

Board Meeting

Thursday, May 18, 2017

10:00 a.m.



**AGENDA
REGULAR SESSION**

Thursday, May 18, 2017 - 10:00 a.m.
Two DeKorte Park Plaza, Lyndhurst, NJ

I. **APPROVAL OF MINUTES** - (Action)

- Approval of Regular Session Meeting Minutes of April 20, 2017.

II. **PUBLIC PARTICIPATION ON RESOLUTIONS**

III. **SPECIAL PRESENTATION** – NJSEA/Ramapo College Educational Programs

IV. **APPROVALS** – (Action)

Cash Disbursements Approval and/or Ratification of Cash Disbursements over \$100,000 for April 2017.

Resolution 2017-15 Consideration of a Resolution authorizing the extension of the current Memorandum of Understanding with Ramapo College through December 31, 2018.

Resolution 2017-16 Consideration of a Resolution authorizing the publication of a Notice of Proposal and the holding of a Public Hearing regarding a Petition for the Rezoning of Block 4014, Lot 14.01 in Ridgefield.

Resolution 2017-17 Consideration of a Resolution regarding the Tidelands Grant Application for MGK Properties, Inc./Site Improvement, File No. 16-389, for Block 120, Lots 2 and 3 in Carlstadt.

V. **PUBLIC COMMENTS**

VI. **EXECUTIVE SESSION**

Resolution 2017-18 Consideration of a Resolution authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing legal matters, personnel matters and contract negotiations.

VII. **MOTION TO ADJOURN**

MINUTES



REGULAR SESSION BOARD MEETING

DATE: April 20, 2017
TIME: 10:00 a.m.
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

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 (via phone)*

Absent:

Michael Ferguson, Chairman
Michael Gonnelli, Member

Also Attending:

Christine Sanz, Sr. Vice President/Chief Operating Officer
Ralph J. Marra, Jr., Sr. Vice President of Legal and Regulatory Affairs
John Yarenis, Director of Finance/CFO
Sara J. Sundell, Director of Land Use Management
Lisa LeBoeuf, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

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 16, 2017.

Upon motion made by Commissioner Plofker and seconded by Commissioner Fontoura, the minutes of the Regular Session Board Meeting held on March 16, 2017 were unanimously approved by a vote of 10-0.

III. PUBLIC PARTICIPATING ON RESOLUTIONS - None

IV. APPROVALS

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

Vice Chairman Buckelew presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of March 2017.

Upon motion by Commissioner Ballantyne and seconded by Commissioner Gluck, the cash disbursements over \$100,000 for the month of March 2017 were approved subject to the following recusals:

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

Resolution 2017-11 Resolution issuing a decision on the suitability recommendation as required by the *NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No. SP-742, Hanover Holdings LLC/Petition for Rezoning Block 451, Lots 19.01 and 20.01 in North Bergen

Ms. Sundell explained that petitioner requested to rezone the property from Environmental Conservation (EC) zone to the Highway Commercial (HC) zone. She went on to explain that Petitions for rezoning are subject to the *Interim Policies Governing Affordable Housing Development in the Meadowlands District*, and this matter was forwarded to the Site Suitability Review Team. She also explained that the review team, which consisted of NJSEA staff and the municipal planner, evaluated the site based upon the criteria provided in the Interim Policies and prepared a Suitability Review, which recommends that the subject vacant property be deemed not suitable for residential use. Ms. Sundell stated that reasons for this determination include that the site’s remote location is not adjacent to compatible lands uses and community facilities, the site does not have access to water and sewer infrastructure, and the available roadway system utilized for access to and from the site, is circuitous and includes Route 3, the NJ Turnpike, and Routes 495 and 1 & 9, which are heavily used by commercial truck and tractor-trailer traffic.

Vice Chairman Buckelew presented Resolution 2017-11. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, proposed resolution 2017-11 was unanimously approved by 10-0 vote.

Resolution 2017-12 Resolution accepting the 2015 Audit Report.

Mr. Yarenis explained that the 2015 Audit report was prepared by PKF O'Connor Davies for the NJSEA. Mr. Yarenis stated that PKF O'Connor Davies met with the NJSEA Audit Committee and the committee has accepted the results. Mr. Yarenis also stated that the report will be available to the public after adoption by the board.

Vice Chairman Buckelew presented Resolution 2017-12. Upon motion by Commissioner Gluck and seconded by Commissioner Scala, proposed resolution 2017-12 was approved by 10-0 vote.

V. PUBLIC COMMENTS

- Don Evanson , Secaucus resident - spoke about his concern if American Dream will be completed, especially since they are working on another project in Miami.
- Marvin Donadic, Cliffside Park resident – spoke about the NHL Islanders relocation.

VI. EXECUTIVE SESSION

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

Resolution 2017-13 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 Scardino and seconded by Commissioner Plofker, Resolution 2017-13 was approved by a vote of 10-0.

Motion was made and seconded to enter into open session.

VII. PUBLIC PARTICIPATION ON RESOLUTION - None

Resolution 2017-14 Resolution authorizing settlement with Feld Companies.

Vice Chairman Buckelew presented Resolution 2017-14. Upon motion made by Commissioner Plofker and seconded by Commissioner Ballantyne, Resolution 2017-14 was approved by a vote of 11-0 with Commissioner Jones abstaining.

VIII. MOTION TO ADJOURN

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

Meeting adjourned at 10:46 a.m.

I certify that on information and belief this is a true and accurate transcript of the Minutes of the Regular Session of the New Jersey Sports and Exposition Authority Board Meeting held on April 20, 2017.

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

April 20, 2017

Commissioner	Roll Call	2017-11	2017-12	2017-13	2017-14
Ferguson	--	--	--	--	--
Buckelew	P	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	A
Kolber (via phone)*	P	--	--	--	Y
Plofker	P	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Simon (via phone)*	P	--	--	--	Y

*joined meeting during Executive Session due to phone issue.

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

APPROVALS



CASH DISBURSEMENTS
\$100,000 OR MORE
APRIL 2017

SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
NRG BUSINESS SOLUTIONS	731,715.20	A	ELECTRICITY CHARGES: FEB 2017 - MAR 2017
SPORTS ARENA EMPLOYEES RETIREMENT FUND LOCAL 137	234,185.01	A	PENSION WITHDRAWAL LIABILITY PAYMENT: FEB 2017 - APR 2017
STATE OF NEW JERSEY TREASURY DEPARTMENT	186,856.83	A	WORKERS' COMPENSATION COVERAGE: FY 2017
SPORTS COMPLEX TOTAL	<u>1,152,757.04</u>		

SPORTS COMPLEX PAYMENT IN LIEU OF TAXES

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF EAST RUTHERFORD	1,932,562.06	I	PAYMENT IN LIEU OF TAXES: 2ND QUARTER 2017
SC PILOT TOTAL	<u>1,932,562.06</u>		

MONMOUTH PARK RACETRACK REAL ESTATE TAXES

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	465,402.79	I	REAL ESTATE TAXES: 2ND QTR 2017
MP REAL ESTATE TAXES TOTAL	<u>465,402.79</u>		

OTHER

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
WASTE MANAGEMENT OF NEW JERSEY	211,619.00	A	OPERATIONS CONTRACT - KEEGAN LANDFILL: MAR 2017
OTHER TOTAL	<u>211,619.00</u>		

OUTSTANDING PROFESSIONAL SERVICES - APRIL 2017

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>DESCRIPTION</u>
GIBBONS P.C.	131,841.95	LEGAL SERVICES - AUTHORITY TRANSACTIONS COUNSEL: APR 2017
SPORTS COMPLEX TOTAL	<u>131,841.95</u>	



CASH DISBURSEMENTS
\$100,000 OR MORE

<u>REFERENCE LETTER</u>	<u>TYPE</u>
A	CONTRACT ON FILE
B	PURCHASE AWARDS - APPROVED AT MONTHLY BOARD MEETING
C	STATE REQUIREMENT FOR RACING
D	STATE VENDOR
E	SOLE SOURCE*
F	APPOINTED BY RACING COMMISSION
G	ADVERTISED BID
H	PRESIDENT/CEO APPROVAL
I	STATUTORY PAYMENT
J	UTILITIES
K	LOWEST PROPOSAL
L	REIMBURSABLE
M	OUTSTANDING PROFESSIONAL INVOICES APPROVED AT MONTHLY BOARD MEETING
N	PURCHASES ON BASIS OF EXIGENCY
*	PURCHASES DIRECT FROM SOURCE
	EXPENDITURE TO BE CHARGED TO MAINTENANCE RESERVE FUND

RESOLUTION 2017-15

**RESOLUTION AUTHORIZING THE EXTENSION OF THE CURRENT
MEMORANDUM OF UNDERSTANDING WITH RAMAPO COLLEGE
THROUGH DECEMBER 31, 2018**

WHEREAS, the former New Jersey Meadowlands Commission entered into a Memorandum of Understanding ("MOU") with Ramapo College to operate the Commission's Environment Center to develop a comprehensive environmental education program for schools and the general public through inquiry learning and cross-curricular activities focused on the Meadowlands' unique urban eco-system; and

WHEREAS, the partnership, created by the MOU, has created a renowned environmental education program that meets Next Generation Science Standards (NGSS) and NJ Core Curriculum standards; and includes classes and field trips for students in Grades K-12, innovative programs for people with disabilities, convocations, camp programs, community outreach programs, and professional development workshops for teachers, as well as the award of grants from the National Science Foundation; and

WHEREAS, extension of the current MOU and continued operation of current programs associated with the Meadowlands Environment Center will allow the 20,000 students from 81 school districts per year who visit the Environment Center and the general public to benefit from the Environment Center's resources, raise awareness of the importance of environmental conservation, and inspire young people to become stewards of natural resources and wildlife.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is authorized to execute a renewal of the current MOU with Ramapo College for the operation of the Environment Center for the period through the end of CY2018.

BE IT FURTHER RESOLVED that all other terms and conditions of the current MOU shall remain the same.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting on May 18, 2017.



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

RESOLUTION 2017 -16

**RESOLUTION AUTHORIZING THE
PUBLICATION OF A NOTICE OF PROPOSAL AND THE
HOLDING OF A PUBLIC HEARING REGARDING A
PETITION FOR THE REZONING OF
BLOCK 4014, LOT 14.01, IN THE
BOROUGH OF RIDGEFIELD, NEW JERSEY**

WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA) is authorized by N.J.S.A. 5:10A-1, *et seq.* to adopt codes and standards regarding the zoning and rezoning of lands within the Hackensack Meadowlands District (HMD); and

WHEREAS, the HMD Official Zoning Map may be amended from time to time in accordance with N.J.A.C. 19:3-1.3 *et seq.* upon submittal of a petition to the NJSEA; and

WHEREAS, the NJSEA received a petition from 175 Railroad Avenue Realty Associates, LLC, requesting a rezoning of portions of Block 4014, Lot 14.01, in the Borough of Ridgefield, New Jersey; and

WHEREAS, 175 Railroad Avenue Associates, LLC, the property owner, is seeking to rezone a portion of Block 4014, Lot 14.01, an 11.1-acre lot, from the Light Industrial B zone to the Environmental Conservation zone, and a portion of the subject property from the Environmental Conservation zone to the Light Industrial B zone; and

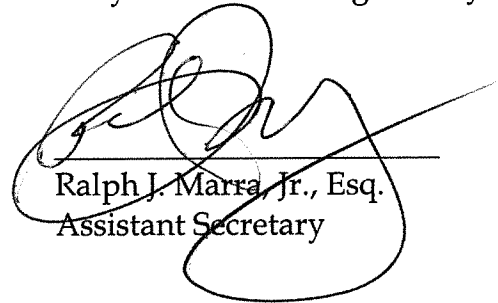
WHEREAS, the proposed rezoning of portions of Block 4014, Lot 14.01, would encourage economic development by allowing development on a 0.98-acre upland portion of the site and would result in the conservation of a 2.02-acre wetland portion of the site; and

WHEREAS, NJSEA staff has reviewed the petition and prepared a preliminary analysis, dated May 9, 2017, which recommends that the Board grant the petition to commence the rulemaking process for the potential rezoning of a 0.98-acre portion of the subject property from the Environmental Conservation zone to the Light Industrial B zone and a 2.02-acre portion of the subject property from the Light Industrial B zone to the Environmental Conservation zone.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby grants the petition to commence the rulemaking process for the potential rezoning of a portion of the subject property from the Light Industrial B zone to the Environmental Conservation zone and a portion of the subject property from the Environmental Conservation zone to the Light Industrial B zone.

BE IT FURTHER RESOLVED, that the Board hereby authorizes the NJSEA staff to prepare and submit a Notice of Proposal to the Office of Administrative Law for publication in the New Jersey Register and to hold a public hearing in order to receive input from the petitioner and the general public regarding the possible rezoning of portions of Block 4014, Lot 14.01, in the Borough of Ridgefield, New Jersey.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of May 18, 2017.



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



MEMORANDUM

To: NJSEA Board Members and Wayne Hasenbalg, President/CEO

From: Sara J. Sundell

Date: May 18, 2017

Subject: Request to Grant a Petition for Rulemaking and Initiate a Rulemaking Procedure with Regard to the Rezoning of Block 4014, Lot 14.01, in the Borough of Ridgefield, New Jersey (File No. SP-746, 175 Railroad Realty/Toufayan Bakeries - Rezoning)

The New Jersey Sports and Exposition Authority (NJSEA) received a petition from 175 Railroad Avenue Realty Associates, LLC, requesting the rezoning of portions of Block 4014, Lot 14.01, in the Borough of Ridgefield. Currently, the 11.1-acre site is predominantly zoned Light Industrial B (LIB), with a 0.98-acre portion of the site zoned Environmental Conservation (EC).

The petitioner has requested a rezoning of the 0.98 acres in the EC zone to the LIB zone to accommodate the construction of a building addition with site improvements on the uplands portion of the property. In addition, the petitioner has requested the rezoning of a 2.02-acre portion of property currently in the LIB zone, which is comprised entirely of wetlands, to the EC zone. Wetlands on the subject property have been verified by a Jurisdictional Determination issued by the U.S. Army Corps of Engineers in April 2013.

At this time, the NJSEA staff requests that the Board grant the petition and authorize staff to file a Notice of Proposal for the rezoning with the Office of Administrative Law for publication in the New Jersey Register and to hold a public hearing in order to receive input from the petitioner and the general public regarding the possible rezoning of portions of Block 4014, Lot 14.01, in the Borough of Ridgefield. A resolution requesting the same is attached for your consideration.



MEMORANDUM

To: File No. SP-746 -- 175 Railroad Realty/Toufayan Bakeries - Rezoning

From: Sharon A. Mascaró, P.E.

Date: May 9, 2017

Subject: Preliminary Staff Analysis and Recommendation--Petition to Rezone Block 4014, Lot 14.01, in the Borough of Ridgefield (File No. SP-746)

Rezoning request

The NJSEA has received a petition from 175 Railroad Avenue Realty Associates, LLC, regarding Block 4014, Lot 14.01, (the "subject property") located in Ridgefield. On the Official Zoning Map of the Hackensack Meadowlands District, the majority of the subject property is located in Light Industrial B zone and a small portion is located in the Environmental Conservation zone. The petitioner has requested the rezoning of a portion of the subject property that is currently in the Light Industrial B zone to the Environmental Conservation zone and rezoning another portion of the subject property from the Environmental Conservation zone to the Light Industrial B zone. The NJSEA staff has analyzed the petition in order to recommend an initial course of action to the Board.

Petition for rezoning

The staff recommends that the Board grant the petition to commence the rulemaking process for the potential rezoning of a portion of the subject property from the Light Industrial B (LIB) zone to the Environmental Conservation (EC) zone and another portion from the EC zone to the LIB zone.

Preliminary analysis

The subject property is an 11.1-acre site located at the southern end of Railroad Avenue in the Borough of Ridgefield. Toufayan Bakeries operates an industrial facility on the subject property. The majority of the site is zoned LIB. A minor subdivision joining a 0.98-acre portion of the adjacent property (formerly Block 4014, Lot 16, and currently denoted Block 4014, Lot 16.01) to the subject property, was approved and filed on July 21, 2016, and is included in the subject lot's total area of 11.1 acres. After the subdivision was filed, ownership of the 0.98-acre parcel was transferred from DCT 101 RRNJ, LLC (owner of Block 4014, Lot 16.01) to 175 Railroad Ave Realty Associates, LLC (the petitioner).

The subject property contains wetlands, as confirmed by a Jurisdictional Determination, issued by the U.S. Army Corps of Engineers on April 12, 2013, and shown on the "Boundary & Topographic Survey," prepared by ZL Land Surveying, dated 2/10/17. The 0.98-acre subdivided parcel that was previously merged into the subject lot is currently in the EC zone; however, the majority of the 0.98 acres are uplands, as depicted on the survey.

The petitioner has provided a concept plan showing a proposal to expand their existing facility with a 31,500-square-foot addition, which would utilize the upland portion of the 0.98-acre parcel to accommodate a portion of the proposed addition, parking and loading areas, and access aisles. The wetlands portion of the 0.98-acre area is proposed to remain undisturbed. The rezoning of the 0.98 acres from EC to LIB would allow the building expansion to occur on the uplands portion of the property.

In addition, the petitioner has requested the rezoning of a 2.02-acre portion of the property within the LIB zone to the EC zone. The 2.02 acres are located along the far western side of the subject property in an area comprised entirely of wetlands, as verified by the U.S. Army Corps of Engineers Jurisdictional Determination. The petitioner's request to rezone this area within Lot 14.01 would expand the area of the property zoned EC from 0.98 acres to 2.02 acres and would more accurately reflect the characteristics of the underlying land. As property in the EC zone is not permitted to be developed for industrial uses by the NJSEA zoning regulations, the rezoning of 2.02 acres to EC would further ensure the protection of these wetlands from development.

As such, the staff recommends that the Board grant the petition to commence the rulemaking process for the proposed rezoning.

RESOLUTION 2017-17

**RESOLUTION REGARDING TIDELANDS GRANT APPLICATION
FOR MGK PROPERTIES, INC./SITE IMPROVEMENT
FILE NO. 16-389
BLOCK 120, LOTS 2 & 3, IN THE BOROUGH OF CARLSTADT**

WHEREAS, pursuant to N.J.S.A. 13:1B-13.8, the New Jersey Sports and Exposition Authority (NJSEA) may provide comments to the New Jersey Department of Environmental Protection's Bureau of Tidelands Management on tidelands conveyance applications if the application pertains to lands within the Hackensack Meadowlands District; and

WHEREAS, Glen Orecchio, of MGK Properties, Inc., ("Applicant") has submitted a zoning certificate application to the NJSEA (*MGK Properties/Stiletto's Site Improvement, File 16-389*) for minor site improvements related to parking area improvements at the properties identified as 325 Paterson Plank Road, Block 120, Lot 2 in the Borough of Carlstadt ("Lot 2"), and 331 Paterson Plank Road, Block 120, Lot 3 in the Borough of Carlstadt ("Lot 3"); and

WHEREAS, in accordance with N.J.A.C. 19:4-4.4(e)3, if a portion of a lot that is proposed for development is subject to the State's riparian interest, a duly executed riparian instrument or permit executed by the Bureau of Tidelands Management shall accompany a zoning certificate application; and

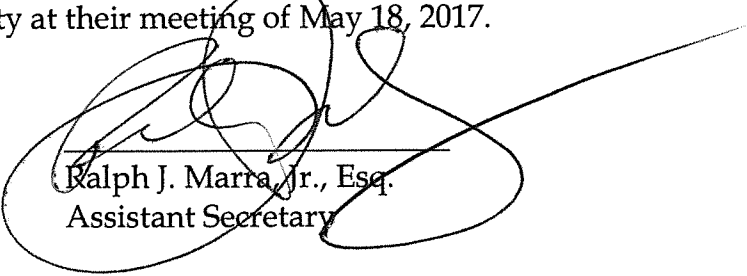
WHEREAS, on September 9, 2015, Scott Carter, P.E., of Costa Engineering Corp., on behalf of MGK Properties, the owner of Lot 2, and Barbara Bartkowski, the owner of Lot 3, submitted applications to the Bureau of Tidelands Management for licenses for the use of State-owned tidelands on the subject properties; and

WHEREAS, the NJSEA Staff has reviewed the applications submitted by Costa Engineering Corp. to the Bureau of Tidelands Management and recommends approval of same, as the Applicant's proposed development and application are proposed to occur within existing disturbed areas on the site, including portions of an existing building and paved areas.

NOW, THEREFORE, BE IT RESOLVED that, based upon its review of the subject applications to the Tidelands Resource Council for tidelands licenses, the Board of Commissioners of the New Jersey Sports and Exposition Authority agrees with the Staff recommendation and recommends that the application be approved by the Bureau of Tidelands Management.

BE IT FURTHER RESOLVED that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes NJSEA staff to forward the Board of Commissioner's recommendation to the Bureau of Tidelands Management accordingly.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of May 18, 2017.



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



MEMORANDUM

To: NJSEA Board Members and Wayne Hasenbalg, President/CEO

From: Sara J. Sundell *Date:* May 18, 2017

Subject: Tidelands Application-MGK Properties/Stiletto's Site Improvement (File 16-389)

On September 9, 2015, Scott Carter, P.E., of Costa Engineering Corp., on behalf of MGK Properties, Inc., owner of the property identified as 325 Paterson Plank Road, Block 120, Lot 2 in the Borough of Carlstadt, and Barbara Bartkowski, owner of the property identified as 331 Paterson Plank Road, Block 120, Lot 3 in the Borough of Carlstadt ("Applicant"), submitted applications to the New Jersey Department of Environmental Protection's Bureau of Tidelands Management (Tidelands Resource Council) for riparian grants to purchase tidelands claimed by the State within the northerly portion of the subject properties.

Lot 2 is a 0.51-acre site currently improved with a 1-story commercial building (Stiletto's) and Lot 3 is a 0.25-acre site improved with a one-story industrial building (Stan's Auto Body), which is currently vacant. Both properties were developed prior to the establishment of the Hackensack Meadowlands District. The Applicant has applied to the NJSEA for a minor site improvement, involving the demolition of the existing vacant building on Lot 3, for the purposes of providing additional parking for the commercial building on Lot 2. The clearance of the tidelands claims will allow the Applicant to address areas of existing impervious surfaces on the subject properties, including existing paved areas and a portion of the existing building on Lot 2, and will facilitate the proposed site improvements, which are subject to New Jersey Sports and Exposition Authority (NJSEA) zoning approval. The tidelands in question encompass a total of approximately 0.21 acres (8,970 square feet).

Pursuant to N.J.S.A. 13:1B-13.8, the Tidelands Resource Council is responsible for transmitting a copy of the application to the NJSEA for comment. The NJSEA has 45 days to submit a recommendation to the Tidelands Resource Council. Having reviewed the application and associated plans, the NJSEA Staff recommends that the application be approved by the Tidelands Resource Council. Furthermore, the NJSEA staff recommends that the NJSEA adopt the attached resolution and forward same to the Tidelands Resource Council as its comment on the application.

EXECUTIVE SESSION

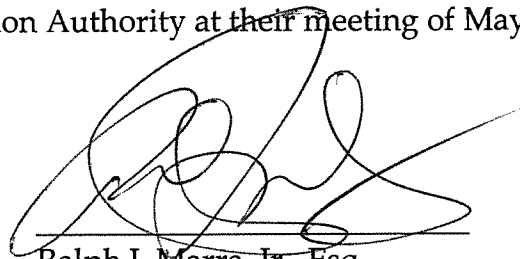
RESOLUTION 2017-18

**RESOLUTION AUTHORIZING THE
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
TO CONDUCT A MEETING TO WHICH
THE GENERAL PUBLIC SHALL NOT BE ADMITTED**

BE IT RESOLVED by the New Jersey Sports and Exposition authority (“Authority”) that it shall conduct a meeting to which the general public shall not be admitted to discuss personnel matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

BE IT FURTHER RESOLVED that the time when such discussions may be disclosed to the public shall be when and as such disclosure may be made without adversely affecting the Authority’s pending and/or anticipated legal, personnel, contractual matters and other matters within the exceptions provided for by the statute.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of May 18, 2017.

A handwritten signature in black ink, appearing to read "Ralph J. Marra, Jr.", is written over a horizontal line. The signature is stylized and cursive.

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