



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

DATE: November 18, 2021

TIME: 10:00 a.m.

PLACE: Remote via Zoom

**RE: REGULAR SESSION REMOTE 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

Arthur Kapoor, 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

Teresa Doss, Co-Director/Chief Restoration Scientist, Meadowlands Research & Restoration Institute

Brian Aberback, Public Information Officer

Janice Venables, 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. **SPECIAL RECOGNITION**

Chairman Ballantyne announced that Teresa Doss, Co-Director and Chief Restoration Scientist of NJSEA's Meadowlands Research and Restoration Institute was recently named a recipient of the Bergen County Audubon Society's Harold Feinberg Conservation Award for 2021. He stated that this recognition is given to those that exemplify tireless dedication to environmental work, and in Terry's case, right here in the Meadowlands. He congratulated Ms. Doss on this well-deserved acknowledgement.

President Prieto stated that this was a great honor for the Authority. He then read a statement prepared by Don Torino, President of the Bergen County Audubon: "This award was established to honor our unsung heroes that have given of themselves with little recognition and often with personal sacrifice to protect and preserve our local environment. There has never been anyone more deserving of this award than Terry Doss. Terry has brought the unique ecology of our beloved Meadowlands back to the forefront, with a deep understanding and caring of this diverse ecosystem and all the creatures that depend on it." President Prieto then congratulated Ms. Doss and said this award was well deserved.

Science and Environment Committee Chairman Scardino said that Mr. Torino continues to say that Terry has not only worked hard to improve the Meadowlands now and for future generations, but she has also passed on the importance of all of us working together to preserve our wetlands. He went on to say that Terry was an example, along with all of her colleagues, here in this unique experiment in environmental restoration. He said that the NJSEA is in the forefront of fostering initiatives, methodologies, and examples of ameliorating our current climate change challenge. He concluded by saying that Terry was right there in the forefront and he too congratulated and thank her.

Ms. Doss thanked everyone for their kind words. She said that this is her passion and she is thankful for this opportunity and to work with such talented staff.

IV. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**

Chairman Ballantyne presented the minutes from the October 28, 2021 Regular Session Remote Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Gluck, the minutes of the Regular Session Remote Board Meeting held on October 28, 2021, were unanimously approved.

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

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

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

VI. **APPROVALS**

Resolution 2021-28 Consideration of a Resolution Adopting the 2022 NJSEA Annual Schedule of Meetings

Chairman Ballantyne presented Resolution 2021-28. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, Resolution 2021-28 was unanimously approved by a vote of 13-0.

Resolution 2021-29 Consideration of a Resolution Issuing a Decision on the Suitability Recommendation as Required by the NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District - File No. 21-377, SOF/55 Meadow Holding/Hudson Regional Hospital – Bldg. Additions, Block 21, Lot 6 in the Town of Secaucus.

Ms. Sundell explained that the NJSEA received a zoning certificate application for the proposed construction of two additions to Hudson Regional Hospital located at 55 Meadowland Parkway in Secaucus. She stated that the subject property is located within the Commercial Park zone and is fully developed with an active hospital, inclusive of the building structure, necessary parking and loading facilities. She said that the existing hospital structure is proposed to be expanded by a 4,600 square foot addition on the south side to house ten additional operating rooms, and a 3,200 square foot addition on the north side to provide additional storage space. She went on to say that these limited areas, while available for upgrades to the regional public health facility, are not appropriate for the inclusion of residential uses. She said that constructing residential uses on the subject property could not be done in a manner that would provide appropriate distance and buffering between the different uses and that there is also insufficient area that's available to develop a critical mass of housing. She said that Staff evaluated the site and prepared a suitability review indicating that the subject property is recommended to be deemed unsuitable for housing and requests that the Board concur with the Review Team's recommendation at this time.

Chairman Ballantyne presented Resolution 2021-29. Upon motion by Commissioner Scardino and seconded by Commissioner Scala, Resolution 2021-29 was unanimously approved by a vote of 13-0.

Resolution 2021-30 Consideration of a Resolution Authorizing NJSEA staff to Investigate the Redevelopment Potential of the Property Identified as 9 Polito Avenue, Block 226, Lot 5.04 in the Township of Lyndhurst, New Jersey File No. SP-774.

Ms. Sundell explained that a petition had been submitted by John L. Molinelli, Esq., of Price, Meese, Shulman & D'Arminio, P.C, representing Polito Associates, LLC. She said that the petition is requesting that the NJSEA investigate the redevelopment potential of his client's property located at 9 Polito Avenue in Lyndhurst, which is currently located in the District's Commercial Park Zone and contains an existing 10-story office building, ancillary commercial space and parking structure. She stated that Staff prepared a preliminary analysis of the subject property and is requesting authorization from the Board to conduct an in-depth investigation to determine whether the property meets 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 concluded by saying that if the petitioner's property is determined to be an area in need of redevelopment, Polito Associates proposes to convert the existing office space to residential units, and build two residential additions on the site, to accommodate a total of 750 units.

Chairman Ballantyne presented Resolution 2021-30. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Fontoura, Resolution 2021-30 was unanimously approved by a vote of 13-0.

## VII. CONTRACTS/AWARDS

Resolution 2021-31 Consideration of a Resolution Authorizing the NJSEA to Enter into a Contract with Vault Medical Services for Covid-19 Testing Services.

Mr. Levy explained that Phase 3 of the Governor's Return to Office plan requires that NJSEA return to unrestricted worksite staffing levels on November 29, 2021 and provide regular testing for unvaccinated employees. He said that after a review of available options, it was determined that it was in NJSEA's best interest to engage Vault Medical Services for the administration of COVID-19 testing services. He also said that this selection was based, in part, on the existing statewide waiver allowing for the engagement of Vault for testing services through the New Jersey Department of Health. He explained that NJSEA had done its own procurement and contracting for these services and desires to invoke the emergency public exigency exception to public bidding requirements and enter into a contract with Vault. He noted that NJSEA would be billed at a rate of \$111.00 per test, which is the same rate negotiated by the State under the statewide waiver and that the contract would continue for the duration of the State's employee testing requirement. He concluded by saying that NJSEA would apply to FEMA for reimbursement of the cost of these services and would also apply to a New Jersey Department of Treasury program which provides funding for testing costs.

Commissioner Yudin stated that he had concerns with voting on this Resolution. He specifically noted that his concerns were not about the person not getting vaccinated due to religious or medical reasons but more about the person who, for whatever reason, including political, just does not want to get vaccinated or is refusing to get vaccinated. He wanted to make it clear that he favors vaccination for everyone. He said that he didn't understand the policy thinking behind this decision and stated the following concerns and questions:

- Why aren't the people that are refusing to get vaccinated being required to pay the testing fee instead of the cost being passed on to tax payers through FEMA?
- He was concerned that the Board was being required to vote on something that gave people a "bye" and a reason not to get vaccinated. He asked if the Board had a choice.
- He asked if the policy was concrete or did the State have the right to change the policy?
- He was concerned that by voting "yes" the Board was putting their stamp of approval of this policy.
- He asked whether there was a policy in place to dismiss an employee who continued to refuse to be vaccinated.

Ms. Sanz responded to Commissioner Yudin by saying that these policy decisions were made at the State level and not by the Authority; the Authority is just following the directive. She said the employees are not being required to be vaccinated and if they are not vaccinated, they will have to go through the testing protocols. She stated that the policy is that the Authority will be paying for these tests and there would be no cost to the employees.

Chairman Ballantyne said that Commissioner Yudin did not have to vote for this resolution and at this moment in time the Board was only voting on the contract with Vault Services for COVID-19 testing not the policy. He said that this was just one more safety mechanism to keep the employees safe and was not an opportunity to give someone a loop hole to get out of a vaccination. Chairman Ballantyne stated that he would encourage everyone to get vaccinated.

President Prieto also responded to Commissioner Yudin's concerns saying that he was not being forced to vote. He said that the State of New Jersey is giving recommendations for things NJSEA should be doing, as there are people who have not gotten vaccinated, have chosen not to or are just choosing to wait. He reiterated that the resolution being voted on was just for giving the approval to go into a contract to set up the testing. He concluded by saying that as NJSEA moves forward to the full opening of the offices on November 29<sup>th</sup>, the Authority is doing its due diligence to keep the employees safe.

Chairman Ballantyne presented Resolution 2021-31. A motion was made by Vice Chairman Buckelew and seconded by Commissioner Plofker. Commissioner Yudin requesting that a roll call be taken so that he could put an explanation of his vote.

Roll call:

President Prieto: Yes

Vice Chairman Buckelew: Yes

Commissioner Dowd: Yes

Commissioner Fontoura: Yes

Commissioner Gluck; Yes

Commissioner Griffin: Yes

Commissioner Plofker: Yes

Commissioner Scala: Yes

Commissioner Scardino: Yes

Commissioner Stellato: Yes

Commissioner Yudin: Yes, and requested that his concerns be specifically noted in the minutes.

Chairman Ballantyne: Yes

VIII. **PUBLIC PARTICIPATION** - None.

IX. **EXECUTIVE SESSION**

Chairman Ballantyne stated that there was no need to go into Executive Session.

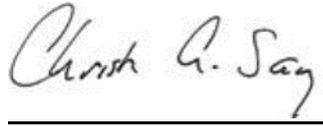
Before adjourning, Chairman Ballantyne thanked all of the staff for their hard work and dedication to NJSEA during the difficult past eighteen months; and wished everyone a very healthy and happy Thanksgiving.

X. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Gluck, seconded by Commissioner Plofker followed by 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 November 18, 2021.



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

November 18, 2021

Commissioner	Roll Call	2021-28	2021-29	2021-30	2021-31
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Kapoor	--	--	--	--	--
Knopf	P	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y

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