



REGULAR SESSION BOARD MEETING
Thursday, September 17, 2015

DATE: September 17, 2015
TIME: 10:00 a.m.
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ
RE: REGULAR SESSION MEETING MINUTES

Members in Attendance:

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

Absent:

Michael H. Gluck, Esq., Member
George Kolber, Member

Also Attending:

Ralph J. Marra, Jr., Esq. Sr. Vice President, Chief of Legal and Regulatory Affairs
Christine Sanz, Sr. Vice President/Chief Operating Officer
Giuseppina Copa, Director of Information Technology & Telecommunications
Adam Levy, Vice President of Legal and Regulatory Affairs
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Helen Strus, Director of Marketing & Communications/External Affairs
Sara Sundell, Director, Land Use Management
Christine Ferrante, Executive Assistant/Paralegal
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 Special Board Meeting held on August 5, 2015.

Upon motion made by Commissioner Plofker and seconded by Commissioner Yudin, the minutes of the Special Board Meeting held on August 5, 2015, were unanimously approved by a vote of 11-0.

Chairman Ferguson presented the minutes of the Special Board Meeting held on August 13, 2015.

Upon motion made by Commissioner Scala and seconded by Commissioner Fontoura, the minutes of the Special Board Meeting held on August 13, 2015, were unanimously approved by a vote of 11-0.

II. PUBLIC PARTICIPATING ON RESOLUTIONS –

- Tom Bruinooge – attorney representing Wonder Realty/Wondr Meats spoke in favor of Resolution 2015-51.

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 months of July and August 2015.

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

| <u>Member</u> | <u>Recused as to</u> |
|-----------------------|----------------------|
| Chairman Ferguson | PSE&G |
| Commissioner Jones | PSE&G |
| Commissioner Buckelew | Borough of Oceanport |

Resolution 2015-51 Resolution issuing a decision on the Bulk Variance application submitted as part of the File No. 15-219 Wonder Realty/Wonder Meats – Variance/Building Addition Block 120.01, Lot 6 in Carlstadt.

Ms. Sundell explained Resolution 2015-51 to the commissioners.

President Hasenbalg presented Resolution 2015-51. Upon motion by Commissioner Yudin and seconded by Commissioner Scala, proposed resolution 2015-51 was approved by a vote of 10-0.

Resolution 2015-52 Resolution issuing a decision on the Special Exception and Bulk Variance Applications submitted as part of File No. 15-207 PSE&G/Bergen Switching phase II – Special Exception & Variance Block 4014, Lot 4 in Ridgefield.

Ms. Sundell explained Resolution 2015-52 to the commissioners. Commissioner Yudin asked if there were residential uses adjacent to the property. Ms. Sundell explained that there are no residential adjacent to the property.

President Hasenbalg presented Resolution 2015-52. Upon motion by Commissioner Yudin and seconded by Commissioner Plofker, proposed resolution 2015-52 was approved by a vote of 9-0 with Commissioners Ferguson and Jones abstaining.

V. CEO REPORT

President Hasenbalg thanked Helen Strus and staff on the success of programs like the Butterfly Festival and Moth Night held at the NJSEA. Attendance at these programs has been at an all-time high.

President Hasenbalg gave an update of the opt-out provisions of the merger law. NJSEA staff has been in meetings with Kearny and Secaucus with a final meeting to be held this month. After that meeting, the towns will be given the guidance that they will need to proceed further to adopt the model ordinance, sometime next month. President Hasenbalg thanked NJSEA staff and the towns for their cooperation.

VI. PUBLIC COMMENTS

- Marvin Donadic – resident of Cliffside Park

VII. EXECUTIVE SESSION

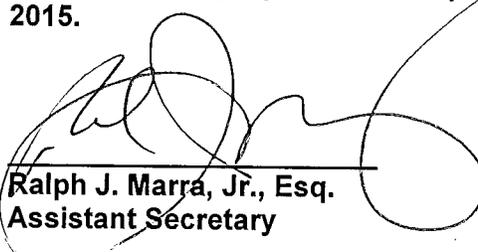
President Hasenbalg stated a need for the Board to enter into Executive Session to discuss contractual matters and litigation matters.

Resolution 2015-53 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted to discussing legal matters, personnel matters and contract negotiations.

Upon motion made by Commissioner Buckelew and seconded by Commissioner Fontoura, Resolution 2015-53 was approved by a vote of 11-0.

President Hasenbalg requested a motion to conclude the meeting. Upon motion made by Commissioner Yudin and seconded by Commissioner Fontoura, the public meeting was adjourned by a vote of 10-0.

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 September 17, 2015.



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