



**REGULAR SESSION BOARD MEETING
May 12, 2016**

DATE: May 12, 2016
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 (via phone)
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
Anthony Scardino, Member
Robert Yudin, Member
Peter Simon, NJ State Treasurer's Representative

Absent:

Michael Gonnelli, Member
Andrew Scala, 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
Lisa LeBoeuf, Governor's Authorities Unit
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 Regular Session Board Meeting held on April 14, 2016.

Upon motion made by Commissioner Yudin and seconded by Commissioner Plofker, the minutes of the Regular Session Board Meeting held on April 14, 2016, were unanimously approved by a vote of 12-0

II. PUBLIC PARTICIPATING ON RESOLUTIONS -

- Alan Magrini, representing Hartz Mountain - spoke in favor of Resolution 2016-17.
- David Drumeler, Secaucus Town Administrator - spoke in favor of Resolution 2016-17.

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 April 2016.

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

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

Resolution 2016-15 Resolution Issuing a Decision on the Variance Application submitted as part of File No. 14-196, Carter/Faith Inc.-New Building/Variations – Block 120, Lot 4 in Carlstadt.

Ms. Sundell explained Resolution 2016-15 to the Commissioners.

Commissioner Yudin expressed concern that the loading space would not allow for 30 foot or larger trucks. He also stated that he would like to see a condition in the future zoning certificate that 18 wheelers not be permitted. Ms Sundell explained that the site is small. The property owner’s business does not require 18 wheelers. At the hearing there were no objections. The applicant had also discussed that the largest truck they deal with would fit into the 12x30 loading space.

President Hasenbalg presented Resolution 2016-15. Upon motion by Commissioner Ballantyne and seconded by Commissioner Scardino, proposed resolution 2016-15 was approved by 11-1 vote with Commissioner Yudin opposed.

Resolution 2016-16 Resolution authorizing the publication of a Notice of Adoption for the Rezoning of Block 451, Lot 21 in the Township of North Bergen – NJSEA File No. SP-719.

Ms. Sundell explained Resolution 2016-16 to the Commissioners.

President Hasenbalg presented Resolution 2016-16. Upon motion by Commissioner Yudin and seconded by Commissioner Gluck, proposed resolution 2016-16 was approved by a vote of 12-0.

Resolution 2016-17 Resolution to adopt the Hartz Carpet Center Redevelopment Plan for 100 Park Plaza Drive (Block 227, Lots 4.02 and 4.04 in Secaucus.

Ms. Sundell explained Resolution 2016-17 to the Commissioners.

President Hasenbalg presented Resolution 2016-17. Upon motion by Commissioner Yudin and seconded by Commissioner Scardino, proposed resolution 2016-17 was approved by a vote of 12-0.

IV. AWARDS/CONTRACTS - None

V. CEO REPORT –

President Hasenbalg reported that the agency plans to reach out to the stakeholders and people who have interest in the Meadowlands to hold roundtable discussions this summer. President Hasenbalg hopes to meet with Chamber members and others in the business community in the Meadowlands, the Mayors Committee, and those with environmental interests.

VI. PUBLIC COMMENTS

- Capt. Bill Sheehan, Riverkeeper – Spoke on Resolution 2016-16 – Wanted it on the record that originally they were adamantly opposed to the rezoning of the North Bergen Motel Association property. Capt. Sheehan went on to say that they are now happy to see that the variance approved is strictly limited to the upland portion only and eliminates any chance of impacting the wetlands.
Capt. Sheehan also spoke in favor of Resolutions 2016-17.
- Fred Dressel, Executive Director HMMC – Thanked President Hasenbalg for organizing roundtable discussions. Mayor Dressel also spoke in favor of Resolutions 2016-16 and Resolution 2016-17.
- Marvin Donadic – spoke about his concerns with the NJSEA’s past and future direction. Chairman Ferguson responded that Mr. Danadic is invited to come in to meet with staff to obtain more information and accurate facts. Vice-Chairman Buckelew stated he has met with Mr. Donadic and is happy to meet with him again.
- Lenny Nix, resident of Hackensack – spoke of his concerns with the Authority.

VII. EXECUTIVE SESSION

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

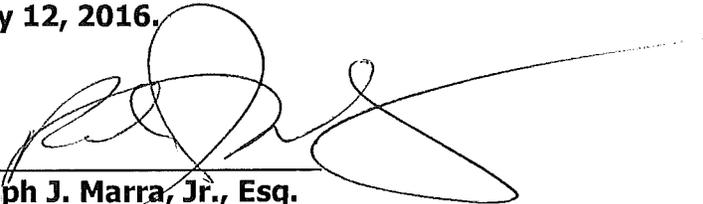
Resolution 2016-18 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted to discuss legal matters, personnel matters and contract negotiations.

Upon motion made by Commissioner Gluck and seconded by Commissioner Yudin, Resolution 2016-18 was approved by a vote of 12-0.

Motion to enter into open session was made by Commissioner Scardino and second by Commissioner Yudin with all in favor.

With no further business, motion to adjourn the open meeting was made by Commissioner Scardino and seconded by Commissioner Simon with all in favor.

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 12, 2016.



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

May 12, 2016

Commissioner	Roll Call	2016-15	2016-16	2016-17	2016-18
Ferguson	P via phone	Y	Y	Y	Y
Buckelew	P via phone	Y	Y	Y	Y
Hasenbalg	P	Y	Y	Y	Y
Ballantyne	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Jones	P	Y	Y	Y	Y
Kolber	P via phone	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y
Scala	--	--	--	--	--
Scardino	P	Y	Y	Y	Y
Yudin	P	N	Y	Y	Y
Treasury Rep Simon	P	Y	Y	Y	Y

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