



REGULAR SESSION  
REMOTE BOARD MEETING  
MINUTES

DATE: July 28, 2022

TIME: 10:00 a.m.

PLACE: Via Zoom

**Members in Attendance:**

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:**

John Ballantyne, Chairman

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

Dr. Francisco Artigas, Co-Director MRRI

Teresa Doss, Co-Director MRRI

Anna Acanfora, Director of Finance

Steven Cattuna, Chief of Staff

Brian Aberback, Public Information Officer

Lauren LaRusso Governor's Authorities Unit

Colleen Mercado, Senior Operations Administrator

President & CEO Prieto called the meeting to order.

- I. Opening Statement - President and CEO Prieto read the Notice of Meeting required under the Sunshine Law.
- II. Roll Call
- III. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**  
President and CEO Prieto presented the minutes from the June 23, 2022 Regular Session Board meeting.

Upon motion made by Commissioner Scala and seconded by Commissioner Dowd the minutes of the Regular Session Board Meeting held on June 23, 2022 were unanimously approved.

President and CEO Prieto presented the report of cash disbursements over \$100,000 for the month of June 2022.

Upon motion by Commissioner Fontoura and seconded by Commissioner Scala the cash disbursements over \$100,000 for the month of June 2022 were unanimously approved.

President and CEO Prieto stated that Butterfly Day held on Sunday, July 17 at DeKorte Park and co-sponsored by the NJSEA and the Bergen County Audubon Society was a great success. He thanked all those involved from the BCAS and NJSEA that made the event so wonderful. He noted that the next BCAS-NJSEA special event, the Meadowlands Festival of Birding, will be held on Sunday, October. 2, at DeKorte Park.

#### IV. SCIENCE AND THE ENVIRONMENT COMMITTEE REPORT

Committee Chairman, Anthony Scardino, Jr., provided the Board with updates on several projects that Terry Doss and Dr. Francisco Artigas presented at last month's Committee meeting. He reminded the Board of the three Federal Environmental Protection Agency grants totaling \$550,000 received by NJSEA in October 2021 and stated that the funding supports Meadowlands Research and Restoration Institute (MRRI) studies to combat threats of sea level rise and climate change vulnerability, and to manage long-term land use monitoring through drone imagery. He specifically mentioned the following activities performed by MRRI:

- A study that will identify wetlands that have the greatest chance of resiliency under challenges from sea level rise and the data collected will assist coastal managers, wetland practitioners, and stakeholders when assessing wetland acquisitions, restoration projects and conservation.
- Research that will help gain a deeper understanding and scientific knowledge of the potential of the Sawmill Creek Wildlife Management Area to provide more habitat for wildlife and to sequester carbon, a harmful greenhouse gas.
- Drone imagery that allows NJSEA to acquire crucial information on terrain elevation and land cover for the entire Meadowlands District. This work will continue to support the NJSEA's storm water management and flood protection efforts, including mapping the region's hydrology.

He went on to say that Brian Aberback informed the Committee of the new MRRI website which would be launched within the next week and would be a user-friendly site that contains copious data, reports on past, present and ongoing scientific research, field work photos, and much more. He said that with the use of social media, NJSEA has been very successful in promoting MRRI and public environmental education programs.

Before concluding, Committee Chairman Scardino mentioned that he had recently watched a segment on Real Sports with Bryant Gumbel on HBO called The World Series of Birding. He noted that this annual competition, held only in New Jersey, is comprised of teams throughout the State to raise money for charity by counting how many birds they had seen and heard over a 24-hour period. He said that he was pleased to learn that the Meadowlands is a destination for many teams, specifically DeKorte Park and that it was wonderful to see a major television program take interest in the area's extraordinary environment and wildlife habitat.

He concluded his report by saying that the thanks goes out to the wonderful, dedicated staff, past and present, who devote themselves every day to improving our precious natural areas. He stated that credit must also go not to the one giving or receiving this report but to those without whom this report would not be possible.

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

VI. **APPROVALS**

Resolution 2022-29 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 File No. 22-235, SOF/ CoreSite/NY3 - New Building (Variance) Block 57, Lot 5 in the Town of Secaucus.

Ms. Sundell stated that NJSEA received a zoning certificate application for construction of a 156,200-square-foot data center, proposed to be located at 2 Emerson Lane in Secaucus. She explained that the property is located in the Light Industrial A zone and fully developed with an active and operational data center. She noted that the applicant proposes to expand the existing data center on the property by the addition of a new building on the location of an existing surface parking lot. She explained that the construction of any residential uses on the subject property could not be done in a manner that would provide a reasonable separation distance and appropriate buffering between the different uses and that there is also insufficient area available to develop a critical mass of housing. She stated that the site is surrounded by warehouse and industrial development, and while a data center does not generate significant truck or personal vehicle traffic, the surrounding uses all include loading facilities that require significant truck movements. She said that, in addition, the noise generated by truck movements and loading operations are not conducive to residential use. Ms. Sundell stated that staff evaluated the site and prepared a suitability review recommending that the property be deemed unsuitable for housing and requested that the Board concur with the Review Team's recommendation.

President and CEO Prieto presented Resolution 2022-29. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Scala, Resolution 2022-29 was unanimously approved by a vote of 12-0.

Resolution 2022-30 Consideration of a Resolution Issuing a Decision on the Special Exception Application Submitted as Part of File No. 21-471 Hartz/ One Aquarium/ AT&T - Cell Tower (Special Exception) Block 23, Lot 1 in the Town of Secaucus.

Ms. Sundell stated that New Cingular Wireless PCS, LLC (AT&T) applied for special exemption approval for a 3.27-acre property located at One Aquarium Drive in Secaucus in the Light Industrial A zone. She said that the site is developed with an existing warehouse building in the northerly portion and a vacant wooded area to the south. She explained that the applicant proposes to construct a cellular communications transmission tower with associated ground-mounted equipment on the southerly portion of the property; and that the entire compound will occupy approximately 3,300 square feet of the lot. She said that a communications transmission tower is listed as a special exception use in the Light Industrial A zone and noted that the proposed tower is needed to close existing gaps in wireless telecommunications coverage in the area. She said that although the property is wooded, existing trees and vegetation would only be removed to the extent needed for construction of the compound and driveway. She noted that the compound would also be surrounded by a

chain link fence and stated that it is recommended, as a condition of approval, that the easterly fence line facing Aquarium Drive be slatted with privacy slats to further screen the equipment from public view. She went on to say a second condition is recommended for the proposed above-ground utility lines that cross Aquarium Drive to be located underground. She said that there are no residential uses in the immediate vicinity of the tower and that properties in the surrounding area are industrial, and freight rail lines border the property to the west. She explained that the proposed special exception use would not result in a detriment to surrounding properties and would not significantly impact traffic conditions on surrounding roadways, as the facility will be unmanned but rather it would enhance the telecommunications in the area. Ms. Sundell concluded by saying there were no public comments provided at the hearing, and no written objections received. She said that staff recommends the conditional approval of the requested special exception use.

Commissioner Yudin asked Ms. Sundell whether there were any construction or other facilities in the area that were this high; and if the 123-foot tower would be the highest in the area. He noted that his concern was in regards to aircraft in the immediate area, as they have to remain, what he believed, was 500 feet above the highest facility and asked whether staff had cleared this with the FAA to make sure there would not be an issue with light or heavy aircraft coming from Teterboro or Newark.

Ms. Sundell responded by saying that the 123-foot tower would be the highest in the area and that in the immediate vicinity there might be some utility lines along the railroad that are that high, but not buildings. She explained that it was the responsibility of the applicant to get all the necessary approvals from other agencies. She also noted that she did believe the tower would be in the flight path of Newark.

Commissioner Dowd stated that he believed the FAA mandates a minimum of 1,000 feet for all aircraft over urban areas, so it would not be an issue regardless.

Further discussion ensued regarding building heights in the area of Secaucus.

President and CEO Prieto presented Resolution 2022-30. A motion was made by Commissioner Fontoura and second by Commissioner Dowd. President and CEO Prieto requested roll call be taken.

Buckelew: Yes  
Dowd: Yes  
Fontoura: Yes  
Gluck: Yes  
Griffin: Yes  
Knopf: Yes  
Plofker: Yes  
Scala: Yes  
Scardino: Yes  
Stellato: Yes  
Yudin: Yes  
Prieto: Yes

Resolution 2022-30 was unanimously approved by a vote of 12-0.

Resolution 2022-31                      Consideration of a Resolution Authorizing First Amendment to the December 15, 2011 Electricity Procurement Agreement with New Meadowlands Stadium Company, LLC and Authorizing Retail Electric Supply Service with Marathon Power LLC, thereunder.

Mr. Leanza stated Resolution 2022-31 applied to the entire Sports Complex, with the exception of American Dream. He noted that electricity is distributed to the Authority through PSE&G. However, the Authority can enjoy substantial savings through the bulk purchase of electricity through a different supplier. He explained that an Agreement between NJSEA and New Meadowlands Stadium (NMSC) entered into ten years ago to procure electricity had recently expired and that both NJSEA and NMSC desired to continue the savings in electricity costs. He stated that the proposed amendment allows the Authority to extend the procurement agreement with NMSC coincide with the term of their Ground Lease and to purchase bulk electricity on the market at five-year periods. He also stated that the Authority would be able to terminate the agreement in five-year intervals and either go out into the market individually or return to PSE&G.

President and CEO Prieto presented Resolution 2022-31. Upon motion by Commissioner Gluck and seconded by Commissioner Yudin, Resolution 2022-31 was unanimously approved by a vote of 12-0.

## VII. CONTRACTS/AWARDS

Resolution 2022-32 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with All County Mechanical for HVAC Systems Maintenance and Service.

Mr. Duffy stated that the Authority publicly advertised a request for bids for HVAC systems maintenance and services for the Lyndhurst facility in June 2022 and held a mandatory pre-bid walk. He said that out of the two proposals received, All County Mechanical was the lowest bidder. He noted that the lump sum cost for the first year would be slightly lower than the current contract. He stated that staff is recommending that this contract be awarded to All County Mechanical.

President and CEO Prieto presented Resolution 2022-32. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura Resolution 2022-32 was unanimously approved by a vote of 12-0.

Resolution 2022-33 Consideration of a Resolution to Acquire Hyperspectral Imagery for the Hackensack Meadowlands District.

Dr. Artigas explained that the information provided by hyperspectral images is critical to understanding the District's land use changes and to measure the effect of sea-level rise in District marshlands. He noted that a grant awarded to MRRI by the USEPA in 2021 would fund this procurement. He stated that one proposal was received in response to a public bid published on June 2, 2022. He said that staff reviewed the proposal and it fulfilled all the technical requirements, and was below the upper threshold of \$55,000.00. He stated that since all demands were met, staff is recommending the approval of this resolution.

President and CEO Prieto presented Resolution 2022-33. Upon motion by Commissioner Scardino and seconded by Commissioner Yudin Resolution 2022-33 was unanimously approved by a vote of 12-0.

## IX. PUBLIC PARTICIPATION - None

X. **EXECUTIVE SESSION**

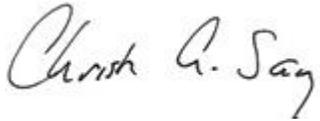
President and CEO Prieto stated there was no need for Executive Session.

XI. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Stellato seconded by Commissioner Scardino, 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 July 28, 2022.**



**Christine Sanz**  
**Assistant Secretary**

July 28, 2022

Commissioner	Roll Call	2022-29	2022-30	2022-31	2022-32	2022-33
Ballantyne, Chairman	--	--	--	--	--	--
Buckelew, Vice Chairman	P	Y	Y	Y	Y	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