined to be an area in need of redevelopment, Russo Meadowlands Park, LLC proposes to construct a modern warehousing and distribution facility on its vacant parcel.

Chairman Ballantyne presented Resolution 2021-11. Upon motion made by Commissioner Buckelew and second by Commissioner Scardino Resolution 2021-11 was unanimously approved by a vote of 11-0.

VII. CONTRACTS/AWARDS - None

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION - Chairman Ballantyne stated that there was no need for Executive Session.

Before adjourning, Commissioner Yudin asked for an update on the matter of ATV's trespassing at Little Ferry.

Ms. Sanz responded that she was happy to report that progress had been made. She stated that MERI would be installing cameras to assist NJSEA and Little Ferry in making sure that people aren't improperly using the site and that the cameras would be of great help to everyone in making sure there isn't any improper use of ATV's at the site. She also noted that staff recently had interaction with the conservation officers as it related to fishing issues at DeKorte Park.

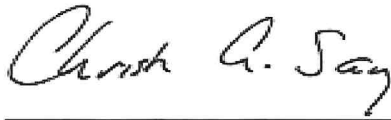
Commissioner Yudin thanked Ms. Sanz and requested that the Board be kept up to date on this matter. He said that he would like to see the time when NJSEA can report that the enforcement is taking place and that the trespassing of the ATV's at the site has ceased.

IX. ADJOURNMENT

With no further business, motion was made to adjourn by Commissioner Gluck and seconded by Commissioner Scala with all in favor.

Meeting adjourned at 10:30 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 22, 2021.



Christine Sanz
Assistant Secretary

April 22, 2021

Commissioner	Roll Call	2021-11
Ballantyne, Chairman	P	Y
Buckelew, Vice Chairman	P	Y
Prieto	P	Y
Dowd	--	--
Fontoura	--	--
Gluck	P	Y
Gonnelli	--	--
Knopf	P	Y
Plofker	P	Y
Scala	P	Y
Scardino	P	Y
Stellato	P	Y
Yudin	P	Y
Treasury Rep Griffin	P	Y

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