



**REGULAR SESSION BOARD MEETING
MINUTES
REMOTE VIA ZOOM**

DATE: February 17, 2022

TIME: 10:00 a.m.

PLACE: Remote via Zoom

RE: REGULAR SESSION REMOTE MEETING MINUTES

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
Arthur Kapoor, Member
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
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Sara Sundell, Director of Land Use Management and Chief Engineer
Anna Acanfora, Co-Director of Finance
Steven Cattuna, Chief of Staff
Brian Aberback, Public Information Officer
Lauren LaRusso, Governor's Authorities Unit
Colleen Mercado, Senior Operations Administrator

Chairman Ballantyne called the meeting to order.

- I. Opening Statement – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
- II. Roll Call
- III. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**
Chairman Ballantyne presented the minutes from the January 27, 2022 Regular Session Remote Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Gluck the minutes of the Regular Session Remote Board Meeting held on January 27, 2022, were unanimously approved.

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

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

IV. **PUBLIC PARTICIPATON ON RESOLUTIONS** - None.

V. **APPROVALS**

<u>Resolution 2022-08</u>	Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 21-308 Kingsland Redevelopment Urban Renewal/Russo Phase 1 - New Building & Variance Block 223, Lots 10, 11, 12, and a Portion of Lot 15 in the Township of Lyndhurst.
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Ms. Sundell stated that Kingsland Development Urban Renewal, LLC submitted a zoning certificate application and bulk variance request to construct an 850,000 square foot warehouse building on its property located on Valley Brook Avenue in Lyndhurst. She said that the vacant property is located within the Kingsland Redevelopment Area's Lyndhurst Commerce Center and is currently undergoing landfill closure activities in anticipation of site development. She noted that the request is associated with their proposal to construct a loading area which would contain 61 loading doors for box trucks and 119 accessory box truck parking spaces within the site's easterly front yard facing Valley Brook Avenue, whereas front yard loading is not permitted in that front yard. She said that the site contains two front yards along its 2,900-foot-long Valley Brook Avenue frontage. She explained that the applicant is also proposing loading doors for box trucks along the building's westerly façade and on the opposite side of that building and tractor trailer loading doors along the southerly façade, which are the two sides where such loading is permitted. She noted that the applicant's professional provided testimony stating how the building tenant's operations require the placement of box truck loading doors on opposite sides of the building. She said that all loading operations will occur on-site and will not require maneuvering within the Valley Brook Avenue right of way or on neighboring properties and trucks will not be queuing in the street. She went on to say that the applicant proposes to install a berm with landscaping in order to screen the loading area from motorists and pedestrians traveling along Valley Brook Avenue and from the adjacent property and noted that the loading area is set back between 250 and 350 feet from the right of way, and is additionally buffered by a storm water basin and a car parking area. She said that the proposal does not result from overdevelopment of the site, and that the distance of the loading area from Valley Brook Avenue, combined with internal site design features that result in additional separation and screening within the site, will ensure that the intent and purpose of the front yard loading regulations is not substantially impaired. She said that the Lyndhurst Township Attorney did participate in the public hearing and stated that the town was in support of the application. Ms. Sundell concluded by saying that for these reasons and those stated in the recommendation Staff is recommending the approval of the requested bulk variance.

Chairman Ballantyne presented Resolution 2022-08. Upon motion by Commissioner Plofker and seconded by Commissioner Scala, Resolution 2022-08 was unanimously approved by a vote of 14-0.

VI. **PUBLIC PARTICIPATION** - None.

VII. **EXECUTIVE SESSION**

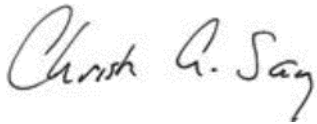
Chairman Ballantyne stated that there was no need to go into Executive Session.

VIII. **ADJOURNMENT**

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

Meeting adjourned at 10:13 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 Remote Board Meeting held on February 17, 2022.



Christine Sanz
Assistant Secretary

February 17, 2022

Commissioner	Roll Call	2022-08
Ballantyne, Chairman	P	Y
Buckelew, Vice Chairman	P	Y
Prieto	P	Y
Dowd	P	Y
Fontoura	P	Y
Gluck	P	Y
Gonnelli	--	--
Kapoor	P	Y
Knopf	P	Y
Plofker	P	Y
Scala	P	Y
Scardino	P	Y
Stellato	P	Y
Yudin	P	Y
Treasury Rep Griffin	P	Y

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