

MINUTES



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

DATE: May 27, 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
Robert 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:

Michael Gonnelli, Member

Also Attending:

Christine Sanz, Senior Vice President/Chief Operating Officer
Adam Levy, Vice President of Legal & Regulatory Affairs
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
Dr. Francisco Artigas, Co-Director of Environmental Research and Ecological Restoration
Brian Aberback, Public Information Officer
Brian Wlodawski, GIS Technician and Field Researcher
Lauren LaRusso, Governor's Authorities Unit
Colleen Mercado, Senior Operations Administrator

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
- III. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**
Chairman Ballantyne presented the minutes from the April 22, 2021 Regular Session Board meeting and noted that an amendment needed to be made on the minutes

correcting the motion approving the Cash Disbursements which indicated they were the February disbursements and should have read March Disbursements. The correction was noted and will be made to the minutes.

Upon motion made by Commissioner Gluck and seconded by Commissioner Scardino the minutes of the Regular Session Remote Board Meeting held on April 22, 2021 were unanimously approved with the correction noted by Chairman Ballantyne.

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

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

IV. SPECIAL PRESENTATION

Chairman Ballantyne advised there would be a special presentation by NJSEA GIS Technician and Field Researcher, Brian Wlodawski, on the NJSEA Drone Program. He said that this initiative entails the Authority deploying state-of-the-art drones to collect data on otherwise inaccessible areas of wetlands, ditches, and berms to identify debris, blockages and erosion. He added that the drone flights also assist both MERI and NJSEA Natural Resources Department in their work in helping preserve, protect and enhance the Hackensack Meadowlands' critical urban eco-system.

President Prieto thanked the drone team for their exceptional work. He commented that the pinpoint accuracy of the imagery and videos they produce are amazing; and a tremendous asset to the Authority. He stated that MERI had created a municipal drone program through which District municipalities can request imaging in their communities at no charge.

Commissioner Scardino said that the NJSEA is embracing leading technology to further its scientific and environmental research and habitat monitoring. He continued by saying that over 40 years ago the NJSEA office building and Environment Center were surrounded by contaminated water on one side and active landfills on the other; and today it is a restored living laboratory for how mankind and nature can work in harmony. He said that the unique insight and results we learn in the process are a scientific phenomenon. He stated that to date drone missions had been conducted in North Arlington, Rutherford, Secaucus, and Little Ferry. Commissioner Scardino introduced Brian Wlodawski. He noted that Mr. Wlodawski was instrumental in developing NJSEA's drone capabilities since the program's inception in 2016 and is an FAA certified drone pilot.

Mr. Wlodawski began his presentation by highlighting the NJSEA Property Management Information Web Access Program:

- provides staff access to the most recent imagery of open space property and Authority owned-property;
- contains over 4,000 acres imaged by drone;
- Natural Resource staff are able to access the program while working in the field and update information using their tablets;
- Assists with property maintenance

He discussed some of the many benefits and uses of the drone program:

- supports storm water management and flood control;
- assists in inspection of District tidegates and monitoring water levels;
- monitors water quality in the District;
- performs inspections of inaccessible ditches;

- monitors illegal dumping;
- identifies trespassing on Authority property;
- supports Solid Waste department with inspecting the flare and bird netting installed around the flare; and monitoring the fill and grading on the landfills;
- supports the CRS flood insurance discount program;
- many of the drone images are used for Authority's website, annual reports and brochures.

Mr. Wlodawski concluded his presentation by mentioning some future projects that were being looked into:

- remote water quality sampler
- thermal imaging
- wireless screen sharing capabilities

Commissioner Yudin addressed Mr. Wlodawski and asked the following questions relative to one of the slides in the presentation which showed ATV tracks on two Authority properties:

- are ATV's running illegally on the property?
- has the Authority in anyway dealt with illegal ATV's on the subject properties?
- shouldn't NJSEA start enforcing the ban of ATV's on all Authority properties and how do we do it like it is being done in Little Ferry?
- Shouldn't our professional staff start reaching out to police and any other law enforcement to enforce bans on ATV's on our property?

He said the NJSEA should start enforcing a ban of ATV's on all Authority property, just as it is doing in Little Ferry. He also asked Mr. Wlodawski if a procedure could be set up when flying a drone program and an ATV is spotted illegally on a property make immediate notification so that a helicopter could be launched, possibly through Port Authority. He asked if that kind of assistance would be helpful in catching the trespassers in the act and if this was something that could be looked into.

Mr. Wlodawski responded that staff could look into that type of procedure. He advised Commissioner Yudin that staff had set up time-lapsed cameras in a lot of these areas and they have been monitoring certain areas where they see fence lines have been broken.

Chairman Ballantyne also responding by saying that staff has been working diligently and doing everything in their power at this moment in time to really move forward and that the Authority has been working with conservation officers to hopefully have someone assigned directly in this area.

President Prieto stated that it is through this drone imagery that staff has been able to identify and address the ATV issue. He said that meetings have been set up with the Governor's office and DEP conservation officers; signage has been put up in these areas, and staff is diligently working on curtailing this problem.

Dr. Artigas also commented and said that MERI had deployed time-lapsed cameras at these locations and they are learning about the habits of the trespassers and building files of images of these individuals in the act. The drone is a great tool but the camera surveillance is a sure way to be able to identify the trespassers.

Commissioner Fontoura emphasized that the ATV's are a serious problem in every community in New Jersey and throughout the nation. He said that it is almost impossible to deal with and it is not an issue that can be dealt with as quickly as you think and a helicopter

can't be launched in 30 seconds. He stated that we need to be vigilant and have the state police's assistance in patrolling the areas. He concluded by saying that "we have to deal with this as best as we can and control it the best we can".

Chairman Ballantyne said that Mr. Wlodawski and CEO Sanz would look into seeing if there was any type of procedure that could be set up with the Port Authority to assist in identifying trespassing by ATV's.

Chairman Ballantyne thanked Mr. Wlodawski for a great presentation and complimented him on his design, build out and 3D printing of the water collection system.

Commissioner Scardino thanked Mr. Wlodawski for a truly fascinating presentation and gave compliments to Chairman Ballantyne and everyone involved in this program.

V. PUBLIC PARTICIPATION ON RESOLUTIONS - None

VI. APPROVALS

Resolution 2021-12 Consideration of a Resolution Issuing a Decision on the Suitability Recommendation as Required by the NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District – File No. 21-112, SOF/ Command Enterprises/100 Castle Rd -Addition/Variances Block 9, Lots 9 & 10, Block 10, Lot 11 in the Town of Secaucus

Ms. Sundell explained that NJSEA had received a zoning certificate application for the proposed construction of a 9,140 square foot addition to an existing structure located at 100 Castle Road in Secaucus. She stated that in accordance with the Interim Policies, the application was first forwarded to the Site Suitability Review Team for review. She said that the proposed addition was intended to be an expansion of the business support service use in the existing 104,120 square foot facility located on Block 9, Lots 9 and 10 and that the subject property was located within the Station Square zone of the Secaucus Transit Village Redevelopment Area. She noted that neighboring uses included industrial, warehouse and distribution facilities, and surface parking lots for train commuters. Ms. Sundell said that the future addition was proposed to be located between the main existing building and the adjacent NJ Transit Main Line tracks; and that the surrounding development pattern was not compatible with the siting of residential uses, due to the heavy reliance by industrial, warehouse and distribution facilities on trucking services to move products. She explained that trucks maneuvering on adjacent sites and in the streets result in safety concerns for pedestrians and render this site unfavorable to residential uses. She stated that the proximity of overhead PSEG electric transmission lines which span the site is not conducive to residential uses. She said that a residential structure could not be constructed on the subject property with a reasonable separation distance and appropriate buffering from the active industrial and distribution uses, and overhead transmission lines.

Ms. Sundell concluded by stating that the site suitability review team, including a representative from the Town of Secaucus, evaluated the site, and a suitability review was prepared indicating that 100 Castle Road, Block 9, Lots 9 and 10 was recommended to be deemed unsuitable for housing. She stated that Staff requests that the Board concur with the Review Team's recommendation that the site be deemed unsuitable for residential use.

Chairman Ballantyne presented Resolution 2021-12. Upon motion made by Commissioner Scardino and second by Commissioner Dowd Resolution 2021-12 was unanimously approved by a vote of 13-0.

Resolution 2021-13 Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as Part of File NO. 20-036 HV Rail LLC/6000 West Side Ave. – Building Material Yard & Facility (Use Variance) Block 453.01, Lot 5.012 in the Township of North Bergen

Ms. Sundell stated that Mr. Steve Caruso, of Quarry Management and HV Rail LLC, submitted an application to construct and operate a building material yard and facility at the premises located at 6000 West Side Avenue in North Bergen, which is located in the District's Intermodal A zone. She said that since the building material yard and facility was not a permitted use in the Intermodal A zone, the applicant had requested a use variance. She explained that the currently vacant property is bordered by an NYS&W Railway siding and rail line to the east, a transload facility operated by NYS&W to the south, and an undeveloped parcel to the north, with warehouse and distribution facilities located across the street on West Side Avenue. She noted that there were no residences in the area. She went on to explain that the applicant had negotiated with NYS&W to transport quarry materials by rail to the proposed facility from its source quarry in Pennsylvania and that the railcar-delivered quarry materials would be unloaded to the site via a series of conveyors, including a Telestacker, and transferred onto trucks by a front-end loader for delivery to end users. She stated that the applicant testified that the truck deliveries would be made during specific off-peak traffic hours. She said that the applicant's proposed operations are dependent upon access to a freight line, as they will receive delivery of products solely by rail, and alternate sites located with freight rail access in a zone that would permit the proposed use do not appear to be available in the vicinity. She noted that the delivery of product to the site via rail would eliminate dump truck trips on roadways between the Pennsylvania quarry and the North Bergen site, and the pick-ups and deliveries from the site would be limited to overnight hours to avoid conflict with the peak hour traffic on West Side Avenue. Ms. Sundell concluded by saying that the proposed building materials yard and facility would comply with the bulk requirements of the zone; however, the applicant would be required to demonstrate that it would meet the NJSEA performance standards for noise levels, which shall be a condition of approval of this recommendation.

She stated that Staff was recommending the conditional approval of this use variance to permit a building material yard and facility on this site, subject to the nine conditions listed in the recommendation, to ensure that the use does not have any detrimental impacts to the surrounding area.

Commissioner Yudin addressed Ms. Sundell and said that in reading her summary, it stated that the conveyor/telestacker could be used but could not exceed a height of 44 feet. He said it also stated that the Chief engineer was going to evaluate the alternative configurations of lowering that height. He asked if the height was lowered, would she lower the 44 foot maximum height requirement.

Ms. Sundell replied that the condition would not be changed, and stated that the 44 foot number was a "not to exceed" number, however, if the applicant could show that they have minimized the height, the NJSEA zoning certificate could be conditioned on that lower height.

Chairman Ballantyne presented Resolution 2021-13. Upon motion made by Commissioner Dowd and second by Commissioner Scardino Resolution 2021-13 was unanimously approved by a vote of 13-0.

VII. CONTRACTS/AWARDS - None

VIII. PUBLIC PARTICIPATION - None

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

Before adjourning, Commissioner Yudin asked whether the Authority was starting to look at going back to in-person meetings, following protocols, of course.

President Prieto replied that it was absolutely being looked at and that the Authority was waiting on guidance relative to public meetings from the State.

IX. ADJOURNMENT

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

Meeting adjourned at 10:48 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 May 27, 2021.



**Christine Sanz
Assistant Secretary**

May 27, 2021

Commissioner	Roll Call	2021-12	2021-13
Ballantyne, Chairman	P	Y	Y
Buckelew, Vice Chairman	P	Y	Y
Prieto	P	Y	Y
Dowd	P	Y	Y
Fontoura	P	Y	Y
Gluck	P	Y	Y
Gonnelli	--	--	--
Knopf	P	Y	Y
Plofker	P	Y	Y
Scala	P	Y	Y
Scardino	P	Y	Y
Stellato	P	Y	Y
Yudin	P	Y	Y
Treasury Rep Griffin	P	Y	Y

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