



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

DATE: February 25, 2021
TIME: 10:00 a.m.
PLACE: Remote via Zoom
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

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
Andrew Scala, Member
Anthony Scardino, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:

John Ballantyne, Chairman
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
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Brian Aberback, Public Information Officer
Dr. Angela Cristini, Director of Meadowlands Environment Center
Lauren LaRusso, Governor's Authorities Unit
Colleen Mercado, Senior Operations Administrator

Vice Chairman Buckelew called the meeting to order.

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

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Vice Chairman Buckelew presented the minutes from the January 28, 2021 Regular Session Board meeting. Commissioner Yudin stated that a typographical error needed to be addressed and corrected on the January 28, 2021 minutes. The correction was noted and will be made to the minutes.

Upon motion made by Commissioner Scardino and seconded by Commissioner Dowd the minutes of the Regular Session Remote Board Meeting held on January 28, 2021 were unanimously approved with the correction noted by Commissioner Yudin.

Vice Chairman Buckelew presented the minutes from the December 17, 2020 Executive Session Board meeting.

Upon motion made by Commissioner Scala and seconded by Commissioner Scardino the minutes of the Executive Session Remote Board Meeting held on December 17, 2020 were unanimously approved.

Vice Chairman Buckelew presented the minutes from the December 30, 2020 Executive Session Board meeting.

Upon motion made by Commissioner Dowd and seconded by Commissioner Plofker the minutes of the Executive Session Remote Board Meeting held on December 30, 2020 were unanimously approved.

Vice Chairman Buckelew presented the report of cash disbursements over \$100,000 for the month of January 2021.

Upon motion by Commissioner Yudin and seconded by Commissioner Dowd the cash disbursements over \$100,000 for the month of January 2021 were unanimously approved.

IV. SPECIAL PRESENTATION

Vice Chairman Buckelew stated there would be a special presentation by Dr. Angela Cristini, Director of the Meadowlands Environment Center. He said that over the past several months the agency has been focusing more and more on its environmental responsibilities and has been getting more publicity on the Environment Center.

Commissioner Scardino stated that the Meadowlands Environment Center was a partnership between NJSEA & Ramapo College that began in 2003. He said that the presentation ties in with the initiatives & goals of the NJSEA Science and Environment Committee, which is to disseminate to the public a better and more fully rounded understanding of what the Agency is all about. Commissioner Scardino went on to briefly describe some of the MEC programs and how they continued virtually throughout the pandemic. He stated that through the past 18 years, hundreds of thousands of students have experienced first-rate environmental education and it was safe to say that some of these students are now working as environmental scientists and naturalists. He concluded by saying that this was a testament to the incredible dedication and hard work of Dr. Cristini and her staff.

President Prieto said that he had the pleasure to drop in on some MEC classes, both inside the classroom and around DeKorte Park, and said that it was truly amazing to see how dynamic the educators are with the kids and the enthusiasm the students show in the lessons. He said he was very pleased to spotlight the work of Dr. Cristini and her educators at the MEC in raising awareness about the critical environmental importance of the Meadowlands.

Commissioner Scardino introduced Dr. Angela Cristini, Director of the Meadowlands Environment Center and Ramapo College of New Jersey's Interim Vice President for Institutional Advancement and Executive Director of the College's Foundation. He noted that Dr. Cristini has a national reputation as an expert in Science, Technology, Engineering and Mathematics (STEM) education for students, educators and the community and that she received her Ph.D. in Biology from the City University of New York and is also a Professor of Biology at Ramapo College of New Jersey.

Dr. Cristini thanked everyone for their kind words and then presented a slide show to the Board which highlighted the following areas and programs of the MEC:

- MEC serves 20,000 school students per year in over 98 school districts and 16 counties;
- Marsh Access programs serve students with special needs.

Dr. Cristini spoke of the Governor's latest initiative to infuse climate change education throughout the learning standards and noted how the MEC is meeting that goal:

- Teaches students how climate change works and how it impacts personal and public health;
- Provides hands-on lab and field activities to grades K -12 and the Gifted and Talented Convocation;
- Provides activities for Grades K - 12 at the Vertical Farm at MEC and aboard their Mobile Food Lab;
- Teaches students how to use the arts to address climate change and other universal themes.

Dr. Cristini provided examples of how the MEC continued providing environmental education during COVID-19:

- Virtual field trips/remote learning;
- Learning PODS;
- Remote learning via their website;
- G&T remote convocations via their You-Tube channel.

Dr. Cristini concluded her presentation by saying that the MEC has received over \$3,000,000 in environmental grant support. She thanked the Board for their support and said she looked forward to continuing their association.

Vice Chairman Buckelew thanked Dr. Cristini for a very interesting and enlightening presentation and bringing the Commissioners up to date on this very important subject.

President Prieto also thanked Dr. Cristini for their partnership and stewardship and said he couldn't say enough about this wonderful program.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS** - None

VI. **APPROVALS**

Resolution 2021-04 Consideration of a Resolution Issuing a Decision on the Bulk Variance Application submitted as part of File No. 20-249 Empire Properties/ Building Addition (Variance) Block 105, Lot 5, in the Township of South Hackensack; and Block 131.01, Lot 9 in the Borough of Carlstadt

Ms. Sundell stated that the owner of 17 Empire Boulevard, the property located in both South Hackensack and Carlstadt, submitted a zoning certificate application to construct a 3,700 square foot addition to its' existing 61,000 square-foot warehouse building. She said that the addition was being proposed to reorient its loading docks for more sufficient access for tractor trailers. She went on to say that the applicant had requested one bulk variance as part of its application, which is a result of the location of the addition that a minimum set back of 13.2 feet from the property's rear lot line where 75 feet is the minimum rear yard setback that is required in the Light Industrial A Zone. She specifically noted that the property has an irregular flag-lot configuration with a long narrow stem measuring 34 feet wide and 300 feet in length that connects the developed portion of the site to Empire Boulevard. That central stem serves as a driveway to access the site as well as providing access to the parking /loading areas for the two neighboring buildings on lots 3 and 4. In its' current condition the subject site contains eight loading doors within the 75-foot wide side yard along the building's easterly facade. When tractor trailers are parked at any of those existing loading doors they occupy the majority of the side yard and obstruct access to the area beyond the loading door in use. These existing operations cause a backup of trucks and the resulting cue results in negative impacts to the neighboring properties and public safety concerns for related to emergency access. The applicant is proposing to remove the eight existing loading doors and re-orient the direction of the loading spaces to a north-south direction by constructing the proposed addition that will have only five loading doors. The requested location of the addition is required in order to provide a vehicular use area needed in front of the proposed loading area in order to effectively accommodate the turning movements of trucks accessing the loading doors. She said that no other yard on the site has sufficient dimensions to accommodate a loading area for tractor trailers.

Ms. Sundell noted that at the public hearing the neighboring property owner at Lot 3 provided a public comment in support of the variance and she also noted that no objections were received. Ms. Sundell concluded by saying that for these reasons and those stated in the Recommendation, staff is recommending the approval of this bulk variance.

Vice Chairman Buckelew presented Resolution 2021-04. Upon motion made by Commissioner Yudin and seconded by Commissioner Plofker Resolution 2021-04 was unanimously approved by a vote of 12-0.

VII. EXECUTIVE SESSION

President Prieto stated a need to go into Executive Session for counsel to brief the Board on Resolution 2021-05. President Prieto read the Executive Session resolution into record.

Resolution 2021-06 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 the following matter:

- Deed Notices for Properties Leased Under ERC Ground Lease and Remediated by Ameream Management, LLC as Required by N.J.S.A. 58:10B-13.

Upon motion made by President Prieto and seconded by Commissioner Scardino, the Board went into Executive Session.

Executive Session commenced at 10:30 a.m.

Regular Session re-commenced at 10:45 a.m.

Upon re-entering Regular Session, President Prieto stated that he had some terrible news to share. He advised the Board of the recent passing of one of NJSEA's employees, Bernard Lanham who passed away last month after contracting COVID-19. He said that Bernard, a solid waste inspector, was only 64 years old and worked for NJSEA for 16 years. He went on to say that Bernard was a father, grandfather and that his family meant the world to him especially his granddaughter. He continued by saying that Bernard enjoyed fishing, taking road trips and rooting for his beloved Dallas Cowboys. He said Bernard was a great worker, dear friend and colleague that always had a big smile and kind word to say to all he encountered on the job. He will be sorely missed by his family and colleagues who remember him as a fun-loving person whose memory will always be cherished. President Prieto said that one of Bernard's colleagues said it best: "he was just one of those people that made everyone happier whenever he was around." President Prieto then asked for a moment of silence.

Resolution 2021-05 Consideration of a Resolution Authorizing the Execution of Deed Notices for Properties Leased Under the ERC Ground Lease and Remediated by Ameream Management, LLC as Required by N.J.S.A. 58:10B-13

Vice Chairman Buckelew presented Resolution 2021-05. Upon motion made by Commissioner Fontoura and seconded by Commissioner Dowd Resolution 2021-05 was unanimously approved by a vote of 12-0.

VIII. AWARDS/CONTRACTS - None

IX. PUBLIC PARTICIPATION

Mr. John Pinho of Harrison asked if there had been any update from NJDEP on the review of the Keegan capping.

Ms. Sanz responded that they did make the inquiry as requested and have been informed that the NJSEA closure plan application is under active review at the Department.

Before adjourning, Commissioner Yudin asked if there had been any progress made in regards to his inquiry at the last Board meeting to attempt to posting the property at Little Ferry property to prevent ATV's from trespassing and doing any environmental damage to the property and who would enforce the posting.

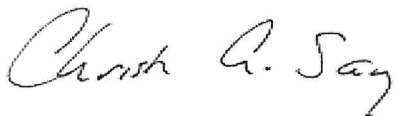
Ms. Sanz responded by saying that progress had been made and that staff had a very positive discussion with NJDEP. She stated that NJDEP has Conservation police officers who are very expert in the area of ATV trespassers and other ecological issues that staff is seeing in the District. She went on to say that staff had a very good first conversation on how to better police this issue as well as other issues. She said staff would be having a more formal meeting with the NJDEP staff to talk about all the steps that can be taken but in the meantime staff would continue to monitor the Losen Slote property as well as other properties and that hopefully as the weather gets nicer they will have better solutions or at least policing of these issues. Ms. Sanz advised Commissioner Yudin that she would update him and the Board as progress is made.

X. ADJOURNMENT

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

Meeting adjourned at 10:55a.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 February 25, 2021.



Christine Sanz
Assistant Secretary

February 25, 2021

Commissioner	Roll Call	2021-04	2021-05	2021-06
Ballantyne, Chairman	--	--	--	--
Buckelew, Vice Chairman	P	Y	Y	Y
Prieto	P	Y	Y	Y
Dowd	P	Y	Y	Y
Fontoura	P	Y	Y	Y
Gluck	P	Y	Y	Y
Gonnelli	--	--	--	--
Knopf	P	Y	Y	Y
Plofker	P	Y	Y	Y
Scala	P	Y	Y	Y
Scardino	P	Y	Y	Y
Stellato	P	Y	Y	Y
Yudin	P	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y

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