



**REGULAR SESSION BOARD MEETING**  
**March 17, 2016**

**DATE:** March 17, 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  
Joseph Buckelew, Vice Chairman  
Wayne Hasenbalg, Esq., President and Chief Executive Officer  
John Ballantyne, Member  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member  
LeRoy Jones, Member  
George Kolber, Member (via phone)  
Steven Plofker, Member  
Andrew Scala, Member  
Anthony Scardino, Member  
Robert Yudin, Member  
Peter Simon, NJ State Treasurer's Representative

**Absent:**

Michael Gonnelli, 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  
Adam Levy, Vice President of Legal and Regulatory Affairs  
Sara J. Sundell, Director of Land Use Management  
Dan Povia, Director of Finance/CFO  
Thomas Marturano, Director of Solid Waste and Natural Resources  
John Duffy, Sr. Vice President of Sports Complex operations and facilities  
Amy Herbold, Assistant Counsel, Governor's Authorities Unit  
Mary Matos, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal  
Fred Dressel, HMMC

Chairman Ferguson called the meeting to order.

Chairman Ferguson 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**

Chairman Ferguson presented the minutes of the Regular Session Board Meeting held on February 11, 2016.

Upon motion made by Commissioner Plofker and seconded by Commissioner Scala, the minutes of the Regular Session Board Meeting held on February 11, 2016, were unanimously approved by a vote of 13-0.

## **II. PUBLIC PARTICIPATING ON RESOLUTIONS**

- Hugh Carola, Program Director at Hackensack Riverkeeper - Spoke on Resolutions 2016-04 and 2016-05. Mr. Carola read for the record comments from Capt. Sheehan regarding the impact on water quality.

## **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 February 2016.

Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, the cash disbursements over \$100,000 for the month of February 2016, were approved with all in favor.

Resolution 2016-04 Resolution issuing a decision on the Variance application submitted as part of File No. 14-705 North Bergen MUA/Minor Subdivision – 4300 West Side Avenue, Block 452.04, Lot 6.04 in North Bergen.

Ms. Sundell explained Resolution 2016-04 to the commissioners.

Commissioner Yudin asked about the side-yard setback. Ms. Sundell explained that an electrical building is located in close proximity to the driveway that enters the site. In order for the site to function as is, the subdivision line needed to be put between the existing electrical building and driveway resulting in the reduced set back. Ms. Sundell also stated that there were no public present at the hearing and the Borough was in support.

Chairman Ferguson presented Resolution 2016-04. Upon motion by Commissioner Buckelew and seconded by Commissioner Ballantyne, proposed resolution 2016-04 was approved by a vote of 13-0.

Resolution 2016-05 Resolution issuing a decision on the Variance application submitted as part of File No. 15-296 North Bergen MUA/W5 Group LLC – CO/Variance - 4300 West Side Avenue, Block 452.04, Lot 6.04 in North Bergen.

Ms. Sundell explained Resolution 2016-05 to the commissioners.

Commissioner Yudin questioned the variance. Ms. Sundell explained that our zoning regulations have criteria for variances. The testimony from the applicant satisfied the criteria for this variance.

Chairman Ferguson presented Resolution 2016-05. Upon motion by Commissioner Fontoura and seconded by Commissioner Ballantyne, proposed resolution 2016-05 was approved by a vote of 12-0 with Commissioner Yudin voting no.

Resolution 2016-06 Resolution authorizing the acquisition of land adjacent to the Jets training facility; amendment of the Jets training facility ground lease and determining other matters in connection therewith.

Mr. Marra explained Resolution 2016-06 to the commissioners.

Chairman Ferguson presented Resolution 2016-06. Upon motion by Commissioner Buckelew and seconded by Commissioner Gluck, proposed resolution 2016-06 was approved by a vote of 13-0.

Resolution 2016-07 Resolution regarding acceptance of 2014 Audit.

Vice Chairman Buckelew, on behalf of the audit committee, explained, Resolution 2016-07 to the commissioners. Vice Chairman thanked everyone involved and the audit committee for work on the audit.

Commissioner Jones asked about the delay in the audit. Chairman Ferguson explained that due to the merging of the agencies and the recent switch to a new auditor, the audit was delayed. The auditors are currently working on the 2015 audit.

Chairman Ferguson presented Resolution 2016-07. Upon motion by Commissioner Buckelew and seconded by Commissioner Scala, proposed resolution 2016-07 was approved by a vote of 13-0.

#### **IV. AWARDS/CONTRACTS**

Resolution 2016-08 Resolution authorizing the President and CEO to enter into a contract for partial re-roofing and HVAC replacement for the administration building and environment center.

Mr. Duffy explained Resolution 2016-08 to the commissioners.

Chairman Ferguson presented Resolution 2016-08. Upon motion by Commissioner Scardino and seconded by Commissioner Yudin, proposed resolution 2016-08 was approved by a vote of 13-0.

#### **V. CEO REPORT**

Chairman Ferguson welcomed Peter Simon as the new Treasury representative.

CEO Hasenbalg spoke about the consolidation law, which among other things, provided for the opt-out option for municipalities and the Authority's jurisdiction over vital projects in the district.

CEO Hasenbalg explained that staff worked closely with Secaucus and Kearny, the two towns that chose to opt-out, in developing an orderly transition with no disruption.

CEO Hasenbalg also stated that in November the Board adopted criteria, guidelines and protocols that staff would use to evaluate applications to determine if a project meets the standards to be of vital importance to the district.

CEO Hasenbalg informed the board that the Authority received its first application to assert jurisdiction over a vital project from Morris Realty, who is under contract to purchase the Koppers Coke redevelopment project in Kearny from the Hudson County Improvement Authority. Staff has determined that the project meets the criteria and is vital to the region. The project includes proposed NJ Transit micro grid system, environmental remediation of the 175 acre site and 2 million square feet of warehouse distribution facilities. The Authority will retain sole zoning jurisdiction.

**VI. PUBLIC COMMENTS – None**

**VII. EXECUTIVE SESSION**

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

Resolution 2016-09 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 Chairman Scardino and seconded by Commissioner Yudin, Resolution 2016-09 was approved by a vote of 13-0.

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

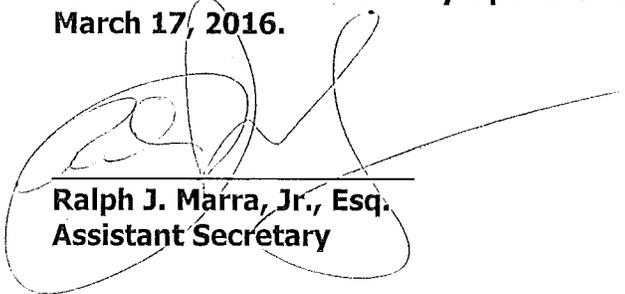
Resolution 2016-10 Resolution authorizing action regarding the Keegan Landfill.

Mr. Marra explained Resolution 2016-10 to the commissioners.

Chairman Ferguson presented Resolution 2016-10. Upon motion by Chairman Ferguson and seconded by Commissioner Scardino, proposed resolution 2016-10 was approved by a vote of 13-0.

Chairman Ferguson requested a motion to conclude the open meeting. Upon motion made by Commissioner Scardino and seconded by Commissioner Scala, 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 March 17, 2016.



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

March 17, 2016

| Commissioner          | Roll Call      | 2016-04 | 2016-05 | 2016-06 | 2016-07 | 2016-08 | 2016-09 | 2016-10 |
|-----------------------|----------------|---------|---------|---------|---------|---------|---------|---------|
| Ferguson              | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Buckelew              | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Hasenbalg             | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Ballantyne            | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Fontoura              | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Gluck                 | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Jones                 | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Kolber                | P<br>via phone | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Plofker               | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Scala                 | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Scardino              | P              | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Yudin                 | P              | Y       | N       | Y       | Y       | Y       | Y       | Y       |
| Treasury Rep<br>Simon | P              | Y       | Y       | Y       |         |         |         |         |

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