



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

DATE: July 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  
John Ballantyne, Member (via phone)  
Armando Fontoura, Member (via phone)  
Michael H. Gluck, Esq., Member  
George Kolber, Member (via phone)  
Steven Plofker, Member  
Andrew Scala, Member  
Anthony Scardino, Member  
Robert Yudin, Member  
James Wooster, NJ State Treasurer's Representative (via phone)

**Absent:**

Michael Gonnelli, Member  
LeRoy Jones, Member

**Also Attending:**

Ralph J. Marra, Jr., Sr. Vice President of Legal and Regulatory Affairs  
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  
Helen Strus, Sr. Vice President Sales and Marketing  
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 June 16, 2016.

Upon motion made by Commissioner Scala and seconded by Commissioner Plofker, the minutes of the Regular Session Board Meeting held on June 16, 2016, were unanimously approved by a vote of 12-0.

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

- Lenny Nix – Hackensack resident – spoke regarding his concerns on Resolutions 2016-27 and 2016-28.
- Lisa John-Basta, Esq. of Chiessa, Shahinian, Giantomasi, attorney for Linque HC Partners the adjacent property owner in Resolution 2016-28, clarified that after coming to an agreement with the applicant that the requested additional landscaping and trellis be incorporated into the site plan, they are not opposed to the variance application.
- Tom O'Connor of Waters McPherson, McNeill, attorney for the applicant Glomar Realty in Resolution 2016-28, stated that they will comply with the adjacent property owner's request for additional landscaping and trellis to screen the building.

Mr. Nix disrupted the meeting. Vice Chairman Buckelew requested that Mr. Nix be removed from the meeting.

## **III. SPECIAL PRESENTATION**

Resolution 2016-26 Resolution in Memory of Senator Raymond H. Bateman  
Honoring his Distinguished Legacy of Public Service to the  
NJSEA and the People of New Jersey.

Commissioners Fontoura, Yudin, Scardino and Ferguson spoke about Senator Raymond H. Bateman.

Vice Chairman Buckelew presented Resolution 2016-26. Upon motion by Commissioner Yudin and seconded by Commissioner Plofker, proposed resolution 2016-26 was unanimously approved by 12-0 vote.

## **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 May 2016.

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

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

Resolution 2016-27 Resolution Issuing a Decision on the Special Exception and Variance application submitted as part of File No. 15-567 – Hudson County/High Tech High School – New Building, Block 5, Lot 2.03 in Secaucus.

Ms. Sundell explained Resolution 2016-27 to the Commissioners.

Vice Chairman Buckelew presented Resolution 2016-27. Upon motion by Commissioner Gluck and seconded by Commissioner Scala, proposed resolution 2016-27 was unanimously approved by 12-0 vote.

Resolution 2016-28 Resolution Issuing a Decision on the Variance application submitted as part of File No. 16-039 – Glomar Realty LLC/Pan American Coffee Company – Addition, Block 219.02, Lot 66.06 in Rutherford.

Ms. Sundell explained Resolution 2016-28 to the Commissioners. Commissioner Yudin asked about the additional landscaping being on the site plan. Sara explained that it is on the site plan and that the Zoning Certificate will be conditioned upon provision and maintenance of the landscape green wall adjacent to the neighboring property.

Vice Chairman Buckelew presented Resolution 2016-28. Upon motion by Commissioner Scardino and seconded by Commissioner Yudin, proposed resolution 2016-28 was unanimously approved by 12-0 vote.

Resolution 2016-29 Resolution authorizing the appropriation of additional funding for Phase 5 of the Meadowlands Adaptive Signal System for Traffic Reduction (MASSTR).

Mr. Levy explained Resolution 2016-29 to the Commissioners. Vice Chairman Buckelew explained that this was discussed in depth during the Executive Committee meeting and we were assured that these necessary improvements to be made to the project have been reviewed by the transportation authority and treasurer's office.

Vice Chairman Buckelew presented Resolution 2016-29. Upon motion by Commissioner Scala and seconded by Commissioner Scardino, proposed resolution 2016-29 was unanimously approved by 12-0 vote.

## **V. AWARDS/CONTRACTS**

Resolution 2016-30 Resolution authorizing the President and Chief Executive Officer to enter into a contract for insurance brokerage services.

Mr. Povia explained Resolution 2016-30 to the Commissioners. Vice Chairman Buckelew stated that this was discussed at length during the Executive Committee meeting. He went on to say that this is a good business practice to bring all policies to a common expiration date. This will be a cost savings.

Vice Chairman Buckelew presented Resolution 2016-30. Upon motion by Commissioner Scardino and seconded by Commissioner Scala, proposed resolution 2016-30 was unanimously approved by 12-0 vote.

Resolution 2016-31 Resolution authorizing the President and Chief Executive Officer to enter into an Interlocal Agreement with the Hudson County Improvement Authority for Disposal Services.

Mr. Marra explained Resolution 2016-31 to the Commissioners.

Vice Chairman Buckelew presented Resolution 2016-31. Upon motion by Commissioner Gluck and seconded by Commissioner Scala, proposed resolution 2016-31 was unanimously approved by 12-0 vote.

**VI. CEO REPORT – None**

**VII. PUBLIC COMMENTS**

- Marvin Donadic, Cliffside Park resident – spoke about his concerns with the NJSEA.
- Mayor Fred Dressel – spoke highly of Senator Bateman. He also commented and applauded Hudson County Education System for deciding to build a Technical School in Secaucus. – Resolution 2016-27.

Vice Chairman Buckelew spoke about Senator Bateman.

**VIII. EXECUTIVE SESSION**

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

Resolution 2016-32 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.

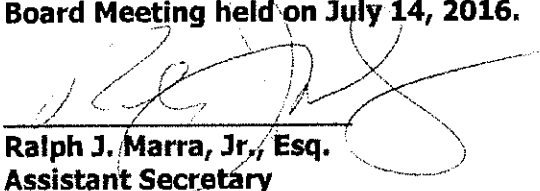
Upon motion made by Chairman Plofker and seconded by Commissioner Scardino, Resolution 2016-32 was approved by a vote of 11-0.

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

**IX. MOTION TO ADJOURN**

Motion to adjourn the meeting was made by Commissioner Scardino and second by Commissioner Gluck with all in favor.

**I certify that on information and belief this is a true and accurate transcript of the Minutes of the Executive Session of the New Jersey Sports and Exposition Authority Board Meeting held on July 14, 2016.**

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

June 16, 2016

| Commissioner         | Roll Call        | 2016-26 | 2016-27 | 2016-28 | 2016-29 | 2016-30 | 2016-31 | 2016-32 |
|----------------------|------------------|---------|---------|---------|---------|---------|---------|---------|
| Ferguson             | P<br>(via phone) | 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<br>(via phone) | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Fontoura             | P<br>(via phone) | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Gluck                | P                | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Gonnelli             | --               | --      | --      | --      | --      | --      | --      | --      |
| Jones                | --               | --      | --      | --      | --      | --      | --      | --      |
| 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       | Y       | Y       | Y       | Y       | Y       | Y       |
| Treasury Rep Wooster | P<br>(via phone) | Y       | Y       | Y       | Y       | Y       | Y       | Y       |

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



**SPECIAL SESSION BOARD MEETING  
August 9, 2016**

DATE: August 9, 2016  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ  
RE: **SPECIAL SESSION MEETING MINUTES**

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**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 until 10:45 a.m.)  
Steven Plofker, Member  
Andrew Scala, Member  
Anthony Scardino, Member  
Robert Yudin, Member  
Peter Simon, NJ State Treasurer's Representative (via phone)

**Absent:**

Michael Gonnelli, Member

**Also Attending:**

Ralph J. Marra, Jr., Sr. Vice President of Legal and Regulatory Affairs  
Adam Levy, Vice President of Legal and Regulatory Affairs  
Lisa LeBoeuf, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal  
Kevin Evans, Gibbons  
Robert Tuteur, Esq., Eckert Seamans  
Kevin Evans, Esq., Gibbons PC

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.