



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: April 24, 2025

TIME: 10:00 a.m.

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

Members in Attendance:

John Ballantyne, Chairman

Nicholas Mammano, President and CEO

John Duthie, 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 (via phone)

Tom Mullahey, Member

Eric Pennington, Member (via phone)

Steven Plofker, Esq., Member

Marguerite Schaffer, Esq., Member (via phone)

Louis J. Stellato, Member

Absent:

Joseph Buckelew, Vice Chairman

Robert Dowd, Member

Michael Gonnelli, Member

Also Attending:

Christine Sanz, Executive Vice President

Jade Sobh, 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

Sara Sundell, Director of Land Use Management and Chief Engineer

Monica Miannecki, Director of Solid Waste, Parks and Stormwater Management

Terry Doss, Co-Director MRRI and Chief Restoration Scientist

Jamera Sirmans, Governor's Authorities Unit (via phone)

Colleen Mercado, Executive Administrative Specialist

Chairman Ballantyne called the meeting to order.

Chairman Ballantyne noted that it was Bring Your Child to Work Day and he introduced Gavin Duthie, Commissioner Duthie's son. He then invited Gavin to lead everyone in the Pledge of Allegiance.

I. PLEDGE OF ALLEGIANCE

II. **OPENING STATEMENT** – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.

III. **ROLL CALL**- Ms. Mercado took roll call.

Chairman Ballantyne acknowledged the passing of Wayne Hasenbalg, who served as President and CEO of the Authority from 2012-2018 and passed away on March 29, 2025. He then requested a moment of silence. He also acknowledged the dedication of the Anthony Scardino, Jr. Overlook Trail which was held on April 15, 2025 in DeKorte Park. He said that it was a special event and that staff had done a spectacular job. He announced that the next public event, Native Plant Day, would be held on Saturday, May 17 from 10:00 am – 2:00 pm in DeKorte Park. He noted that registration was opened for the NJSEA 2025 Pontoon Boat Tour Season.

President Mammano echoed the Chairman’s remarks on the dedication of the Anthony Scardino Jr. Overlook Trail and accomplishments of Senator Scardino. He encouraged everyone to enjoy the trail on such a beautiful day. He highlighted the grand opening of the IWS state-of-the-art recycling facility in North Arlington, which he noted he had attended on Earth Day.

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

Chairman Ballantyne presented the minutes from the March 27, 2025 Regular Session Board meeting.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Stellato, the minutes of the Regular Session Board Meeting held on March 27, 2025 were approved by a vote of 13-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of March 2025.

Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura the cash disbursements over \$100,000 for the month of March 2025 were unanimously approved.

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

VI. **APPROVALS**

<u>Resolution 2025-10</u>	Consideration of a Resolution regarding Tidelands Grant Application for 600 16th Street Carlstadt - Tidelands Application File No. SP-804 Block 84, Lot 4 in the Borough of Carlstadt.
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Ms. Sundell stated that in accordance with state statute, the NJDEP was required to provide the NJSEA with an opportunity to submit its recommendation regarding applications to the Bureau of Tidelands Management for tidelands conveyances of areas that were previously flowed by the tide within the District. She explained that 600 16th Street, LLC recently purchased 600 16th Street in Carlstadt, which included Block 84, Lots 3 and 4 and noted that the site’s previous owner had received the release of a Tidelands claim on Lot 3; however, they did not complete the Tidelands claim release process for Lot 4. She said that 600 16th Street, LLC, had since applied to the Bureau for Tidelands Resource Council approval of a riparian grant for Lot 4 to rectify the oversight. She said that staff had reviewed the application and recommended that the Board authorize staff to forward a resolution to the Tidelands Bureau in support of the subject Tidelands Grant.

Chairman Ballantyne presented Resolution 2025-10. Upon motion by Commissioner Duthie and seconded by Commissioner Stellato, Resolution 2025-10 was approved by a vote of 13-0.

Resolution 2025-11

Consideration of a Resolution Issuing a Decision on the Bulk Variance Application Submitted as Part of File No. 24-232 St. Paul's Ave Prop - Delight Foods - Addition, Site Improvement (Variances) Block 6201, Lot 12 in the City of Jersey City.

Ms. Sundell stated that St. Paul's Avenue Properties, LLC submitted a zoning certificate application, including two bulk variance requests, for 438 St. Paul's Avenue in Jersey City, located in the District's Heavy Industrial zone. She noted that property was currently improved with a 38,652-square-foot industrial building and that the applicant was proposing a 4,918-square-foot building addition and associated improvements to house modern high pressure processing equipment to preserve food without refrigeration. She explained both of the variances requested by the applicant and provided in detail staff's findings of their evaluation of the variance requests. Ms. Sundell concluded that the staff's findings determined that there would be no significant detriment to neighboring properties as a result of the bulk variance request and recommended the approval of the requested bulk variances.

Chairman Ballantyne presented Resolution 2025-11. Upon motion by Commissioner Stellato and seconded by Commissioner Plofker, Resolution 2025-11 was approved by a vote of 12-0, with Commissioner Schaffer abstaining.

VII. CONTRACTS AND AWARDS

Resolution 2025-12

Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Walker Diving Underwater Construction, LLC to Replace the Kingsland Creek Tidal Impoundment Sluice Gate Contract #SW 25-03.

Ms. MianECKi explained that in July, 2024 the Board of Commissioners approved an RFQ for pump station on-call maintenance and repair millwright services which qualified contractors with underwater construction experience. She stated that a Task Order Solicitation was issued in March, 2025 to two of the pre-qualified contractors requesting cost proposals to replace the sluice gate at the Kingsland Creek tidal impoundment. She said that the only cost proposal received was submitted by Walker Diving Underwater Construction, LLC for \$195,039.00 and that staff was recommending the award of a contract.

Ms. MianECKi responded to questions from President Mammano.

Chairman Ballantyne presented Resolution 2025-12. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2025-12 was approved by a vote of 13-0.

Resolution 2025-13

Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with RESA Power of New Jersey for a Motor Control Center Upgrade for the Meadowlands Stormwater Pump Station in East Rutherford.

Mr. Duffy stated that a bid package was issued in February 2025 for the refurbishment of the ten motor control centers that operate the storm water pumps located at the Sports Complex. He noted that ten companies attended the mandatory bid walk and that three companies submitted bids. He said that staff reviewed the bids based on established criteria and they determined that the lowest qualified responsible bidder was RESA Power of Farmingdale, New Jersey with a lump sum cost of \$932,272.00. He stated that staff was recommending the award of a contract.

Chairman Ballantyne presented Resolution 2025-13. Upon motion by Commissioner Duthie and seconded by Commissioner Stellato, Resolution 2025-13 was approved by a vote of 13-0.

Resolution 2025-14 Consideration of a Resolution Authorizing the Award of Contracts for Architecture and Engineering Design Consulting Services for the Proposed Meadowlands Fire House Renovations on the Sports Complex in East Rutherford.

Mr. Duffy stated that the Meadowlands Fire Department was in need of critical repairs and renovations including additional garage space and additional operational and locker room facilities. He noted that an RFQ issued previously by NJSEA seeking submissions from qualified architecture and engineering firms to provide design consulting services, resulted in the short-listing of eligible firms. He explained that staff evaluated the short-listed firms qualified to provide architectural design services and determined that DMR Architects was best suited to provide the required architectural services to complete the project from planning through construction. He said that staff also evaluated the short-listed engineering firms and determined that French & Parrello Associates was best suited to provide the engineering required for the project, as well as project management. He said that staff reviewed the proposals from both firms and deemed the proposed fees for the services to be provided were acceptable. He concluded that staff was recommending entering into a contract with DMR Architects in an amount not to exceed \$378,000.00, and a separate contract with French & Parrello Associates in an amount not to exceed \$401,400.00.

Mr. Duffy responded to questions from Chairman Ballantyne.

Chairman Ballantyne presented Resolution 2025-14. Upon motion by Commissioner Plofker and seconded by Commissioner Stellato, Resolution 2025-14 was approved by a vote of 13-0.

VIII. PUBLIC PARTICIPATION

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

- He suggested that the Authority explore the possibility of holding a very limited-controlled deer hunt; not to eliminate the deer but to control the population. He specifically noted the damage being caused by deer at Losen Slote Park in Little Ferry. He also noted that the Borough of Saddle River has had an approved deer hunt for the past five years.
- He suggested that the Authority consider hosting a national wetlands symposium to show all the work that has been done to establish the wetlands in the Meadowlands.

Doreen Frega, Animal Protection League of New Jersey. Ms. Frega made the following comments:

- She commented that the NJSEA should use non-lethal methods in controlling the Canada Geese population in the Meadowlands; saying that it was animal cruelty of the worst kind. She provided a packet of information containing non-lethal solutions and said that she would be happy to work with the NJSEA to implement some of the non-lethal solutions.
- She commented on the deer hunt being held in Saddle River saying that most of the population in the Borough are against the deer hunt.

Terry Doss, NJSEA Co-Director MRRI and Chief Restoration Scientist, addressed Mr. Smith's comments regarding the hosting of a national wetlands symposium at the NJSEA, specifically noting some of the various organizations that the NJSEA has recently hosted. She addressed Ms. Frega's comments relative to the management of Canada Geese. She said that the NJSEA understood and shared her organization's concerns and agreed with the focus on non-lethal methods. She said that the NJSEA has always been responsive to the New Jersey Animal Protection League and have met with them on multiple occasions. She stated that 90% of the NJSEA's work in managing the goose population was focused on non-lethal measures which were

focused on preserving and restoring habitats, creating resilience and sustainability, and educating neighboring land owners on their land management. She explained that the primary issue was that the populations of geese and swan, who have no natural predators here in the Meadowlands and other urban areas, swell beyond carrying capacity. She said that in a few limited instances, where there are large open bodies of water where land-based non-lethal methods do not work, the NJSEA hires the experts at USDA to control populations, and during very limited periods, it included use of lethal methods to manage populations. She noted that the USDA uses approved, scientifically-proven lethal methods only as a last resort. She also noted that the NJSEA works closely with Bergen County Audubon and NYC Audubon, who all cautiously support these lethal methods as a last resort.

IX. **EXECUTIVE SESSION** – Chairman Ballantyne stated that there was no need for Executive Session.

X. **ADJOURNMENT**

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

Meeting adjourned at 11:00 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 April 24, 2025.



Christine Sanz
Secretary

April 24, 2025

Commissioner	Roll Call	2025-10	2025-11	2025-12	2025-13	2025-14
Ballantyne, Chairman	P	Y	Y	Y	Y	Y
Buckelew, Vice Chair	--	--	--	--	--	--
Mammano	P	Y	Y	Y	Y	Y
Dowd	--	--	--	--	--	--
Duthie	P	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y
Gluck – via phone	P	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--
Gordon	P	Y	Y	Y	Y	Y
Knopf – via phone	P	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y
Pennington – via phone	P	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y
Schaffer – via phone	P	Y	A	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y
Treasury Rep Griffin – via phone	P	Y	Y	Y	Y	Y

P = Present A = Abstain -- Absent

R = Recuse Y = Affirmative N = Negative