



**REGULAR SESSION BOARD MEETING**  
**April 14, 2016**

**DATE:** April 14, 2016  
**TIME:** 10:00 a.m.  
**PLACE:** 2 DeKorte Park Plaza - Lyndhurst, NJ  
**RE:** **REGULAR SESSION MEETING MINUTES**

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**Members in Attendance:**

Michael Ferguson, Chairman (via phone)  
Joseph Buckelew, Vice Chairman  
Wayne Hasenbalg, Esq., President and Chief Executive Officer  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member (via phone)  
George Kolber, Member (via phone)  
Anthony Scardino, Member  
Robert Yudin, Member  
Peter Simon, NJ State Treasurer's Representative

**Absent:**

John Ballantyne, Member  
Michael Gonnelli, Member  
LeRoy Jones, Member  
Steven Plofker, Member  
Andrew Scala, Member

**Also Attending:**

Ralph J. Marra, Jr., Esq. Sr. Vice President, Chief of Legal and Regulatory Affairs  
Adam Levy, Vice President of Legal and Regulatory Affairs  
Mia Petrou, Senior Planner  
Dan Povia, Director of Finance/CFO  
John Duffy, Sr. Vice President of Sports Complex operations and facilities  
Lisa LeBoeuf, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal  
Fred Dressel, HMMC

Vice Chairman Buckelew called the meeting to order.

Vice Chairman Buckelew 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**

Vice Chairman Buckelew presented the minutes of the Regular Session Board Meeting held on March 17, 2016 with a correction - Resolution 2016-05 - should read "approved by a vote of 12-1."

Upon motion made by Commissioner Scardino and seconded by Commissioner Yudin, the minutes of the Regular Session Board Meeting held on March 17, 2016, were unanimously approved by a vote of 9-0

**II. PUBLIC PARTICIPATING ON RESOLUTIONS - None**

**III. APPROVALS**

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

Chairman Ferguson presented the report of cash disbursements over \$100,000 and Professional Invoices for the months of March 2016.

Upon motion by Commissioner Scardino and seconded by Commissioner Simon, the cash disbursements over \$100,000 for the month of March 2016 were approved subject to the following recusals:

<u>Member</u>	<u>Recused as to</u>
Commissioner Buckelew	Borough of Oceanport

Resolution 2016-11      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. SP-728, Secaucus Transit Village Redevelopment Plan Amendment, Block 10, Lot 12 and Block 12, Lot 1 in Secaucus.

Ms. Petrou explained Resolution 2016-11 to the Commissioners

Vice Chairman Buckelew asked for a general overview of the Interim Policies Governing Affordable Housing. Ms. Petrou explained the process. Commissioner Yudin asked for clarification of "not suitable for affordable housing". Ms. Petrou explained.

Vice Chairman Buckelew presented Resolution 2016-11. Upon motion by Commissioner Scardino and seconded by Commissioner Simon, proposed resolution 2016-11 was approved by a vote of 9-0.

Resolution 2016-12      Consideration of a Resolution Readopting the NJSEA Regulations at N.J.A.C. 19:3, 19:4 and 19:5.

Ms. Petrou explained Resolution 2016-12 to the Commissioners.

Vice Chairman Buckelew presented Resolution 2016-12. Upon motion by Commissioner Scardino and seconded by Commissioner Yudin, proposed resolution 2016-12 was approved by a vote of 9-0.

**IV. AWARDS/CONTRACTS - None**

**V. CEO REPORT - None**

**VI. PUBLIC COMMENTS**

- Paulette Ramsey, Franklin Lakes Councilwoman – spoke about her husband Richard DeKorte and the wonderful programs taking place at the complex that is named after him.  
President Hasenbalg added that he considers Dick a friend and recalls reading about Richard DeKorte as a young man and appreciates all he had done.  
Commissioner Yudin also added that he knew Richard DeKorte and hopes that as long as the facility is in existence it will have his name on it.  
Vice Chairman Buckelew – thanked Mrs. Ramsey for giving the history of Richard DeKorte and for coming.
- Captain Bill Sheehan spoke about Edison Park Fast and Malanka Landfill project.

**VII. EXECUTIVE SESSION**

Vice Chairman Buckelew stated a need for the Board to enter into Executive Session to discuss contractual matters and litigation matters.

Resolution 2016-13 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted to discuss legal matters, personnel matters and contract negotiations.

Upon motion made by Commissioner Yudin and seconded by Commissioner Fontoura, Resolution 2016-13 was approved by a vote of 09-0.

Vice Chairman Buckelew stated that action may be taken after Executive Session.

Motion and second to enter into open session was made and carried with all in favor.

Resolution 2016-14 Resolution authorizing the President and CEO to enter into a Settlement Agreement with Ogden Realty II to resolve OAL Docket No. HMD 11530-2006N.

Mr. Levy explained Resolution 2016-14 to the Commissioners.

Commissioner Yudin commented that Ogden Realty did not follow original approvals and they knowingly parked trailers at the site in excess of the number allowed. Commissioner Yudin stated he is uncomfortable that Ogden alluded to the fact that if the agency did not make some sort of arrangement, thousands of trailers from the property would end up on the streets of North Bergen. Chairman Yudin stated that he will vote yes on the resolution in order to keep the citizens of North Bergen safe.

Vice Chairman Buckelew expressed Chairman Ferguson's comment that going forward it will be made clear that this type of attitude from a property owner will not be accepted.

Vice Chairman Buckelew stated that this a way of resolving this issue in the best interest of the municipality. Vice Chairman thanked the staff for putting this resolution together.

Vice Chairman Buckelew presented Resolution 2016-14. Upon motion by Commissioner Fontoura and seconded by Commissioner Buckelew, proposed resolution 2016-14 was approved by a vote of 9-0.

Vice Chairman Buckelew requested a motion to conclude the open meeting. Upon motion made by Commissioner Scardino and seconded by Commissioner Simon, the public meeting was adjourned.

**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 April 14, 2016.**



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

April 14, 2016

Commissioner	Roll Call	2016-11	2016-12	2016-13	2016-14
Ferguson	P via phone	Y	Y	Y	Y
Buckelew	P	Y	Y	Y	Y
Hasenbalg	P	Y	Y	Y	Y
Ballantyne	--	--	--	--	--
Fontoura	P	Y	Y	Y	Y
Gluck	P via phone	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Jones	--	--	--	--	--
Kolber	P via phone	Y	Y	Y	Y
Plofker	--	--	--	--	--
Scala	--	--	--	--	--
Scardino	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Simon	P	Y	Y	Y	Y

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