



Board Meeting

Thursday, September 21, 2023

10:00 a.m.



**AGENDA**  
**REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ  
Thursday, September 21, 2023 - 10:00 a.m.

I. **PLEDGE OF ALLEGIANCE**

II. **OPENING STATEMENT**

III. **ROLL CALL**

IV. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS** (Action)

- Approval of Regular Session Meeting Minutes of July 27, 2023.
- Approval of Executive Session Meeting Minutes of July 27, 2023.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the months of July and August 2023.

V. **COMMITTEE ON SCIENCE AND THE ENVIRONMENT**

Report from Chairman Scardino

VI. **SPECIAL PRESENTATION**

Meadowlands Research and Restoration Institute – Michael Turso, Wildlife Biologist  
*Bats, Birds and Butterflies*

VII. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VIII. **APPROVALS**

Resolution 2023-37      Consideration of a Resolution Electing the Secretary and  
Appointing an Assistant Secretary of the Authority.

IX. **CONTRACTS/AWARDS**

Resolution 2023-38      Consideration of a Resolution Authorizing a Contract with  
Triumvirate Environmental Company/Emilcott Environmental,  
Health & Safety Experts for Hydrogen Sulfide Monitoring Services  
at the Keegan Landfill.

Resolution 2023-39      Consideration of a Resolution Authorizing a Contract with Joseph  
M. Sanzari, Inc. of New Jersey for Installation of a New Oil Water  
Separator Vehicle Wash Pad for the Meadowlands Maintenance  
Building in East Rutherford.

X. **PUBLIC PARTICIPATION**

XI. **EXECUTIVE SESSION**

Resolution 2023-40 Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing:

- Legal Advice Concerning Lease Negotiations on Development at Monmouth Park Racetrack.

XII. **MOTION TO ADJOURN**

*TO VIEW THE FULL BOARD BOOK, PLEASE VISIT OUR WEBSITE AT:*  
<https://www.njsea.com/monthly-meetings/>

PLEASE CONTACT THE NJSEA OFFICE (201-460-1700) PRIOR TO MEETING IF  
SPECIAL REQUIREMENTS ARE NEEDED UNDER ADA

# REGULAR SESSION MINUTES



**REGULAR SESSION  
BOARD MEETING MINUTES**

DATE: July 27, 2023

TIME: 10:00 a.m.

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

**Members in Attendance:**

John Ballantyne, Chairman

Vincent Prieto, President and CEO

Joseph Buckelew, Vice Chairman

Robert Dowd, Member

Armando Fontoura, Member

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

Gail B. Gordon, Esq., Member

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

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member

**Absent:**

Michael Gonnelli, Member

**Also Attending:**

Paul Juliano, Executive Vice President

Nicholas Mammano, Chief of Staff

Frank Leanza, 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 (via phone)

Beverly Schmidt, Vice President of Operations and Human Resources

Sara Sundell, Director of Land Use Management and Chief Engineer

Anna Acanfora, Director of Finance and CFO

Monica Miannecki, Director of Solid Waste

Steven Cattuna, Director of Plan Review

Francisco Artigas, MRRI Co-Director and Chief Scientist

Teresa Doss, MRRI Co-Director and Chief Restoration Scientist

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs

Jamera Sirmans, Governor's Authorities Unit

Colleen Mercado, Senior Operations Administrator

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 June 22, 2023 Regular Session Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Plofker the minutes of the Regular Session Board Meeting held on June 22, 2023 were approved with a vote of 15-0, with Commissioner Schaffer abstaining.

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

Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato the cash disbursements over \$100,000 for the month of June 2023 were unanimously approved.

### SPECIAL RECOGNITION

Chairman Ballantyne announced the retirement of Vincent Prieto as of July 31, 2023. He stated that Mr. Prieto has been President and CEO of the NJSEA for the past 5 years, a tireless public servant for more than 25 years, including time as Speaker of the General Assembly, and a great champion and longtime resident of the Meadowlands. Chairman Ballantyne spoke about Prieto's time as Speaker of the Assembly, during which time Prieto drafted the enabling legislation that merged the NJSEA and the former New Jersey Meadowlands Commission. He explained that President Prieto played a key role at the NJSEA in helping to deliver national and international sporting events to MetLife Stadium, including the FIFA 2026 World Cup. He noted that President Prieto also enacted the merger of the NJSEA Meadowlands Environmental Research Institute and Natural Resources Department. He said that these were just a few examples of his numerous achievements and accomplishments throughout the course of his career. He said that Prieto has made a true difference in improving the lives of those who reside in the Meadowlands, and throughout the State. Chairman Ballantyne went on to say that Prieto was a very close friend and confidant and that he always enjoyed his kind counsel as the Chairman. He pointed out that Prieto had an amazing human interest story that began from the time he came here from Cuba with his mom. He stated that he was a great mentor to many people and that his contributions have made the working men and women's lives better in this State. Chairman Ballantyne read Resolution 2023-29 - *Resolution Honoring Vincent Prieto For His Outstanding Public Service To The New Jersey Sports And Exposition Authority And The State of New Jersey* into the record.

Chairman Ballantyne presented Resolution 2023-29. Upon unanimous motion by all of the Commissioners, Resolution 2023-29 was approved by a vote of 15-0.

Chairman Ballantyne recognized another retiree, Marylee Vignola. He stated that Vignola devoted her entire life to the NJSEA and the Meadowlands District. He noted that he first met Vignola when he was a young business representative and she welcomed him with a great smile and professionalism. He said that when he later came on board at the NJSEA, she showed the same type of enthusiasm in her work. He thanked her for her dedication and hard work as it really made things run smooth. He mentioned that Vignola had experienced some difficulties in her personal life recently and even with all the stresses she always came to work with a smile on her face. He said she was an absolutely amazing individual. He recognized her husband, Pete and daughter, Nicole who were in attendance. He then presented her with a gift from the Board.

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

**VI. APPROVALS**

**Resolution 2023-30**

Consideration of a Resolution Issuing a Decision of the Variance Application Submitted as part of File No. 22-421 Ridgefield Holding/65 Railroad Ave.-Site Improvement (Variance) Block 4014, Lot 10 in the Borough of Ridgefield.

Ms. Sundell stated that Ridgefield Holding Corp. submitted a zoning certificate application for a site improvement at its 18.26 acre property located at 65 Railroad Avenue in Ridgefield, in the Light Industrial B zone. The property, which also contains frontage on Pleasantview Terrace, is currently improved with a 366,631-square-foot multi-tenanted warehouse and distribution facility. She explained that the applicant is proposing to install a paved parking area in the required front yard along Pleasantview Terrace to provide access to tenants located in the southeasterly portion of the multi-tenanted building and had requested one bulk variance from N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards. She said that the parking area was proposed at a setback of 25.1 feet along Pleasantview Terrace, whereas a 35-foot minimum front yard setback is required in the Light Industrial B zone. She noted that the subject property was unique as it contained extensive frontage along both Pleasantview Terrace and Railroad Avenue, which limits the location of where parking areas can be constructed outside of a required front yard. She added that the westerly and northerly portions of the property contain the bulk of existing parking for the site. She explained that these areas were located too remotely from the southeasterly portion of the site to effectively serve the tenants in that area of the building, which is currently occupied by 21 tenants, and may accommodate up to 37 individual tenant spaces. She also explained that the tenant spaces to be served by the proposed parking area were not safely accessible from other parking areas on the site due to the presence of active front yard loading areas along both Pleasantview Terrace and Railroad Avenue. She noted that landscaping would be provided to screen the proposed parking area and to prevent headlight glare, and approximately 28 percent of the site would remain open space. She also noted that sufficient stormwater drainage would be provided for the proposed parking area. She noted that no public comments were received at the public hearing. She stated that staff was recommending the approval of the requested bulk variance with two conditions:

- The applicant shall provide a revised site plan depicting additional grading and railing details in the vicinity of the proposed parking area, adjacent building entrances, and the existing adjacent loading area to the west of the proposed parking area.
- The applicant shall obtain approval from the Borough of Ridgefield for any relocation of the existing "No Parking" street sign and/or modification of the extent of the yellow curb line on Pleasantview Terrace, prior to construction.

Chairman Ballantyne presented Resolution 2023-30. Upon motion by Commissioner Scardino and seconded by Commissioner Dowd, Resolution 2023-30 was approved by a vote of 15-0.

**Resolution 2023-31**

Consideration of a Resolution Issuing a Decision of the Bulk Variance Application submitted as part of File No. 23-041 PSE&G/North Bergen Substation – 2nd Half Upgrades (Variances) Block 442.02, Lot 1 (formerly known as Block 442, Lots 6, 7 & 8) in the Township of North Bergen.

Ms. Sundell stated that PSE&G submitted a request for three bulk variances in connection with their zoning certificate application for proposed upgrades at the North Bergen Substation,

which is located within a utility right-of-way adjacent to West Side Avenue and is deemed to be within the District's Light Industrial A zone and subject to the setbacks within that zone. She explained that the first variance request was from N.J.A.C. 19:4-5.77(a)3i, and involves the construction of concrete structures with a minimum front yard setback of 21.4 feet from West Side Avenue, where 50 feet is required; the second variance request was from N.J.A.C. 19:4-5.77(a)3iii, and involves the construction of concrete structures with a minimum rear yard setback of 23.6 feet, where 75 feet is required and the third variance request was from N.J.A.C. 19:4-8.10(a)1, and involves the installation of a fence with a minimum setback of 0.2 feet within the required front yard on the property. She said that the project was proposing the second phase of an upgrade and expansion of PSE&G's substation and explained that the intent of this initiative was to improve the reliability and resiliency of PSE&G's infrastructure by increasing electrical capacity in the area and raising equipment above FEMA's 100-year flood elevations. She said that the existing utility structures at the substation site already have pre-existing nonconforming front and rear yard setbacks of 18.4 feet and 20.1 feet, respectively, and the expansion project proposes additional equipment with similar setbacks. She noted that the concrete structures that are proposed within the setbacks would occupy only a small portion of the lot's overall length. She explained when applying the required front yard setback of 50 feet and the required rear yard setback of 75 feet, the resulting building envelope is only 25 feet wide. She stated that the proposed A-frame equipment foundations cannot be constructed within the remaining 25-foot-wide building envelope. She also explained that the proposed front and rear yard setbacks are necessary to accommodate the needed upgrades to the existing substation on the site, while maintaining adequate area to accommodate required clearances between equipment and structures per the National Electric Safety Code (NESC). She said that all improvements are proposed to be installed over existing disturbed surfaces, including paved and gravel areas, and all structures will be elevated to comply with FEMA requirements and to promote resiliency of the regional electric utility network. She stated that the applicant also proposes to replace an existing non-conforming chain-link-fence with a proposed new section of fencing which will extend approximately 75 feet further toward the south to completely enclose the expanded utility compound and that the proposed new section of fence would have a minimum setback of 0.2 feet from West Side Avenue. She highlighted the fact that if the regulations were strictly applied, the applicant would be unable to provide for a continuous security fence around the site perimeter and, therefore, would be unable to secure the site in accordance with industry requirements. She explained that security requirements for critical infrastructure such as electric substations are heightened in comparison to other permitted uses in the Light Industrial A zone. She said that the requested variances would not impact the provision of light or air to adjoining properties, and would not result in any detriment to area traffic. She said that the existing and proposed substation is unmanned and, therefore, traffic is minimal and would not differ significantly from existing operations at the site. She stated that staff recommended the approval of the requested bulk variances for the reasons stated in the recommendation report.

Chairman Ballantyne presented Resolution 2023-31. Upon motion by Commissioner Dowd and seconded by Commissioner Fontoura, Resolution 2023-31 was unanimously approved by a vote of 15-0.

<u>Resolution 2023-32</u>	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. 23-206, Forsgate Ventures XIV/10 Polito Avenue – New Building (Variances) Block 227, Lot 1 in the Township of Lyndhurst.
---------------------------	---



Ms. Sundell advised that a zoning certificate application was received for the construction of a 72,268-square-foot warehouse building at 10 Polito Avenue in Lyndhurst. She noted that the property is a corner lot with frontage along Polito Avenue, the NJ Route 3 and Route 17 interchange, and Garland Way and is currently developed with a vacant hotel and restaurant, which are proposed to be demolished. She stated that the streets are main thoroughfares providing access to the warehouse/distribution, commercial and industrial area in the Lyndhurst Commerce Center. She noted that there are no adjacent residential or other supportive uses that could, from a planning perspective, create a cohesive neighborhood and that the site was remote from public schools, park and recreational facilities, other public amenities and residential neighborhoods. She explained that at 4.64 acres, there is not sufficient space on site to construct a critical mass of housing in a manner that would provide a reasonable separation distance and appropriate buffering between the housing and the adjacent warehouse and truck thoroughfares. She said that staff evaluated the site and prepared a suitability review indicating that the subject property at 10 Polito Avenue in Lyndhurst is recommended to be deemed unsuitable for housing and request that the Board concur with the Review Team's recommendation.

Chairman Ballantyne presented Resolution 2023-32. Upon motion by Commissioner Stellato and seconded by Commissioner Plofker, Resolution 2023-32 was unanimously approved by a vote of 15-0.

## VII. CONTRACTS/AWARDS

Resolution 2023-33      Consideration of a Resolution Authorizing the Selection of Qualified Firms and the Awarding Of Contracts for Architectural and Engineering On Call Services.

Mr. Duffy stated that the Authority advertised a Request for Qualifications for architectural and engineering services, civil and mechanical, electrical and plumbing (MEP) last February in order to establish a short list of pre-qualified firms for various upcoming projects. He noted that a pre-qualification meeting was held on March 7 via Zoom and was attended by thirty-six firms. He said that thirty firms submitted proposals and an evaluation committee was established to review and rank the proposals and presentations based on the criteria established in the RFQ. He explained that the Committee's findings were reviewed with management and legal; and six firms were selected in each of the three disciplines (architecture, civil, and mechanical, electrical and plumbing). He explained that the selected firms were listed in the Resolution and would qualify for future work based on proposals submitted using the Task Order Solicitation Process presented in the RFQ.

Commissioner Plofker asked how staff selects from the six qualified firms. Mr. Duffy responded that staff could select randomly, they could select in number order, or they could select all six but it would be a minimum of three.

Commissioner Gordon asked how often these types of firms were selected. Mr. Duffy responded that it would be every four years and that this was the first time this has been done.

Commissioner Schaffer asked Mr. Duffy how past contracts were awarded? Mr. Duffy replied that it was done through a RFP process. He said the projects were publicly advertised, if it were over \$44,000.00.

Chairman Ballantyne presented Resolution 2023-33. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino Resolution 2023-33 was unanimously approved by a vote of 14-0, with Vice Chairman Buckelew abstaining.

Mr. Duffy explained that a unit-based contract was awarded to Joseph M. Sanzari last spring for the North Connector bridge deck repairs for the plans prepared by French and Parrello following NJDOT guidelines. He stated that the bid included unit-based pricing for various types of repairs as per NJDOT guidelines. He explained that PS&S was hired by the Authority to perform full-time engineering inspection services allowing them to review and approve any additional work along with Authority staff. He said that the proposal for additional work in quantities was reviewed and approved by both the engineering staff of NJSEA and PS&S. He noted that the final quantities were attached to the Resolution and reflected a change order request to the contract for \$259,850.00.

Chairman Ballantyne presented Resolution 2023-34. Upon motion by Commissioner Stellato and seconded by Commissioner Dowd, Resolution 2023-34 was unanimously approved by a vote of 14-0, with Vice Chairman Buckelew abstaining.

### VIII. PUBLIC PARTICIPATION

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

- He referred to his comment from a previous board meeting regarding what he called an assault on the wetlands located to the right and left along Valley Brook Avenue on the Russo property. He commented that the area had been mowed and then sprayed and now the area was starting to turn green again and the cattails were coming back. He commented that the whole center of the channel on the west side was heavily filled with millet grass, which is an important wildlife food and a primary part of the wetland along Valley Brook Avenue as it receives road runoff and the millet grass claims the water before the pollutants get to the tidal channels to go out to the river. He commented that before anything like that takes place again, it should be required that anyone in the District looking to do this should have come to the Authority to discuss it. He commented that the Authority could then issue a permit, depending on the situation and the timing during the year, which was important. He said he wished the Authority would take this under consideration.
- He referred to the pond located in the middle of the Meadowlands Racetrack, which he described as a mud hole. He suggested planting hibiscus, which he stated was a native wetland flower that requires no maintenance or fertilizer. He said it could be planted all around the pond and it would not interfere with the racing. He said that he hoped the Authority would take this under consideration.
- He commented on the Portal Bridge project and questioned if there was a possibility that flood gates could be installed there to stop big storms affecting the District such as the Sandy storm. He commented that if the new bridge couldn't do it possibly the old bridge could be retrofitted with the floodgates, which would only be engaged for a few hours a year but could stop a lot of economic damage and inconvenience to the District. He asked that the Authority look into this.
- He commented that the Authority was sitting on prime property that he feels could be used for wetland mitigation. He commented that it could bring in anywhere from zero to \$7 million dollars. He said that he would be happy to come in by invitation to sit down with members of the Board or staff and discuss the possibilities. He thanked the Board for their time.

Chairman Ballantyne noted that staff had been in contact with the engineering firm regarding the Portal Bridge and the recommendation of floodgates in that area. He noted staff had also looked into the issue of the spraying of the milkweed. He said that the Board welcomed Mr. Smith anytime to interact with the staff.

Mr. Marvin Donadic, Cliffside Park, NJ made the following comments:

- He commented on the proposed NY Giants logo that was being planned for the middle of the field for the upcoming season. He asked if there was anything that could be done to mitigate that. President Prieto responded by saying that the NJSEA doesn't have a say on their day-to-day operations. He noted that both the Giants and MetLife are tenants of the Authority and that was not part of the Authority's lease.
- Mr. Donadic commented that he was a little befuddled that the NJSEA could bring the World Cup to MetLife Stadium but could not take the logo off the field.
- Mr. Donadic commented that two months ago he had touched upon the sensitive subject of race and gender and at that time he asked the two members of the Board to not simply rubberstamp things. He commented that this month he wanted to appeal to the Jewish members of the Board and would like them to know that they have a proud history of accomplishment and that they have been exploited throughout the centuries. He said that he would like to appeal to the Jewish board members to not take nonsense from anyone and if they have a good idea and they wanted to see it implemented, they should do whatever it is they think is right.
- Mr. Donadic wished President Prieto and the Board well. He said he was passionate about New Jersey and will continue to be passionate about New Jersey. President Prieto addressed Mr. Donadic by pointing out that he was the first Hispanic to sit on this Board. He said that there was not a Commissioner on the Board that was a rubber stamp. He said that he was very proud to sit among all these individuals that come from different walks of life.

Chairman Ballantyne echoed President Prieto's comments stating that there was not a member of the Board that was there to rubber stamp anything. He stated that each member of the Board was a volunteer and they were not compensated. He said that they did this as a dedication to the State of New Jersey, to be part of their community and to make sure they protected the Meadowlands District.

James Cassella, East Rutherford, NJ (former Mayor and HMMC Executive Director)

He said that he was here as a friend. He said that he was surprised to hear Marylee Vignola was leaving. He commented that she was the one constant at the NJSEA, while the President and CEO have changed over the years, she has always been there. He said that he appreciated everything that she has done for him as Mayor. He said she had always been courteous and he could not say anything negative about her. He wished her the best. He noted that he first met President Prieto when he was an Assemblyman and also when he was the construction official in Secaucus. He said Prieto was very helpful to him when he was the construction official and he said he has always been appreciative of the time he took to assist him. He said that Prieto had always been courteous through his years as Speaker and President at NJSEA. He thanked Prieto for all that he had done for him.

The Board members made the following remarks acknowledging President Prieto and Marylee Vignola's retirements:

Vice Chairman Buckelew stated that he appreciated everything Prieto had done over the years. He noted that he has been with the Board for twenty-two years and said that during that time Vignola was always the ultimate professional, she's cheerful, intelligent, and smart.

He said she did a great job for the Board and that everyone was going to miss her. He wished her the very best in her retirement.

Commissioner Scardino commented that it was like *déjà vu* for him as it was 25 years ago today that he had sat in this same room and people were saying farewell to him as the Executive Director of the HMDC; so he knew how Prieto was feeling today and the anticipation he must have for his future. He said that Prieto's life story was so impressive; to come to this country with your mother on the Freedom Run at the age of 10, not speaking a word of English - and the rest was history. He mentioned Prieto's legislative achievements as an Assemblyman and then as the Speaker. He specifically noted the Transportation Funding Act. He noted that it was fifty years ago, when he was in the Senate, and it was from that time up until Prieto that legislators tried to do something to fund the Transportation Act and it was Prieto that got it done. He also mentioned the legislation that merged the NJMC and the NJSEA. He said that, in and of itself, was a monumental achievement. He said he wished Prieto nothing but the best, to his wife Marlene, his children and his three grandchildren. He addressed Marylee Vignola and said "thanks for just being you, and who you are and for how you have always been there for me and all the Commissioners". He advised Vignola she was going to be missed and thanked her for everything she had done for him personally. He then acknowledged Frank Leanza and said that one of Leanza's attributes is that whenever you asked him his opinion he told you and it is always visible, it's on the table and in some cases to the point where he may have gotten in trouble a few times from the powers that be but in spite of that he still gave his opinion. He thanked Leanza for allowing him to call him a friend.

President Prieto took the opportunity to thank Commissioner Scardino for his kind words, which he said brought back many memories. He stated that the Transportation Fund was his marquee piece of legislation. He said it took him two years to get everyone on board, both Republicans and Democrats. He thanked Chairman Ballantyne for his kind words and resolution, he thanked Vice Chairman Buckelew for his kind words, his wisdom and guidance. He then talked about the agency and the great people that he sits with on the dais, whom he said each bring a unique skill set to the Board. He thanked them for all their support over the years. He commented that all that doesn't happen without the great staff at the Authority. He specifically thanked Christine Sanz, Adam Levy, Beverly Schmidt, John Duffy, Sara Sundell, Terry Doss, Dr. Artigas, and Anna Acanfora. He pointed out Paul Juliano, whom he said was getting the keys to the Agency. He said that he was a good friend that he has known for 30 years and that the Agency was in good hands. He mentioned Monica Miannecki who now leads the Solid Waste Division. He recognized Marylee Vignola and said she meant the world to him. He thanked Steve Cattuna, his former chief of staff, who now heads the Plan Review division. He said he was a great person, a great friend. He commented, last but not least, Frank Leanza, who he said was one of his best friends. He said he was an amazing man with an amazing life. Great father, great husband. He commented that he lured Leanza out of retirement to have him by his side at the Authority. He commented that it was true, Leanza will tell you good, bad, or indifferent. He thanked Leanza for all that he has done and for the opportunity to share time with him at the Authority.

Commissioner Gluck congratulated Prieto. He stated that Prieto was a constant professional, motivated, smart and creative and had done an amazing job running the Authority. He wished him the best of luck in his new chapter. He acknowledged Marylee Vignola and said that he hadn't met anyone more compassionate, hardworking and knowledgeable. He said it had been a joy to work with her and he was going to miss her terribly. He wished Vignola and her family good health, good luck and happiness ahead.

Commissioner Stellato congratulated Prieto on his retirement. He commented that they were County chairs together, founding members of the Tri-County which expanded to the Quad-County. He said that Prieto has helped people from every walk of life and from every place in this great State. He said Prieto understood the moral obligation of government; tending to the people in the twilight of life and the people in the shadow of their life, sickly or handicapped, and he did that through his legislation. He said “may the wood for your casket be from 100-year old pine and may the acorn be planted this morning”. He acknowledged Marylee Vignola and said that the caliber of Vignola was the face of the NJSEA. He said that the Board is the window dressing and that it was the people who always answer the phones, answer the questions, the ones always that are always on their game and hitting a homerun, that make this Agency run like a well-oiled machine.

Commissioner Dowd congratulated Marylee Vignola and thanked her for her kindness, for always greeting him with a smile and for going out of her way to take care of every little detail. He said it did not go unnoticed or unappreciated. He said he has never seen anyone so upbeat and kind. He congratulated President Prieto noting that he has known him for well over twenty years. He noted that he was a direct appointment from Prieto to the Board and he knew Prieto was going to be an amazing leader. He said Prieto was humble and led with real compassion for people and for his public service. He recalled that Prieto had come on board during a very tumultuous times when people were really upset about a real issue. He said that it was through Prieto’s leadership that got the Board through that time and they rectified the issue and made the quality of life better for the people of Kearny and the surrounding community. He wished President Prieto nothing but the best.

Commissioner Knopf congratulated both President Prieto and Marylee Vignola on their retirements and said that they were two of the most wonderful people that he has worked with. He said that he admired how Prieto conducted himself and said that it was a real pleasure to watch him work. He addressed Vignola and thanked her for always being so professional and personable at the same time.

#### IX. **EXECUTIVE SESSION**

Resolution 2023-35 Consideration of a Resolution Authorizing the Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting to which the general public shall not be admitted for the purposes of discussing:

- Negotiation and Execution of an Employment Contract with the Incoming President and Chief Executive Officer.

Chairman Ballantyne presented Resolution 2023-35. Upon motion by Commissioner Fontoura and seconded by Commissioner Plofker, Resolution 2023-35 was unanimously approved by a vote of 15-0.

Executive Session commenced at 11:20 a.m.

Regular Session recommenced at 11:54 am.

Upon returning to regular session, Chairman Ballantyne stated that there was one more piece of business to be taken care of and asked that roll call be taken.

Prieto - present  
Bucklelew - present  
Dowd - present  
Fontoura - present  
Gluck - present  
Gordon - present  
Griffin - present  
Knopf - present  
Mullahey - present  
Pennington - present  
Plofker - present  
Scardino - present  
Schaffer - present  
Stellato - present  
Ballantyne - present

Resolution 2023-36 Consideration of a Resolution Authorizing the Negotiation and Execution of an Employment Contract with the Incoming President and Chief Executive Officer.

Chairman Ballantyne presented Resolution 2023-36, as amended in Executive Session, and read the resolution into the record. Upon motion by Commissioner Dowd seconded by Commissioner Scardino, Resolution 2023-36 was unanimously approved by a vote of 15-0.

Chairman Ballantyne congratulated Frank Leanza and Marylee Vignola on their retirements and thanked them both for their hard work and dedication to the NJSEA. He said it had been a great pleasure to work with both of them. He thanked them for their friendship and wished them all the best of health and happiness in their retirement. He addressed President Prieto. He stated that it had been a great pleasure and he wished him the greatest of success. He presented President Prieto with the gavel of the NJSEA to sound the final rap signifying the end of his time as the President and Chief Executive Officer of the NJSEA but the beginning of his next endeavors in life. He wished him all the greatest of success.

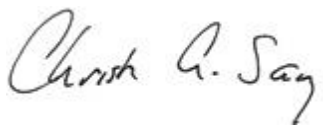
X. **ADJOURNMENT**

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

President Prieto banged the final gavel.

Meeting adjourned at 12:00 p.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 27, 2023.**



**Christine A. Sanz**  
Assistant Secretary

July 27, 2023

Commissioner	Roll Call	2023-29	2023-30	2023-31	2023-32	2023-33	2023-34	2023-35	2023-36
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y	R	R	Y	Y
Prieto	P	Y	Y	Y	Y	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y	Y	Y
Gluck - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--	--
Gordon	P	Y	Y	Y	Y	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y	Y	Y	Y
Scardino	p	Y	Y	Y	Y	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y

P = Present A = Abstain -- Absent

R = Recuse Y = Affirmative N = Negative

APPROVALS





CASH DISBURSEMENTS  
\$100,000 OR MORE  
JULY 2023

**EAST RUTHERFORD - SPORTS COMPLEX**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF EAST RUTHERFORD	2,350,101.55	I	PAYMENT IN LIEU OF TAXES: 3RD QUARTER 2023
EII, INC.	188,551.35	A	PUMP STATION GENERATOR REPLACEMENT: JUN 2023
ENERGO POWER & GAS, LLC	444,814.12	J/L	ELECTRICITY CHARGES: JUN 2023
LOCAL 137 - SPORT ARENA EMPLOYEES	306,598.02	A	PENSION WITHDRAWAL LIABILITY PAYMENT: MAY-JUL 2023
NEW MEADOWLANDS STADIUM CO., INC.	779,509.48	A	GRANDSTAND DEMOLITION & WORLD CUP REIMBURSEMENTS: JUL 2023
NEW JERSEY RACING COMMISSION	120,000.00	I	GAMBLING PROGRAM: CY 2023
NEW JERSEY STATE POLICE	1,481,498.04	A/L	POLICE SUPPLEMENTAL OVERTIME SALARIES: APR-JUN 2023
PUBLIC SERVICE ELECTRIC & GAS COMPANY	167,298.12	J/L	ELECTRIC TRANSMISSION: JUN 2023
STATE OF NEW JERSEY TREASURY DEPARTMENT	226,367.27	A	WORKERS' COMPENSATION COVERAGE: 4TH QTR 2023
<b>EAST RUTHERFORD SC TOTAL</b>	<b>6,064,737.95</b>		

**LYNDHURST**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
KEARNY MUNICIPAL UTILITIES AUTHORITY	411,891.79	A	SEWER USE CHARGES - KEEGAN & 1A/1E: 1ST QTR 2023
RAMAPO COLLEGE FOUNDATION	275,000.00	I	OPERATIONS BUDGET - 2ND PAYMENT: CY 2023
<b>LYNDHURST TOTAL</b>	<b>686,891.79</b>		

**MONMOUTH PARK RACETRACK**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	351,090.90	I	REAL ESTATE TAXES: 3RD QTR 2023
<b>MONMOUTH PARK RACETRACK TOTAL</b>	<b>351,090.90</b>		



CASH DISBURSEMENTS  
\$100,000 OR MORE  
AUGUST 2023

**EAST RUTHERFORD - SPORTS COMPLEX**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
CONNELL FOLEY, LLP	156,813.93	A	LEGAL SERVICES - AUTHORITY TRANSACTIONS COUNSEL: APR-JUL 2023
ENERGO POWER & GAS, LLC	580,750.05	J/L	ELECTRICITY CHARGES: JUL 2023
NEW MEADOWLANDS STADIUM CO., INC.	332,929.04	A	GRANDSTAND DEMOLITION & WORLD CUP REIMBURSEMENTS: AUG 2023
JOSEPH M. SANZARI, INC.	324,053.66	A	BRIDGE DECK REPAIRS: CY 2023
PUBLIC SERVICE ELECTRIC & GAS	192,047.36	A/L	ELECTRIC TRANSMISSION: JUL 2023
<b>EAST RUTHERFORD - SC TOTAL</b>	<u>1,586,594.04</u>		

**LYNDHURST**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
JERSEY CITY, CITY OF	370,546.00	I	TAX SHARING - 2ND INSTALLMENT : CY 2023
KEARNY, TOWN OF	2,403,090.00	I	TAX SHARING - 2ND INSTALLMENT : CY 2023
KEARNY MUNICIPAL UTILITIES AUTHORITY	404,557.44	A	SEWER USE CHARGES - KEEGAN & 1A/1E: 2ND QTR 2023
NORTH ARLINGTON, BOROUGH OF	415,526.00	I	TAX SHARING - 2ND INSTALLMENT : CY 2023
RIDGEFIELD, BOROUGH OF	306,910.00	I	TAX SHARING - 2ND INSTALLMENT : CY 2023
<b>LYNDHURST TOTAL</b>	<u>3,900,629.44</u>		



CASH DISBURSEMENTS  
\$100,000 OR MORE

REFERENCE LETTER	TYPE
A	CONTRACT ON FILE
B	PURCHASE AWARDS - APPROVED AT MONTHLY BOARD MEETING
C	STATE REQUIREMENT FOR RACING
D	PURCHASE OF 9 POLICE PATROL VEHICLE - 2023 CHEVY TAHOE STATE VENDOR
E	SOLE SOURCE*
F	APPOINTED BY RACING COMMISSION
G	ADVERTISED BID
H	PRESIDENT/CEO APPROVAL
I	SALARIES & FRINGE - JAN-MAR 2023 AND OVERTIME CHARGES - FEB 25, 2023 STATUTORY PAYMENT
J	UTILITIES
K	LOWEST PROPOSAL
L	REIMBURSABLE
M	OUTSTANDING PROFESSIONAL INVOICES APPROVED AT MONTHLY BOARD MEETING
N	PURCHASES ON BASIS OF EXIGENCY
*	PURCHASES DIRECT FROM SOURCE
	EXPENDITURE TO BE CHARGED TO MAINTENANCE RESERVE FUND

**RESOLUTION 2023-37**

**ELECTING THE SECRETARY AND  
APPOINTING AN ASSISTANT SECRETARY  
OF THE NEW JERSEY SPORTS AND EXPOSITION AUTHORITY**

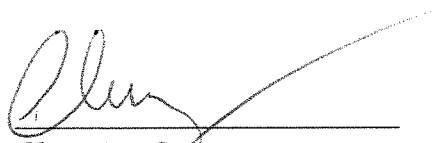
**WHEREAS**, pursuant to the New Jersey Sports and Exposition Authority's By-Laws Article IV, Section 4, the Authority shall elect a Secretary; and

**WHEREAS**, pursuant to the New Jersey Sports and Exposition Authority's By-Laws Article IV, Section 5, the Authority may appoint an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED** by the New Jersey Sports and Exposition Authority that Christine Sanz, Senior Vice President/Chief Operating Officer is hereby elected Secretary of the Authority.

**BE IT FURTHER RESOLVED** by the New Jersey Sports and Exposition Authority that Robert Davidow, Senior Vice President of Legal and Regulatory Affairs is hereby appointed Assistant Secretary of the Authority.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of September 21, 2023.

  
Christine Sanz  
Secretary

# AWARDS / CONTRACTS

**RESOLUTION 2023- 38**

**RESOLUTION AUTHORIZING A CONTRACT WITH TRIUMVIRATE  
ENVIRONMENTAL, HEALTH & SAFETY EXPERTS FOR HYDROGEN SULFIDE  
MONITORING SERVICES AT THE KEEGAN LANDFILL**

**WHEREAS**, the New Jersey Sports and Exposition Authority (NJSEA) is required to perform hydrogen sulfide monitoring at the Keegan Landfill pursuant to the Administrative Consent Order between the New Jersey Department of Environmental Protection (NJDEP) and the NJSEA dated March 22, 2019 (ACO); and

**WHEREAS**, on April 16, 2019, on an emergent basis, the NJSEA authorized entering into a contract with Emilcott Environmental, Health & Safety Experts (Emilcott) to install monitors and provide hydrogen sulfide monitoring services at the Keegan Landfill; and

**WHEREAS**, in 2021, Emilcott was acquired by Triumvirate Environmental, a company that has been providing professional environmental, health, safety and waste management solutions to world-renowned companies for more than 30 years (together, hereinafter referred to as “Triumvirate”); and

**WHEREAS**, the customized monitor installation and the associated real-time monitoring services were specifically designed and installed around the perimeter of the Keegan Landfill by Triumvirate to meet the unique requirements imposed by the ACO and related NJDEP approvals; and

**WHEREAS**, the NJSEA remains subject to the requirements of the ACO to provide such monitors and monitoring services at the Keegan Landfill and the installation continues to be successfully monitored and maintained by Triumvirate/Emilcott; and

**WHEREAS**, the term of the agreement with Triumvirate will expire on October 28, 2023; and

**WHEREAS**, the NJSEA desires to renew the agreement with Triumvirate to ensure that the existing equipment, custom installation, and monitoring services continue uninterrupted as required by the ACO; and

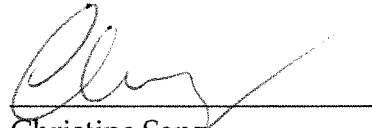
**WHEREAS**, Triumvirate has agreed to continue providing equipment and services at an annual rate of \$243,000 for a two-year term total of \$486,000, which is below the current contract of \$525,000; and

**WHEREAS**, so that NJSEA remains in compliance with regulatory requirements and that monitoring remains uninterrupted and continuous, the NJSEA has determined that Triumvirate should continue to provide the required equipment and monitoring services in the manner set forth by NJDEP in accordance with the ACO; and

**WHEREAS**, the NJSEA has determined that awarding of this contract to Triumvirate is in accordance with Executive Order 37 (Corzine), which provides for sole source awards where there is only one vendor capable or available to provide the goods or services and N.J.S.A. 5:10-21.4a, which provides that when standardization of equipment and interchangeability of parts is in the public interest, contracts may be negotiated without advertisement for bids.

**NOW, THEREFORE, BE IT RESOLVED**, that the NJSEA is hereby authorized to appropriate \$486,000 for hydrogen sulfide monitoring services and equipment and to contract with Triumvirate Environmental for such services and equipment for an additional period of 24 months.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of September 21, 2023.

  
Christine Sanz  
Secretary

**RESOLUTION 2023-39**

**RESOLUTION AUTHORIZING A CONTRACT WITH JOSEPH M. SANZARI, INC.  
OF NEW JERSEY FOR INSTALLATION OF A NEW OIL WATER SEPARATOR  
VEHICLE WASH PAD FOR THE MEADOWLANDS MAINTENANCE  
BUILDING EAST RUTHERFORD**

**WHEREAS**, the New Jersey Sports and Exposition Authority requires installation of a new oil water separator, piping, controls and vehicle wash pad adjacent to the NJSEA Maintenance Building located in East Rutherford to be in compliance with NJDEP Stormwater regulations; and

**WHEREAS**, on or about July 20, 2023 the Authority publicly issued a Request for Bids CN-283 R-1, for "Maintenance Building Oil Water Separator Installation"; and

**WHEREAS**, five (5) companies attended the mandatory pre-bid walk through and two (2) bids were received on August 15, 2023; and

**WHEREAS**, the NJSEA staff reviewed the bids, and ranked the bids based on established criteria; and

**WHEREAS**, the staff determined that the bid supplied by Joseph M. Sanzari, Inc. of Hackensack, NJ is the lowest qualified responsible bidder with a lump sum cost of \$190,000.00, and recommends award of a contract; and

**NOW, THEREFORE, BE IT RESOLVED** by the New Jersey Sports and Exposition Authority that an authorized Authority official may enter into a contract for the installation of a new wash pad system with Joseph M. Sanzari, Inc.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of September 21, 2023.



Christine Sanz  
Secretary



# EXECUTIVE SESSION

**RESOLUTION 2023-40**

**RESOLUTION AUTHORIZING THE  
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY  
TO CONDUCT A MEETING TO WHICH  
THE GENERAL PUBLIC SHALL NOT BE ADMITTED**

**WHEREAS**, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies in certain circumstances; and

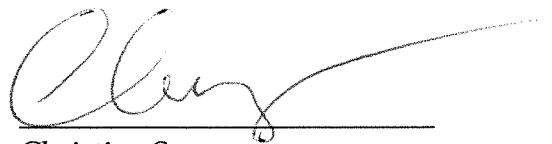
**WHEREAS**, the New Jersey Sports and Exposition Authority (NJSEA) is of the opinion that those circumstances presently exist.

**BE IT RESOLVED** by the New Jersey Sports and Exposition authority ("Authority") that it shall conduct a meeting to which the general public shall not be admitted to discuss:

- Legal Advice Concerning Lease Negotiations on Development at Monmouth Park Racetrack.

This resolution shall become effective immediately.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of September 21, 2023.

A handwritten signature in black ink, appearing to read "Christine Sanz", written over a horizontal line.

Christine Sanz  
Secretary