

# MINUTES



**SPECIAL SESSION BOARD MEETING**  
**Thursday, May 14, 2015**

DATE: Thursday, May 14, 2015  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ  
RE: SPECIAL MEETING MINUTES

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**Members in Attendance:**

Michael Ferguson, Chairman (via phone)  
Joseph Buckelew, Vice Chairman (via phone)  
Wayne Hasenbalg, Esq., President and Chief Executive Officer  
Robert Romano, NJ State Treasurer's Representative  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member (Via phone)  
Anthony Scardino, Member  
Robert Yudin, Member  
John Ballantyne, Member  
LeRoy Jones, Member (via phone)  
Steven Plofker, Member  
Andrew Scala, Member  
George Kolber, Member

**Also Attending:**

Giuseppina Copa, Vice President IT  
John Duffy, Vice President Engineering, Construction and Regulatory Affairs  
Amy Herbold, Assistant Counsel, Governor's Authorities Unit  
Ralph J. Marra, Jr., Esq. Sr. Vice President Legal and Governmental Affairs  
Jim Minish, Executive Vice President Facilities  
Helen Strus, Sr. Vice President Sales and Marketing  
George Zahn, Vice President Purchasing and Risk Management  
Marcia Karrow, Executive Director  
Christine Sanz, Chief Operating Officer/Chief Counsel  
Adam Levy, Director of Legal Affairs  
Thomas Marturano, Director  
Sara Sundell, Director, Land Use Management  
Francisco Artigas, Director of MERI  
Edward Bulmer, Director of Finance/Chief Financial Officer Fred Dressel, HMMC

President Hasenbalg called the meeting to order.

President Hasenbalg stated that the New Jersey Sports and Exposition Authority gave notice of the time, place, and date of this meeting by providing such notice to the Secretary of State for the State of New Jersey, The Star-Ledger, The Record, and other newspapers and by posting the notice at the offices of the Authority.

**I. APPROVAL OF MINUTES**

President Hasenbalg presented the minutes of the Board Meeting held on April 16, 2015.

Upon motion made by Commissioner Ballantyne and seconded by Commissioner Scala, the minutes of the Board Meeting held on April 16, 2015, were unanimously approved by a vote of 13-0.

**II. PUBLIC PARTICIPATING ON RESOLUTIONS**

- Robert Ceberio, representing JERC Partners – spoke on Resolution 2015-25
- Mayor Giangeruso, Lyndhurst, spoke on Resolution 2015-25 and presented to Commissioners photos of Rutherford Ave and Valley Brook Ave.
- Shauna DeMarco – Lyndhurst HS Principal/Assistant Superintendent, spoke on Resolution 2015-25
- John Montillo – Lyndhurst Commissioner of Public Safety, spoke on Resolution 2015-25
- David DiPisa – Lyndhurst Business Administrator, spoke on Resolution 2015-25

**III. APPROVALS**

- Approval of Cash Disbursements Over \$100,000 and Professional Invoices

President Hasenbalg presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of April 2015

Upon motion by Commissioner Ballantyne and seconded by Commissioner Scala, the cash disbursements over \$100,000 for the month of April 2015, were approved subject to the following recusals:

<u>Member</u>	<u>Recused as to</u>
Commissioner Fontoura	Connell Foley
Commissioner Jones	PSE&G
Chairman Ferguson	PSE&G
Commissioner Buckelew	Borough of Oceanport

Resolution 2015-22 Resolution approving an amendment to the Solid Waste Management Plan.

Mr. Marturano explained Resolution 2015-22 to the commissioners.

President Hasenbalg presented Resolution 2015-22. Upon motion by Commissioner Romano and seconded by Commissioner Fontoura, proposed resolution 2015-22 was approved by a vote of 13-0.

Resolution 2015-23 Resolution issuing a decision on the Bulk Variance application submitted as part of File No.14-640 – Jaret LLC/Technical Major Subdivision & Variance, Block 70, Lots 8 & 9 in Moonachie.

Ms. Sundell explained Resolution 2015-23 to the commissioners.

President Hasenbalg presented Resolution 2015-23. Upon motion by Commissioner Ballantyne and seconded by Commissioner Kolber, proposed resolution 2015-23 was approved by a vote of 13-0.

Resolution 2015-24 Resolution issuing a decision a decision on the Suitability Recommendation as required by the *NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No. 15-100, MEPT Lincoln Crossing/2701 Rt. 3 East – New Bldg. & Variance Block 451.05, Lot 14.011 in North Bergen and Block 155, Lots 1.03, 1.04 and 6 in Secaucus

Ms. Sundell explained Resolution 2015-14 to the commissioners.

President Hasenbalg presented Resolution 2015-24. Upon motion by Commissioner Plofker and seconded by Commissioner Romano, proposed resolution 2015-24 was approved by a vote of 13-0.

Resolution 2015-25 Resolution issuing a decision a decision on the Suitability Recommendation as required by the *NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No. 14-588,120 Chubb LLC/New Residential Development & Variance Block 231, Lot 2 in Lyndhurst.

Ms. Sundell explained Resolution 2015-25 to the commissioners.

Commissioner Scardino asked if the recommendation takes into account the needs of the schools. Ms. Sundell explained that the recommendation is not for specific type of residential development just for residential in general. It is during the Zoning Certification Approval process they must meet all regulations and prove that the project impacts are met.

President Hasenbalg presented Resolution 2015-25. Upon motion by Commissioner Ballantyne and seconded by Commissioner Plofker, proposed resolution 2015-25 was approved by a vote of 13-0.

#### **IV. Awards and Contracts**

Resolution 2015-26 Resolution authorizing the President and CFO to enter into a contract for the Visitor's Center Walkway, Gazebo and Balcony reconstruction.

Mr. Marturano explained Resolution 2015-26 to the commissioners.

Commissioner Yudin asked if the low bidder was vetted. Mr. Marturano explained that the bidders submit an experience sheet, which is checked.

President Hasenbalg presented Resolution 2015-26. Upon motion by Commissioner Scardino and seconded by Commissioner Scala, proposed resolution 2015-26 was approved by a vote of 13-0.

**V. CEO REPORT**

President Hasenbalg explained that the ongoing merger is still underway and expects to be under one roof by the next meeting.

President Hasenbalg introduced Captain Bill Sheehan to speak about their new pontoon boats and programs.

Fred Dressel, Executive Director HMMC spoke about the timing in the new law for HMMC to respond to notice of change in zoning, master plan, etc. from 45 days to 30 days. Mayor Dressel explained that procedurally it is a problem for the HMMC. Ms. Sanz explained that the NJSEA is sensitive of the timing and will ensure that there is an appropriate amount of time to review the matters that come before them.

**V. PUBLIC COMMENTS**

- Marvin Donaic, resident of Cliffside Park.

**VI. EXECUTIVE SESSION**

President Hasenbalg stated a need for the Board to enter into Executive Session to discuss contractual matters and litigation matters.

Resolution 2015-27 - Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted.

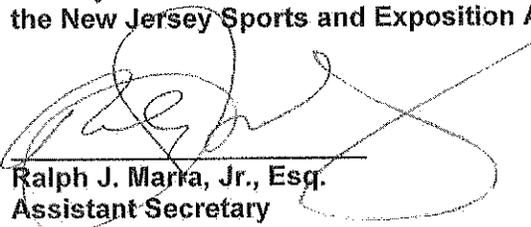
Upon motion made by Commissioner Romano, and seconded by Commissioner Scardino, Resolution 2015-27 was approved by a vote of 13-0.

Executive Session commenced at 11:00 a.m.

Public Session resumed at 11:40 a.m.

President Hasenbalg requested a motion to conclude the meeting. Upon motion made by Commissioner Scala and seconded by Commissioner Yudin, the public meeting was adjourned by a vote of 9-0 at 11:41 a.m.

**I certify that this is a true and accurate transcript of the Regular Session Minutes of the New Jersey Sports and Exposition Authority Board meeting of May 14, 2015.**



**Ralph J. Marra, Jr., Esq.**  
**Assistant Secretary**