



**REGULAR SESSION  
REMOTE BOARD MEETING  
MINUTES**

DATE: December 15, 2022

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst

**Members in Attendance:**

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

**Absent:**

Michael Gonnelli, 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 Duffy, Senior Vice President of Sports Complex Operations & Facilities  
Sara Sundell, Director of Land Use Management and Chief Engineer  
Anna Acanfora, Director of Finance  
Teresa Doss, Co-Director MRRI  
Steven Cattuna, Chief of Staff  
Robert Davidow, Governor's Authorities Unit  
Brian Aberback, Public Information Officer

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 from the November 17, 2022 Regular Session Board meeting.

Upon motion made by Commissioner Scala and seconded by Commissioner Fontoura the minutes of the Regular Session Board Meeting held on November 17, 2022 were unanimously approved.

Chairman Ballantyne presented the Executive Session minutes from the November 17, 2022 Regular Session Board meeting.

Upon motion made by Commissioner Yudin and seconded by Commissioner Gluck the minutes of the Executive Session Board Meeting held on November 17, 2022 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of November 2022.

Upon motion by Commissioner Gluck and seconded by Vice Chairman Buckelew the cash disbursements over \$100,000 for the month of November 2022 were unanimously approved.

**V. PUBLIC PARTICIPATION ON RESOLUTIONS – None.**

**VI. APPROVALS**

Resolution 2022-54      Consideration of a Resolution Authorizing the Placement of Property, General Liability, Excess Liability, Umbrella, Marine & Boat Hull, Public Officials, Crime & Fiduciary, Drone Hull Liability, Medical Professional, Heliport Liability, Cyber, Storage Tanks, and Active Assailant.

Ms. Acanfora advised that the renewal period for these policies was January 1, 2023 through January 1, 2024 and the cost of the premiums was \$1,828,142. She stated that the broker, Willis Towers Watson, was currently working on the remainder of the premiums. She said that the staff wanted to thank Vice Chairman Buckelew for his guidance and assistance throughout the process and they were greatly appreciative of all of his help.

Vice Chairman Buckelew stated that the staff had done a great job. He explained that it was a very difficult year and the market was very hard right now. He added that it had been a long process, a frustrating one, because of the markets and that there were some huge losses. He noted that there were some policies that had not been finalized at this point and hoped it would be taken care of between now and January 1. He suggested that staff and the broker start the renewal process much earlier next year.

Chairman Ballantyne presented Resolution 2022-54. Upon motion by Commissioner Yudin and seconded by Vice Chairman Buckelew, Resolution 2022-54 was unanimously approved by a vote of 13-0.

Resolution 2022-55      Consideration of a Resolution Adopting the 2023 NJSEA Budget.

Ms. Acanfora stated that the 2023 Budget was a collaboration with each department and that it represented the needs of the organization to operate effectively. She said that in addition, the budget was presented to the Finance Committee in more detail. She explained that the budget showed an increase of \$2.2 million in revenues and an increase of expenses of \$1 million over the 2022 budget. She said that the projected expenses represented the current economic challenges and that the operating loss was projected to be less in comparison with the 2022 budget. She noted that the losses were being offset by various reserves and a State appropriation.

President Prieto congratulated Anna, Sarina and the entire finance team for the hard work that had gone into preparing the budget in a timely fashion.

Chairman Ballantyne presented Resolution 2022-55. Upon motion by Commissioner Gluck and seconded by Commissioner Griffin. Resolution 2022-55 was unanimously approved by a vote of 13-0.

Resolution 2022-56      Consideration of a Resolution Issuing a Decision on the Suitability Recommendation as Required by the NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District.

Ms. Sundell stated that the NJSEA received a zoning certificate application for the proposed construction of a 24,604-square-foot data center building to be located at 15 Enterprise Avenue North in Secaucus, within the parking lot and open space of an existing data center facility and within the Light Industrial A zone. She said that the subject property was located within a portion of Secaucus that contained predominantly warehouse/distribution, commercial and industrial uses and that the location of the proposed building was adjacent to a large utility compound containing emergency generators. She stated that noise from the generators would be detrimental to an adjacent residential use. She noted that with the exception of the parking lot and the required yards, there was minimal open space on the subject property. She also noted that the site did not have a vacant area of sufficient size to construct residential units that could be effectively separated from the existing data center use and that there were no adjacent residential or other supportive uses that could, create a cohesive neighborhood. She explained that the site was remote from public schools, park and recreational facilities, other public amenities and residential neighborhoods. She said that the nearest residential area was located further north of the subject property along Enterprise Avenue; however, there was a gate separating the residential neighborhood from the warehouse and industrial area. She explained that while a data center does not generate significant truck or personal vehicle traffic, the property was surrounded by warehouse and industrial uses with loading facilities that require significant truck movements, including loading doors and tractor trailer parking on the adjacent property to the south of the proposed development site. She concluded by saying that staff evaluated the site and prepared a suitability review indicating that the subject property was recommended to be deemed unsuitable for housing and that staff requests that the Board concur with the Review Team's recommendation that Block 56, Lot 2, be deemed unsuitable for residential use.

Chairman Ballantyne presented Resolution 2022-56. Upon motion by Commissioner Yudin and seconded by Commissioner Scardino, Resolution 2022-56 was unanimously approved by a vote of 13-0.

Resolution 2022-57      Consideration of a Resolution Ratifying Extension of Authorization for Ramapo College Operation of Meadowlands Environmental Education Programming through Calendar Year 2022.

COO Sanz stated that this was an administrative clean-up resolution. She explained that the authorization of the operation of the MEC by Ramapo was authorized by the Board through the end of 2021 and it was also authorized starting January 1, 2023. She noted, however, that an authorization resolution is required for calendar year 2022 and that this resolution ratifies the extension of the operation by Ramapo under the same terms and conditions as calendar year 2021 for calendar year 2022.

Chairman Ballantyne presented Resolution 2022-57. Upon motion by Commissioner Scala and seconded by Commissioner Gluck, Resolution 2022-57 was unanimously approved by a vote of 13-0.

Resolution 2022-58 Resolution Authorizing the Staff to Bind General Liability and Umbrella (Lyndhurst Locations) and Auto and Excess Liability (All Locations).

Ms. Acanfora stated that this resolution was to authorize the NJSEA staff to bind the remainder of the insurance policies. She explained that the Authority's broker, Willis Towers Watson, was currently working on obtaining additional competitive quotes on the general liability and umbrella policies for the Lyndhurst location and auto and excess liability for all locations. She said that the current policies were due to expire on January 1, 2023 and that in order to ensure that a lapse in coverage does not occur the Authority staff is asking for the approval to bind these policies as soon as Willis has firm pricing on the remainder of the premiums.

Chairman Ballantyne presented Resolution 2022-58. Upon motion by Commissioner Dowd and seconded by Commissioner Scardino, Resolution 2022-58 was unanimously approved by a vote of 13-0.

#### IX. PUBLIC PARTICIPATION - None

Chairman Ballantyne announced that the NJSEA and Bergen County Audubon Society would host the first ever Meadowlands Eagle Festival on Sunday, January 15, 2023. He said the event would be a family friendly event that will take place at the NJSEA's River Barge Park in Carlstadt. He said that participants would learn about the remarkable comeback of these incredible raptors and that there would be prizes for kids who bring eagle artwork along with them. He recalled that when he was a child in 1982 the teachers in school would tell you that chances were you may never see another eagle again in New Jersey and at that time there was only one nesting pair of Bald Eagles in the state of New Jersey. He went on to say that as of last year, 2021, we had over 250 nesting Bald Eagles throughout the state and now Bald Eagles are seen in every one of the 21 counties. He said that this was a remarkable comeback for the Bald Eagles and that you certainly could see some of the damage that the toxic substance DDT did to them as it worked its way up through the food chain. He explained that they stopped utilizing DDT in 1970 and that it took almost 10 years to work its way out of the environment. He said that it should be a great event, and that NJSEA was looking forward to hosting it.

President Prieto said that he was very proud and pleased to partner with the Bergen County Audubon Society to bring all these environmental programs and educational programs to the residents in the area and it's amazing this Eagle Festival just adds to that. He noted that in the coming year the NJSEA and the Audubon Society would be partnering to host the Native Plant Day in April, Butterfly Day in July and the Meadowlands Birding Festival in October. He said that this was a great partnership and just shows the work that had been done in the Meadowlands region flourishing with birds and that he believed it was the second largest birding place in the state of New Jersey.

Chairman Ballantyne wished everyone and their families a very happy, healthy and loving holiday season.

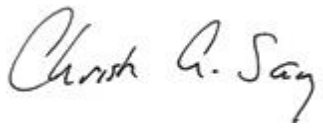
Chairman Ballantyne stated that there was no need for Executive Session.

XI. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Yudin and seconded by Commissioner Scala followed by all in favor.

Meeting adjourned at 10:30 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 December 15, 2022.**



**Christine A. Sanz**  
**Assistant Secretary**

December 15, 2022

<b>Commissioner</b>	<b>Roll Call</b>	<b>2022-54</b>	<b>2022-55</b>	<b>2022-56</b>	<b>2022-57</b>	<b>2022-58</b>
Ballantyne, Chairman	P	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	R	Y
Prieto	P	Y	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--
Knopf	P	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y
Scala	P	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	Y	Y	Y	Y	Y

P = Present    A = Abstain    -- Absent

R = Recuse    Y = Affirmative    N = Negative