



**REGULAR SESSION  
BOARD MEETING MINUTES**

DATE: October 26, 2023

TIME: 10:00 a.m.

PLACE: Commission Meeting Room, Two DeKorte Park Plaza, Lyndhurst

**Members in Attendance:**

John Ballantyne, Chairman

Paul Juliano, President and CEO

Joseph Buckelew, Vice Chairman (via phone)

Robert Dowd, Member

Armando Fontoura, Member

Michael H. Gluck, Esq., Member (via phone)

Michael Griffin, NJ State Treasurer's Representative (via phone)

Woody Knopf, Member

Tom Mullahey, Member

Eric S. Pennington, Esq., Member

Steven Plofker, Esq., Member

Anthony Scardino, Member

Louis J. Stellato, Member

**Absent:**

Gail B. Gordon, Esq., Member

Michael Gonnelli, Member

**Also Attending:**

Nicholas Mammano, Chief of Staff

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs

John Duffy, Senior Vice President of Sports Complex Operations & Facilities

Adam Levy, Vice President of Legal & Regulatory Affairs

Anna Acanfora, Director of Finance and CFO

Jamera Sirmans, Governor's Authorities Unit

Colleen Mercado, Executive Administrative Specialist

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**

Chairman Ballantyne noted that on Sunday, October 1, the Authority and the Bergen County Audubon Society hosted the 7th annual Meadowlands Birding Festival at DeKorte Park. Both Chairman Ballantyne and President Juliano spoke about the day's events which included walks of the park, talks and presentations. They said that the event was a tremendous success and

had an attendance of over 500 people. Chairman Ballantyne noted that the next NJSEA/BCAS public program, the Meadowlands Bald Eagle Festival, would take place at DeKorte Park on Sunday, January 14.

#### **IV. APPROVAL OF MINUTES AND CASH DISBURSEMENTS**

Chairman Ballantyne presented the minutes from the September 21, 2023 Regular Session Board meeting.

Upon motion made by Commissioner Dowd and seconded by Commissioner Stellato the minutes of the Regular Session Board Meeting held on September 21, 2023 were approved with a vote of 13-0.

Chairman Ballantyne presented the minutes from the September 21, 2023 Executive Session.

Upon motion made by Commissioner Dowd and seconded by Commissioner Stellato the minutes of the Executive Session held on September 21, 2023 were approved with a vote of 13-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of September, 2023.

Upon motion by Commissioner Scardino and seconded by Commissioner Plofker the cash disbursements over \$100,000 for the month of September, 2023 were unanimously approved.

#### **V. PUBLIC PARTICIPATION ON RESOLUTIONS - None**

#### **VI. APPROVALS**

<u>Resolution 2023-41</u>	Consideration of a Resolution Authorizing Settlement of Matters Pending in the Office of Administrative Law and Bergen County Superior Court Concerning Khanomi, LLC, located at 415 Fourteenth Street in Carlstadt.
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Mr. Levy explained that this resolution was for authorization to settle matters pending in the Office of Administrative Law and Bergen County Superior Court. He pointed out that the resolution of this matter was mainly due to the hard work and commitment of the Land Use staff. He provided the background of the various issues that the Authority has had with the subject property, which began in early 2021 and included unauthorized site work and interior alterations. He explained that in addition, the property owner, Khanomi, LLC allowed unregistered vehicles to park on the Property and leased space to multiple tenants, all without permits or approval from the NJSEA. He stated that initially NJSEA sent Khanomi multiple Non-Compliance Warnings, which were ignored. He said that the NJSEA, along with the Borough of Carlstadt, then issued Violation Notices including fines. He said Khanomi appealed the Violation Notices with the Office of Administrative Law ("OAL") and continued to ignore the violations and fines. He said that NJSEA, in collaboration with the Borough of Carlstadt went into Superior Court and sought an injunction to try and bring the property into compliance. He said thanks to the significant action of the NJSEA, the Authority managed to get the Property owner to vacate the premises of the tenancies and agree to move forward with potentially legalizing some of the modifications they had done on the property. Mr. Levy stated that the settlement terms were memorialized in the attached Consent Order, which also involves reduction of the fines issued by both NJSEA and Carlstadt. He went onto to say that in the event compliance is not achieved within the timelines that are contained in the

Consent Order, the NJSEA can reinstate the fines. He concluded by saying that staff feels this is a satisfactory resolution to this issue.

Chairman Ballantyne presented Resolution 2023-41. Upon motion by Vice Chairman Ballantyne and seconded by Commissioner Stellato, Resolution 2023-41 was approved by a vote of 13-0.

## VII. PUBLIC PARTICIPATION

Mr. Donald Smith, Gloversville, New York made the following comments:

- Mr. Smith commented on his ongoing concern of the excessive mowing of the milkweed and grasses in the District. He specifically commented on NJDOT's over mowing of the milkweed along Route 120 and Route 3. He said that it was okay for a while but NJDOT was back to over mowing the milkweed. His suggestion would be to establish a committee with members designated by the NJSEA. He commented that Don Torino of the Bergen County Audubon Society said he would be glad to be on such a Committee. Mr. Smith suggested that the Bergen County Anthropologist, along with representatives from NJDOT and NJ Turnpike also be a part of a committee that could ultimately designate areas not to mow.
- Mr. Smith continued his comments on excessive mowing along the area's roadways. He commented that the grasses and phragmites clean up a lot of carbon that is generated, which is good for global warming. He suggests to let the grasses grow to take up the carbon and also suggested having wildflowers planted on the roadway medians in the District just like has been done along the Garden State Parkway in South Jersey. He commented that the area where Route 17, Route 3 and the Turnpike all come together is the gateway into northern New Jersey and it should be made a little prettier, with less mowing, less exhaust, less pollution and better for the wildlife. He commented that he feels this is something to be considered.
- Mr. Smith commented on a possible mitigation site on property owned by the Authority. He said he would be happy to meet with staff from the Authority to discuss his idea.
- Mr. Smith commented that he was just informed that pipes were put under Clay Avenue in Lyndhurst that affected the tidal marsh. He commented that now there is no tidal flow and that it was illegal. He commented that this should be looked at.
- Mr. Smith commented on a couple of species of birds that have almost disappeared from the area and he believes part of the problem is mosquito-borne West Nile Virus. He commented that every day during high tide the District has more acres of wetland habitat than there were thirty years ago. He mentioned that the State of Florida hired a firm from England that is bioengineering some of Florida's invasive mosquitos that carry diseases such as Malaria, and Dengue fever. He said that Florida has been releasing hundreds of thousands of these bioengineered mosquitos hoping they dilute into the population and minimize the population of the invasive mosquitos.
- Mr. Smith commented on the access to the Kearny Freshwater Marsh from Gunnel Oval in Kearny. He stated that the Town of Kearny has put up an 8-foot fence with a locked gate which divides the Kearny Freshwater Marsh from Gunnel Oval and now the public no longer has access.

Chairman Ballantyne thanked Mr. Smith for his comments and said that these comments would be brought before the Science and Environment Committee which is chaired by Commissioner Scardino.

## VIII. EXECUTIVE SESSION

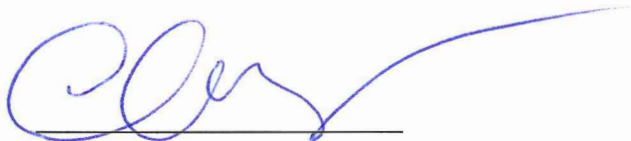
Chairman Ballantyne advised that there was no need for Executive Session.

IX. **ADJOURNMENT**

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

Meeting adjourned at 10:31 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 October 26, 2023.



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

October 26, 2023

<b>Commissioner</b>	<b>Roll Call</b>	<b>2023-41</b>
Ballantyne, Chairman	P	Y
Buckelew, Vice Chairman -via phone	P	Y
Juliano	P	Y
Dowd	P	Y
Fontoura	P	Y
Gluck - via phone	P	Y
Gonnelli	--	--
Gordon	--	--
Knopf	P	Y
Mullahey	P	Y
Pennington	P	Y
Plofker	P	Y
Scardino	p	Y
Stellato	P	Y
Treasury Rep Griffin - via phone	P	Y

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