



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

DATE: March 24, 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  
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:**

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, Co-Director of Finance  
Edward Bulmer, Co-Director of Finance  
Steven Cattuna, Chief of Staff  
Brian Aberback, Public Information Officer  
Noreen Giblin, 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 February 17, 2022 Regular Session Remote Board meeting.

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

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

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

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

V. **SPECIAL PRESENTATION**

Chairman Ballantyne advised the Board that there was a special Resolution acknowledging Edward Bulmer as a long-time employee and his exceptional work for nearly 40 years to the Hackensack Meadowlands Development Commission, New Jersey Meadowlands Commission and the New Jersey Sports and Exposition Authority. He then read Resolution 2022-09 into the record.

Chairman Ballantyne congratulated Mr. Bulmer and thanked him for all his years of service. He wished him all the love and happiness, and all the best in any future endeavors. He then read Resolution 2022-09 into the record.

President Prieto said that the Resolution highlighted Ed's efforts, achievements and personality. He said that it has been a great pleasure working with Ed and that the Authority is losing a tremendous asset. He specifically acknowledged Ed's work on the tax sharing program and thanked him from the bottom of his heart for his four decades of service. He wished Ed a very happy retirement and requested that he come back to visit.

Commissioner Scardino said having worked with Ed for 15 years was really exceptional. He commented that whoever wrote the Resolution should be complimented as it covered Ed magnificently. He thanked Ed for his service and all he has done in the years he has been with the Authority and Commission. He wished Ed well in the future and in his new life.

Mr. Bulmer thanked everyone for their kind words and said this presentation was totally unexpected. He said that the group of people he is working with today is one of the best ever and the one thing that made his decision so hard. He said he would definitely come back and visit.

Chairman Ballantyne presented Resolution 2022-09. Upon motion by Commissioner Scardino and seconded by Vice Chairman Buckelew, Resolution 2022-10 was unanimously approved by a vote of 13-0.

VI. **APPROVALS**

<b><u>Resolution 2022-10</u></b>	Consideration of a Resolution Issuing a Decision on the Special Exception Application Submitted as Part of File No. 20-179 Dongsan Alliance Church – New Building (Special Exception) Block 45, Lots 8, 11, 13, 14, and 15.01 in the Borough of Little Ferry.
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Ms. Sundell explained that NJSEA received a zoning certificate application from the Dongsan Alliance Church to construct a new 42,000-square-foot house of worship at 9 Bergen Turnpike in Little Ferry, adjacent to the Hackensack River and is located within the Planned Residential Zone, where a house of worship is listed as a special exception use. She said that this site was previously occupied by a former Tilcon asphalt plant and that an existing two-

story office building and a two-family dwelling are proposed to remain on the site. She stated that through the site's redevelopment the environmental contamination that was present is being remediated; and in addition a 50-foot-wide buffer along the river will be restored and vegetated with native plantings. She explained that houses of worship are established as a protected class pursuant to the Religious Land Use and Institutionalized Persons Act of 2000 and are deemed to inherently support the general welfare. She noted that public comment was provided at the hearing by an adjoining property owner who expressed concerns regarding potential impacts to his property from vibrations during construction; however, he stated that he did not object to the proposed house of worship use. She said that as a condition of approval, the applicant will be required to make a good-faith attempt to coordinate with neighboring property owners to perform a condition survey of structures on those properties before and after construction, to help demonstrate conformance with the NJ Uniform Construction Code's requirement. She went on to say that it is anticipated that the special exceptions will not significantly impact traffic conditions on surrounding roadways, as traffic associated with churches generally occur during off-peak hours. She explained that there are many local congregants that will walking from nearby residential neighborhoods, and the applicant has agreed to investigate the feasibility of installing off-site pedestrian improvements to enhance pedestrian safety at nearby crosswalks, and that is the second condition of approval.

Ms. Sundell concluded by saying that for these reasons and those stated in the recommendation, Staff is recommending the approval of the requested special exception use.

Chairman Ballantyne presented Resolution 2022-10. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Scardino, Resolution 2022-10 was unanimously approved by a vote of 13-0.

Resolution 2022-11      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. 22-010, Valley Brook XNJ, LLC/1100 Valley Brook Ave. – New Building Block 233, Lot 7.02 in the Township of Lyndhurst.

Ms. Sundell explained that NJSEA received a zoning certificate application for the proposed construction of a 75,000 square foot warehouse to be located at 1100 Valley Brook Avenue, in Lyndhurst. She said that the property is located in the Light Industrial A zone and also within a portion of Lyndhurst that predominantly contains warehouse/distribution, commercial and industrial uses and within this area, former office uses have been transitioning to warehouse/distribution uses over the past five (5) years or so. She stated that elements of the warehouse distribution and industrial businesses are potentially detrimental to residents because of truck traffic noise and associated pollution. She added that the lack of sidewalks in the area also creates safety concerns and that it is due to the anticipated increase in truck traffic which is expected to be generated as warehouses under development in the Lyndhurst Corporate Center area and in the Kingsland Redevelopment Area, which is further down Valley Brook Avenue, are completed and operational. She said that the site is also adjacent to a former landfill, which has yet to be environmentally closed and could potentially expose residents to hazards. Ms. Sundell concluded by saying that a site suitability review report was prepared by Staff which indicates that the subject property at 1100 Valley Brook Avenue is deemed unsuitable for housing and Staff requests that the Board concur with this recommendation.

Chairman Ballantyne presented Resolution 2022-11. Upon motion by Commissioner Scala and seconded by Commissioner Dowd, Resolution 2022-11 was unanimously approved by a vote of 13-0.

Resolution 2022-12                      Consideration of a Resolution Adopting the 2022 New Jersey Sports and Exposition Authority Budget.

Ms. Acanfora explained that the 2022 budget was a representation of the needs of each department and the organization as a whole. She said that overall revenues for 2022 were expected to decrease from the 2021 budget and overall expenses were projected to increase. She stated that the proposed budget had been reviewed with the NJSEA Finance Committee.

Chairman Ballantyne presented Resolution 2022-12. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Fontoura, Resolution 2022-12 was unanimously approved by a vote of 13-0.

Resolution 2022-13                      Consideration of a Resolution Authorizing Changes to the Official Signatories for NJSEA Bank Accounts.

Ms. Acanfora explained that with the retirement of Ed Bulmer it is necessary to change the signature authority on all the Authority's bank accounts and financial documents. She stated that Mr. Bulmer would be removed as an authorized signer and the Assistant Director of Finance would be added as an authorized signer.

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

## VII. PUBLIC PARTICIPATION

Captain Bill Sheehan of the Hackensack Riverkeeper stated that last week the EPA proposed the lower Hackensack River to be part of the national priority list. He said that this was a project that both he and the Hackensack Riverkeeper have been working on for several years and it is now coming to fruition. He stated that he looks forward to continuing to work with partners at the NJSEA as we fix the Hackensack River and give it back to the people.

Chairman Ballantyne thanked Capt. Sheehan for all his hard work and congratulated him on this accomplishment.

Commissioner Fontoura acknowledged Captain Sheehan for his great efforts and tireless leadership. He said he was very proud to have Capt. Sheehan looking out for everyone in the State of New Jersey and to keep up the good work.

## VII. EXECUTIVE SESSION

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

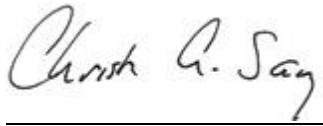
Before adjourning, Commissioner Yudin wanted to publicly thank President Prieto for the recent communication updating the Board on the Authority's monitoring of District sites where trespassing and illegal dumping has occurred. He noted that the monitoring included capturing a picture of license plates and that he hopes that eventually when the monitoring is complete there would be prosecution of the violators.

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 10:30 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 Remote Board Meeting held on March 24, 2022.**



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

March 24, 2022

Commissioner	Roll Call	2022-09	2022-10	2022-11	2022-12	2022-13
Ballantyne, Chairman	P	Y	Y	Y	Y	Y
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