

MINUTES



REGULAR SESSION BOARD MEETING

DATE: September 20, 2018
TIME: 10:00 a.m.
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ
RE: **REGULAR SESSION MEETING MINUTES**

Roll Call - Chairman Ballantyne noted Commissioner Ferguson and Michael Griffin, Treasury representative are participating via phone.

Members in Attendance:

John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman
Vincent Prieto, President and CEO
Robert J. Dowd, Member
Michael Ferguson, Member (via phone)
Armando Fontoura, Member
Michael H. Gluck, Esq., Member
Michael Griffin, NJ State Treasurer's Representative (via phone)
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Robert Yudin, Member

Absent:

Michael Gonnelli, Member
George Kolber, Member

Also Attending:

Frank Leanza, Vice President/ Chief of Legal and Regulatory Affairs
Christine Sanz, Vice President/COO
Adam Levy, Vice President of Legal & Regulatory Affairs
John Duffy, Sr. Vice President of Sports Complex operations and facilities
John Yarenis, Director of Finance/CFO
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
Wayne Hasenbalg
Brian Wilton, Assistant Counsel, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

Chairman Ballantyne called the meeting to order.

Chairman Ballantyne 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.

Chairman Ballantyne explained that Ralph Marra is no longer with the Authority and wanted to take the opportunity on behalf of the board to thank him for his dedication to the Authority and for helping make the American Dream project become a reality. Chairman Ballantyne then welcomed Frank Leanza as the new Senior Vice President/Chief of Legal and Regulatory Affairs. Chairman Ballantyne explained that Mr. Leanza is an attorney and also an engineer who has served in many capacities throughout northern New Jersey. Chairman Ballantyne also noted that Mr. Leanza has extensive knowledge of land use matters.

Chairman Ballantyne explained that action may be taken after the Executive Session and that there would be an opportunity for public comment on those matters when the board returns to open session.

I. APPROVAL OF MINUTES

Chairman Ballantyne presented the minutes of the Regular Session Board Meeting held on July 19, 2018.

Upon motion made by President Prieto and seconded by Commissioner Plofker, the minutes of the Regular Session Board Meeting held on July 19, 2018 were unanimously approved.

II. SPECIAL PRESENTATION – Mobile Food Lab, Dr. Angela Cristini, Director of the Meadowlands Environment Center

Chairman Ballantyne acknowledged Peter Mercer, President of Ramapo College in the audience. Chairman Ballantyne stated that during President Mercer's tenure at Ramapo, the College has been increasingly regarded as a superior institution. Ramapo College has been ranked by U.S. News and World Report as among the "Best Regional Universities in the North," and by Kiplinger's Personal Finance Magazine as one of the "100 Best Values in Public Colleges." In addition, in 2017, College Choice ranked Ramapo College as the number one public college in New Jersey.

Chairman Ballantyne introduced Dr. Angela Cristini, Director of the Meadowlands Environment Center. Chairman Ballantyne explained that she will be talking about the very colorful bus parked in front of the Science Center's and welcomed everyone to tour the bus after the meeting. The Chairman explained that the Mobile Food Lab is the latest resource in the MEC's innovative environmental education programming for students in Grades K-12. Chairman Ballantyne indicated that during Dr. Cristini's tenure as Director of the Meadowlands Environment Center over the past 15 years, she and her team's incredible hard work has grown the program from about 1,500 students in 2003 to more than 20,000 students who now participate in programs every year. The Chairman went on to say that the classes include ecology, chemistry, biology, food science, physics, natural history and astronomy. Chairman Ballantyne explained that the MEC is run by Ramapo College of New Jersey through a partnership with the NJSEA. The Chairman was pleased to announce that a resolution will be consideration on our agenda today that would extend the NJSEA's partnership with Ramapo College for the next three years.

Dr. Angela Cristini gave a presentation of the Mobile Food Lab. Dr. Cristini explained that the Mobile Food Lab is an exciting multi-sensory educational experience on wheels led by professional educators in science, art and cooking that teaches children in grades K-8 where food comes from, how it nourishes and impacts us, and how it shapes our world. Dr. Cristini explained that the classroom on wheels will travel to school districts throughout the region that may otherwise not have the opportunity to participate.

Dr. Cristini went on to say that the Mobile Food Lab is funded in part by a grant from the New Jersey State Health Department's Special Child Health and Autism Registry. The Meadowlands Environment Center received funding for the Lab program through REED Next, an initiative of the Oakland-based REED Foundation for Autism. Dr. Cristini explained the Mobile Food Lab will also support jobs for adults with autism.

III. PUBLIC PARTICIPATING ON RESOLUTIONS -

- Dr. Peter Mercer, President of Ramapo College - Spoke after the adoption of Resolution 2018-30 and thanked the board for extending the MOU between Ramapo College and the NJSEA. Dr. Mercer stated that the program will allow educators to go out and reach more students than they have in the past. Dr. Mercer also stated that during the past 15 years the program has educated 300,000 New Jersey students.

IV. APPROVALS

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

Chairman Ballantyne presented the report of cash disbursements over \$100,000 and Professional Invoices for the months of July and August 2018.

Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, the cash disbursements over \$100,000 for the months of July and August 2018 were unanimously approved.

Resolution 2018-30 Resolution Electing the Secretary and Appointing an Assistant Secretary of the NJSEA.

Chairman Ballantyne read Resolution 2018-30 electing Vincent Prieto, President and Chief Executive Officer as Secretary and appointing Christine Sanz, Vice President/Chief Executive Officer as Assistant Secretary of the Authority.

Upon motion made by Chairman Ballantyne and seconded by Commissioner Scala Resolution 2018-30 was unanimously approved by a vote of 12-0.

Resolution 2018-31 Resolution Authorizing the Extension of the Current Memorandum of Understanding with Ramapo College to Run through December 31, 2021.

Ms. Sanz was happy to present the resolution extending the MOU with Ramapo College to 2021 for the operation of the Environment Center. Ms. Sanz explained that the program has been ongoing since 2003 and has been instrumental in

providing environmental education to all ages and is also critical to the Authority's mission. Ms. Sanz stated that the resolution is also for additional funding for program - an increase of \$50,000 in 2019 to raise the amount to \$550,000 and an additional increase of \$50,000 in 2020 for a total increase to \$600,000, which will remain through 2021.

Commissioner Yudin asked if the increases would be covered by Authority income or funding from the State. Ms. Sanz explained that an evaluation was done by our CFO and are confident that the funds will be covered by our existing budget and not by the State. Vice Chairman Buckelew asked about previous funding. Ms. Sanz explained that the former Meadowlands Commission funding the program for well over \$2 million. In 2015 the agency requested Ramapo go down to \$500,000. Ms. Sanz noted that Ramapo has been very creative in maintaining and enhancing the programs. Commissioner asked if the programs are available to everyone. Ms. Sanz explained that the programs are open to everyone in the state.

Upon motion made by Commissioner Dowd and seconded by Commissioner Yudin Resolution 2018-31 was unanimously approved by a vote of 12-0.

Resolution 2018-32 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. 18-332, SOF/Hartz/Hampton Inn & Suites – New Building – Block 227, Lot 7.29 in Secaucus.

Ms. Sundell explained that Hartz submitted a zoning certificate application proposing the construction of a 168-room hotel on Block 227, Lot 7.29, within Harmon Meadow Plaza in Secaucus and that the subject property is located in the District's Regional Commercial zone and is irregularly-shaped, containing parking garages, private access roadways and walkways. Ms. Sundell further explained that the 0.8-acre vacant portion of Lot 7.29 that is available for development is too small to provide sufficient buffers required between the adjacent offices and hotels and a residential use. She stated that the area is also limited with respect to its ability to provide sufficient parking for residents and guests. Ms. Sundell indicated that surrounding properties consist of multistory offices, hotels, parking garages, and commercial uses, which result in heavily-trafficked roadways not conducive to residential development. She stated that for these reasons, Staff is recommending that this property be deemed unsuitable for residential use.

Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Gluck Resolution 2018-32 was approved by a vote of 11-0 with President Prieto recused.

Resolution 2018-33 Resolution Issuing a Decision on the Special Exception Application Submitted as part of File No. 18-108 Secaucus Housing Authority/Verizon-Antenna (Special Exception) Block 98, Lot 11.02 in Secaucus.

Ms Sundell explained that Verizon Wireless and the Secaucus Housing Authority submitted an application for the installation of a rooftop-mounted wireless telecommunication facility on the roof of a 5-story multi-family residential building

located at 700 County Avenue, which is owned by the Secaucus Housing Authority and located in the District's Neighborhood Commercial zone. She also explained that the applicant requested a special exception as part of its zoning certificate application, as public utility uses, light are listed as a special exception use in the Neighborhood Commercial zone. Ms. Sundell indicated that a public hearing was held on June 12, 2018, and there were no comments from any members of the public.

She also indicated that the proposed telecommunication facility will alleviate the existing deficiency in cellular service in the area, thereby enhancing emergency 911 cellular services and promoting the welfare and convenience of the public. She explained that the proposed antennas will be neutral in color and will be mounted on the roof of the existing 5-story building and will not be noticeable from the public rights-of-way or surrounding residential, commercial, industrial and institutional uses. Ms. Sundell also indicated that the antennas will not be visible from the adjacent 14-story residential building to the south, which is also owned by the Secaucus Housing Authority, as its exterior wall facing the antennas is windowless. Ms. Sundell stated that for these reasons and those stated in the recommendation; Staff is recommending the approval of this bulk variance.

Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Scala Resolution 2018-33 was unanimously approved by a vote of 12-0.

Resolution 2018-34 Resolution Issuing a Decision on Variance Application Submitted as Part of File No. 18-139 PSE&G/49th Street Pothead Rack – New Bldg, Fence & Variance (Phase 2) – Block 442, Lot 5 in North Bergen.

Ms. Sundell explained that PSE&G submitted an application to upgrade an existing unmanned electric substation as part of its 49th Street Pothead Rack 230kV Phase 2 Project. The existing electric substation is located along Westside Avenue within a PSE&G utility right-of-way and the property is deemed to be within the Light Industrial A zone pursuant to NJSEA regulations. She also explained that the proposed substation improvements include a new control building, generator, transformers, mechanical switches, and lighting. To improve the reliability of PSE&G's electric transmission service, the proposed equipment will be raised a minimum of one foot above FEMA's 100-year base flood elevation. Ms. Sundell indicated that the applicant has requested a bulk variance to construct concrete support structures with a minimum setback of 19.3 feet from the westerly property line, whereas the Light Industrial A zone regulations require a minimum rear yard setback of 75 feet. She also indicated that the long, narrow property has a depth of only 150 feet, which results in a buildable footprint that is only 25 feet wide. The property is located within an industrial area and is bordered by an undeveloped marshland to the west. Ms. Sundell explained that there are no residences in the area.

Ms. Sundell stated that the placement of the proposed transformers and their concrete supports is constrained by the location of the existing substation equipment, as well as clearances required by the regulatory requirements of the National Electric Safety Code. There are four existing masonry structures on the site that are set back 8.7 feet from the rear lot line, so the proposed concrete support structures set back 19.3 feet from the same lot line will not increase the current degree of nonconformity on the site.

Ms. Sundell explained that he proposed improvements will promote the general welfare through the enhanced resiliency of the electricity network. Ms. Sundell stated that for these reasons and those stated in the report; Staff is recommending the approval of this bulk variance.

Upon motion made by Commissioner Gluck and seconded by Commissioner Scardino Resolution 2018-34 was unanimously approved by a vote of 12-0.

V. PUBLIC COMMENTS

- James Harris, President of NJ Association of Black Educators spoke about his concerns with the diversity of students invited to and who are participating in the Ramapo school programs. Mr. Harris stated that they will be looking into who is participating in these programs. Mr. Harris expressed his concerns with the diversity of the NJSEA board members. He hopes that the Governor will appoint qualified African Americans and females to the board. Mr. Harris also spoke about a meeting he had with Triple 5 and how they were receptive to his comments. Mr. Harris indicated that he will continue to carefully look at who will be participating on the job site. He will also be spreading the word about the job opportunities there. Mr. Harris spoke about his concerns with transportation possibilities in getting people from urban areas to the project site.

Chairman Ballantyne thanked Mr. Harris for his comments and stated that they have similar mindset with regards to workforce and leadership diversity in New Jersey. The Chairman noted that with regards to Ramapo College, the College is interested in making sure that the Mobile Food Lab reaches students from all over including urban areas. The Chairman also noted that President Prieto is the first Latino President/CEO of the NJSEA.

Commissioner Fontoura wanted to reassure Mr. Harris that Essex County continues to be vigilant with job opportunities. Commissioner Fontoura noted that the Governor is committed to diversity.

President Prieto recognized that we need to do better and will. President Prieto stated that he is looking forward to meeting with Mr. Harris on these issues.

- Jeffrey Dye, President Passaic Chapter NAACP and North Jersey Local Residence Workforce – Mr. Dye seconded Mr. Harris' comments. Mr. Dye also spoke about the CAT program, which is a sports program for the youth in Passaic County. Mr. Dye explained that in the past, game tickets were extended to the children in this program and hopes this will continue.

Chairman Ballantyne noted that the American Dream project has 29.2% women and minority performing at the job site, which surpasses the goal of 22% minority participation. The Chairman stated that we are proud of accomplishments of the building trades, the Governor's office and the Board in helping facilitate and making this a reality. Chairman Ballantyne went on to say how the project has become the model of what to do with community outreach and fulfilling minority participation on the project site.

- Paulette Ramsey, Borough Councilwomen of Franklin Lakes and representing the DeKorte family. Ms. Ramsey thanked Wayne Hasenbalg and welcomed Vincent Prieto. Ms. Ramsey congratulated everyone on the wonderful job they are doing at the NJSEA. Ms. Ramsey recalled being here for the groundbreaking of the building.

Commissioner Scardino thanked Ms. Ramsey and took the opportunity to remember Cliff Goldman, the first Executive Director of the Hackensack Meadowlands Development Commission.

VI. EXECUTIVE SESSION

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

Chairman Ballantyne indicated that a matter may be considered following the executive session.

Resolution 2018-35 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 Scardino Resolution 2018-35 was approved by a vote of 12-0.

Returned to open session at 11:02 a.m.

It was noted that Commissioner Ferguson was not present after Executive Session.

VII. PUBLIC PARTICIPATION ON PROPOSED RESOLUTION - None

VIII. APPROVAL

Resolution 2018-36 Resolution Authorizing the Filing of a Request for a 45-Day Extension of Time to Issue a Final Agency Decision.

Chairman Ballantyne indicated that the resolution is a request for a 45-day extension of time to issue a final agency decision in regards to the Scannell property. The Chairman noted that both parties have agreed to the third extension. Chairman Ballantyne stated that the resolution is available to anyone who is interested. There were no comments from the public on the resolution.

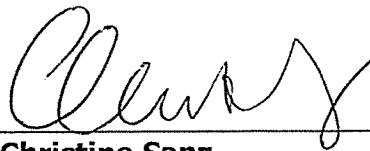
Upon motion made by Commissioner Scardino and seconded by Commissioner Plofker Resolution 2018-36 was unanimously approved by a vote of 11-0.

IX. MOTION TO ADJOURN

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

Meeting adjourned at 11:05 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 September 20, 2018.



Christine Sanz
Assistant Secretary

September 20, 2018

Commissioner	Roll Call	2018-30	2018-31	2018-32	2018-33	2018-34	2018-35	2018-36
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y
Prieto	P	Y	Y	R	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y	Y	Y
Ferguson	P (via phone)	Y	Y	Y	Y	Y	Y	-
Fontoura	P	Y	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--
Kolber	--	--	--	--	--	--	--	--
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	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin	P (via phone)	Y	Y	Y	Y	Y	Y	Y

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