

MINUTES



REGULAR SESSION BOARD MEETING

DATE: January 23, 2020
TIME: 10:00 a.m.
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ
RE: REGULAR SESSION MEETING MINUTES

Members in Attendance:

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

Absent:

Michael Gonnelli, Member
Robert J. Dowd, Member

Also Attending:

Christine Sanz, Senior Vice President/Chief Operating Officer
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
John Yarenis, Director of Finance/Accounting
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Lisa LeBoeuf, Senior Legal Specialist
Lauren LaRusso, Assistant Counsel, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

Chairman Ballantyne called the meeting to order.

- I. Pledge of Allegiance
- II. Opening Statement – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
- III. Roll Call

IV. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

- Chairman Ballantyne presented the minutes of the Regular Session Board Meeting held on December 19, 2019. It was noted that minutes should reflect that the December 19, 2019 meeting adjourned at 11:30 a.m. (not p.m.).

Upon motion made by Commissioner Plofker and seconded by Commissioner Yudin, the minutes of the Regular Session Board Meeting held on December 19, 2019 were unanimously approved.

- Chairman Ballantyne presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of December 2019.

Upon motion by Commissioner Plofker and seconded by Vice Chairman Buckelew, the cash disbursements over \$100,000 for the month of December 2019 were unanimously approved.

V. PRESENTATION

Chairman Ballantyne spoke about the wonderful partnership between the NJSEA and the Meadowlands Environment Center with the REED Next Adult Day Program, which provides support for individuals with autism ages 21 and older. The Chairman explained that last month REED Next began occupying a satellite office on the NJSEA campus. The Chairman also explained that REED Next provides participants with vocational training, volunteer and paid employment opportunities, community integration, and assistance with daily life skills. He stated that this is a critically important program for those ages 21 and over who have aged out of school and social service programs. Chairman Ballantyne indicated that REED Next participants will work in a variety of jobs throughout the NJSEA campus, including at the MEC's Mobile Food Lab that travels to school districts throughout the region. The Chairman explained that the Food Lab was provided to the MEC through a grant from REED Next.

President Prieto explained that over the past month he has had the opportunity to see the program in action and the REED Next staff is a fantastic, dedicated group of people who are doing a great service. He reiterated how important this program is. If those with autism who have aged out of social service program did not have a place like REED Next, they could possibly regress in their social and life skills. President Prieto stated that the NJSEA is very pleased to partner with REED Next and to do its part in giving adults with autism the chance to live more independent, productive and fulfilling lives through this vital program.

Chairman Ballantyne introduced Jill Nadison, the CEO and Executive Director of REED Next. He stated that Ms. Nadison has 25 years of experience in leadership and management in both the private and non-profit sectors. She believes that while creativity and new ideas are catalysts for change, it is innovative thinking and respectful collaboration that solves any problem. He went to say that prior to REED, Ms. Nadison worked at Symantec, a high-tech company based in California. Before Symantec, Ms. Nadison spent many years running operations for New Jersey-based Professional Staffers, where she learned how to take risks and manage diverse teams of people. Ms.

Nadison along with Dr. Angela Cristini, Director of the Meadowlands Environment Center gave a presentation to the Board about the program.

Ms. Nadison and Dr. Cristini spoke about the following:

- Reed History
- Autism Spectrum Disorder
- State Funding for ages 3-21
- Ages 21 and over support and services virtually disappear
- REED Next Day Program
 - Community integration – Ramapo College and NJSEA
 - Assistance with daily life skills
 - Pre-vocational and vocation training
 - Volunteer and paid job opportunities
 - Program is daily 9:00 a.m.- 3:00 p.m.
 - Paid Employment and Volunteer Opportunities
- Mobile Food Lab

Commissioner Yudin asked if the organization has an opinion on anti-vaccination. Ms. Nadison stated she is not clinical and is not in a position to answer, but stated that REED, as an organization, does not take a political position on the issue.

Commissioner Scardino asked how many are enrolled at the NJSEA facility. Ms. Nadison replied that two are currently here with two additional clients expected to come in February.

Chairman Ballantyne asked what the length of time that they are here. Ms. Nadison replied that the day program is 9:00 a.m.- 3:00 p.m.

Commissioner Plofker thanked Ms. Nadison and NJSEA staff for accommodating the program.

Chairman Ballantyne stated that Resolution 2020-05 – Resolution authorizing the purchase of 2020 Typhoon Pumper Truck Model HC04 will be held until next month's meeting giving board members time to go over specifications of the pumper truck.

VI. PUBLIC PARTICIPATING ON RESOLUTIONS - None

VII. APPROVALS

Resolution 2020-01 Resolution Authorizing Issuing a Decision on the Suitability Recommendation as Required by the *NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No. 19-479, BRE 1200 Wall Street Owner – New Building, Block 229, Lot 3.01 in Lyndhurst.

Ms. Sundell stated that the NJSEA received a zoning certificate application for the proposed construction of two warehouse buildings totaling 115,905 square feet on the premises identified as 1200 Wall Street West, Block 229, Lot 3.01, in the Township of Lyndhurst. She further stated that the existing six-story office building on the subject

property is proposed to be demolished. She explained that the subject property is located within the Light Industrial A zone. Neighboring uses within the zone are predominantly industrial, warehouse and distribution, and office facilities and that there are no residential structures in the immediate vicinity. She also explained that the surrounding development pattern is not compatible with the siting of residential uses, due to the heavy reliance by industrial, warehouse and distribution uses in the area on trucking services to move products. Ms. Sundell indicated that two other properties in the vicinity that contain existing vacant and underutilized office buildings, which are proposed for redevelopment with modern warehouse and industrial facilities, were also deemed unsuitable for residential use by the Board, thereby increasing the industrial nature of the area. She also indicated that nearby active industrial and warehouse uses in the area would present challenges with respect to circulation and safety of residents. Ms. Sundell stated that the site is remote from public schools, local retail stores, recreation facilities and other public amenities. Pedestrian access to the rest of the community requires traveling a considerable distance through an active industrial area. She also stated that staff evaluated the site and prepared a suitability review indicating that Block 229, Lot 3.01, is recommended to be deemed unsuitable for housing. She stated that staff requests that the Board concur with the Review Team's recommendation that Block 229, Lot 3.01, be deemed unsuitable for residential use.

Chairman Ballantyne presented Resolution 2020-01. Upon motion made by Commissioner Scardino and seconded by Commissioner Plofker. Resolution 2020-01 was unanimously approved by a vote of 12-0.

Resolution 2020-02 Resolution Authorizing Issuing a Decision on the Suitability Recommendation as Required by the *NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No. 9503, OSF/Hartz/50 Hartz Way – New Building & Variances, Block 53, Lot 2 in Secaucus.

Ms. Sundell explained The NJSEA received a zoning certificate application for the proposed construction of a 236,778 square foot warehouse building on the premises identified as 50 Hartz Way, Block 53, Lot 2, in the Town of Secaucus. She further explained that the existing warehouse structure on the subject property is proposed to be demolished. Ms. Sundell stated that the subject property is located within the Light Industrial A zone, where neighboring uses are predominantly industrial, warehouse and distribution facilities. She also stated that the surrounding development pattern is not compatible with the siting of residential uses, due to the heavy reliance by industrial, warehouse and distribution uses in the area on trucking services to move products. Ms. Sundell stated that noise generated from open loading docks on neighboring properties, trucks maneuvering on adjacent sites and in the streets, lack of sidewalks, and safety concerns for pedestrians render this site unfavorable to residential uses. She also stated that there are no adjacent residential or other supportive uses that could, from a planning perspective, create a cohesive neighborhood. Ms. Sundell explained that the site is remote from public schools, local retail stores, recreation facilities and other public amenities. She also explained that pedestrian access to the rest of the community requires traveling a considerable distance through an active industrial area. Ms. Sundell stated that staff evaluated the site and prepared a suitability review indicating that Block 53, Lot 2, is recommended to be deemed unsuitable for housing. She stated that staff

requests that the Board concur with the Review Team's recommendation that Block 53, Lot 2, be deemed unsuitable for residential use.

Chairman Ballantyne presented Resolution 2020-02. Upon motion made by Commissioner Stellato and seconded by Commissioner Yudin. Resolution 2020-02 was unanimously approved by a vote of 12-0

Resolution 202-03 Resolution Certifying the Meadowlands Adjustment Payments for CY2020.

Mr. Yarenis explained that the resolution is to certify the 2020 Meadowlands Adjustment Payment Calculation for the 2020 calendar year. He stated that the schedule has been prepared in accordance with Statute. He stated that NJ Statute requires the calculations to be certified by the board by February 1st. Mr. Yarenis explained that the 2020 calculations have been reviewed by the accounting firm of Mercadien, LLC and certified accurate. He also explained that the Tax Sharing package was reviewed with members of Executive Committee. He stated that passage of this resolution will certify the calculations and notices will be sent to the impacted towns along with the calculation schedule.

Chairman Ballantyne presented Resolution 2020-03. Upon motion made by Commissioner Plofker and seconded by Commissioner Scardino. Resolution 2020-03 unanimously approved by a vote of 12-0.

Resolution 2019-41 Resolution Authorizing the Placement of General Liability, Excess Liability, Automobile, Boat/Marine and Inland Marine Insurance.

Mr. Yarenis explained that the resolution is to authorize the placement of General Liability, Excess Liability, Automobile, Boats and Marine, and Inland Marine insurance coverage for the period of February 1, 2020 through January 1, 2021. Mr. Yarenis stated that staff utilized the services of Willis Towers Watson of Pennsylvania to obtain the coverage quotes for these policies. He further stated that through their efforts, the agency has been able to maintain its existing coverage for the upcoming period at the best possible premiums. Mr. Yarenis explained that staff, along with Willis, is still in negotiations with underwriters regarding Pollution Liability insurance for the coming year. He explained that while staff continues with those negotiations, the agency continues to retain coverage under the existing policy. He stated that with the board's approval, staff will proceed with the process of binding these policies.

Chairman Ballantyne presented Resolution 2020-04. Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Scardino. Resolution 2020-04 was unanimously approved by a vote of 12-0.

VIII. AWARDS/CONTRACTS

Resolution 2020-05 Resolution Authorizing the Purchase of a 2020 Typhoon Pumper Model HC04. – **Resolution Held.**

IX. PUBLIC PARTICIPATION

- Marvin Donadic, Cliffside Park resident commented on the following:
 - Commented on his brief talk with Governor Murphy regarding his concerns with the Sports Authority.
 - Commented on how the Arena is going to waste and that it is not being utilized to its fullest capacity.
- Don Evanson, Secaucus resident commented on the following:
 - Commented on the 2020 Meadowlands Adjustment Payments, the funding by hotels and Secaucus being a payer. President Prieto explained that with adjustment to the funding source, Secaucus is no longer a payer but a receiver. He further explained that it now includes hotels located in the entire town of the district municipalities.
- Captain Bill Sheehan – Hackensack Riverkeeper commented on the following:
 - Commented on the HMMC not endorsing the Master Plan.
 - Commented that the NJSEA has a statutory requirement under the transition law to review and renew within five years.
 - Commented on issues raised by the HMMC.
 - Commented on the 2004 Master Plan process and how the transportation plan, energy plan and other studies were done after the Master Plan was promulgated. He also commented that he doesn't see any reason why it cannot be done similarly with this Master Plan.

President Prieto stated that the HMMC has a 120 review period which is coming to an end. He also stated that the NJSEA is addressing their concerns and will hopefully have it come before the board soon.

IX. EXECUTIVE SESSION

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

Resolution 2020-06 Resolution Authorizing the NJSEA to Conduct a Meeting to which the General Public Shall Not Be Admitted.

Chairman Ballantyne presented Resolution 2020-06. Upon motion made by Commissioner Yudin and seconded by Commissioner Plofker. Resolution 2020-06 was carried by a vote of 12-0.

Entered Executive Session 10:35 a.m.

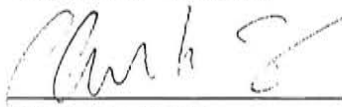
Returned to open session 11:04 a.m.

X. ADJOURNMENT

With no further business, motion was made to adjourn by Commissioner Plofker and seconded by Commissioner Yudin.

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 January 23, 2020.



Christine Sanz
Assistant Secretary

January 23, 2020

Commissioner	Roll Call	2020-01	2020-02	2020-03	2020-04	2020-05 HELD	2020-06
Ballantyne, Chairman	P	Y	Y	Y	Y		Y
Buckelew, Vice Chairman	P (via phone)	Y	Y	Y	Y		Y
Prieto	P	Y	Y	Y	Y		Y
Dowd	--	--	--	--	--		--
Fontoura	P (via phone)	Y	Y	Y	Y		Y
Gluck	P (via phone)	Y	Y	Y	Y		Y
Gonnelli	--	--	--	--	--		--
Knopf	P	Y	Y	Y	Y		Y
Plofker	P	Y	Y	Y	Y		Y
Scala	P (via phone)	Y	Y	Y	Y		Y
Scardino	P	Y	Y	Y	Y		Y
Stellato	P	Y	Y	Y	Y		Y
Yudin	P	Y	Y	Y	Y		Y
Treasury Rep Griffin	P (via phone)	Y	Y	Y	Y		Y

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