



REGULAR SESSION BOARD MEETING MINUTES

DATE: December 18, 2025

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

Members in Attendance:

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman (via phone)

Nicholas Mammano, President and CEO

Robert Dowd, Member

John Duthie, Member

Armando Fontoura, Member

Michael H. Gluck, Esq., Member

Gail B. Gordon, Esq., Member (via phone)

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

Woody Knopf, Member

Tom Mullahey, Member

Eric Pennington, Esq., Member

Steven Plofker, Esq., Member (via phone)

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member

Absent:

Michael Gonnelli, Member

Also Attending:

Christine Sanz, Executive Vice President (via phone)

Jade Sobh, Chief of Staff

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

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs (via phone)

Adam Levy, Vice President of Legal & Regulatory Affairs

Anna Acanfora, Vice President of Finance and Human Resources

Sara Sundell, Senior Director of Land Use Management & Chief Engineer

Michael Eleneski, 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 - Ms. Mercado took roll call.

Chairman Ballantyne announced that the Meadowlands Eagle Festival, hosted by NJSEA and the Bergen County Audubon Society, would be held on January 11, 2026 from 10:00 a.m. to 2:00 p.m. at DeKorte Park. He also reported that the Meadowlands Chamber of Commerce designated Lyndhurst, East Rutherford and Secaucus as Flag Cities for the FIFA 2026 World Cup. He noted that the Lyndhurst fan festival would be held on June 12; Secaucus's fan festival would be held on June 21; East Rutherford's fan festival would be held on June 26, and a Bergen County event would be held in Overpeck Park on June 14.

President Mammano acknowledged Mike Reeves, NJSEA Senior Zoning Officer, who was retiring on December 31st after nearly 17 years of service. He stated that Mike had started at the NJSEA in the maintenance department, advancing along the way to his current position. A very popular employee and many of his co-workers were in the audience today. He thanked him for his service to the organization and wished him all the best in his retirement.

President Mammano went on to acknowledge some of the Authority's accomplishments over the past year. He specifically mentioned events such as FIFA Club World Cup, multiple UFC events, WWE Summerslam and the continued preparation of the 2026 FIFA World Cup. He also acknowledged the revitalization at the Complex: the rebuilding of the pump station, the construction of the firehouse, which is underway, and the significant progress on the advancement of the pedestrian bridge.

President Mammano stated that he wished to acknowledge the significant work the Authority has had the opportunity to undertake alongside several members of the Board. He first recognized Vice Chairman Bucklew, noting that he has served the Authority across multiple administrations and has been a consistent presence in working closely with dedicated staff. He commended Vice Chairman Bucklew for providing invaluable guidance to him and to many others throughout his tenure and thanked him for his service to the Board, as well as for his continued support of the Authority's initiatives.

He next recognized Commissioner Gluck for his substantial service, describing him as one of the Authority's most dedicated Commissioners with a deep understanding of the agency's issues. He noted Commissioner Gluck's active role on the Executive Committee and his contributions to shaping and advancing policy and expressed his personal appreciation for the guidance he has provided to him in his role as President.

He also acknowledged Commissioner Plofker as one of the Authority's long-serving Commissioners. He noted that Commissioner Plofker has worked extensively with staff to ensure the Authority fulfills its responsibilities, particularly with respect to sound financial management and the pursuit of high-quality outcomes. He concluded by expressing his appreciation for the professional relationship and friendship they have developed.

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

Chairman Ballantyne presented the minutes from the November 20, 2025, Regular Session Board meeting.

Upon motion made by Commissioner Stellato and seconded by Commissioner Duthie the minutes of the Regular Session Board Meeting held on November 20, 2025, were approved by a vote of 15-0.

Chairman Ballantyne presented the minutes from the November 20, 2025, Executive Session meeting.

Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Fontoura the minutes of the Executive Session Meeting held on November 20, 2025, were approved by a vote of 15-0.

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

Upon motion by Commissioner Stellato and seconded by Commissioner Dowd the cash disbursements over \$100,000 for the month November 2025 were approved by a vote of 14-0, with Vice Chairman Buckelew recusing due to a conflict of interest.

V. **SPECIAL PRESENTATION**

Dr. Nadereh Moini, NJSEA Chief of Transportation and MAP4S Project Manager, provided a PowerPoint presentation on the findings of the Meadowlands Action Plan for Safety, which was before the Board today for adoption. Ms. Moini explained that the development of the Plan was funded through a Safe Streets and Roads for All federal grant received by the Authority in 2023. The following details of the Plan were provided in the presentation:

- Grant Specifications.
- MAP4S Objectives and Scope of Work.
- Safety Improvement Projects and Policies.
- Measuring Progress.
- Next Steps after Plan Adoption.

President Mammano acknowledged the significant efforts of staff in developing the work that led to this presentation, noting that it represented a condensed version of a much more comprehensive project. He noted that the full plan was available on the Authority's website emphasizing to the Board that it was a meaningful and worthwhile initiative aimed at achieving zero fatalities.

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS - none.**

VII. **APPROVALS**

<u>Resolution 2025-63</u>	Consideration of a Resolution Issuing a Decision on the Bulk Variance Application Submitted as part of File No. 24-124 Morris Kearny Associates Urban Renewal – Subdivision Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80 in the Town of Kearny.
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Ms. Sundell stated the NJSEA received an application from Morris Kearny Associates Urban Renewal, LLC for a major subdivision and four bulk variances involving multiple vacant properties in Block 287 within the Koppers Coke Peninsula Redevelopment Area in Kearny. She explained that the proposal would consolidate 15 existing lots and resubdivide them into 8 proposed lots. She noted that three of the proposed lots would consist of open water areas located below the mean high water line or beyond an existing sheet pile wall along the Hackensack River, while the remaining upland lots have already received NJSEA zoning approval for the development of three warehouse buildings totaling approximately 1.88 million square feet, pursuant to a prior Conditional Zoning Certificate. She said that four bulk variances were requested related to street access, minimum lot area, lot width, and lot depth. She explained that these variances were required due to the property's unique conditions, including its large size, irregular and elongated shape, riverfront boundaries, separation by an NJ Transit parcel, limited existing street access, and the presence of environmentally sensitive

water areas. She said that certain variances related to non-developable water lots that would remain open water, while others address a narrow former rail spur parcel proposed to be conveyed and merged with adjacent land to create a more regular subdivision layout. She indicated that, ultimately, the subdivision was intended to support a unified zoning lot of record, eliminating interior lot lines for zoning purposes. She noted that no members of the public attended the public hearing and that there were no objections received by the NJSEA. She said that staff recommended the approval of the requested bulk variances.

Chairman Ballantyne presented Resolution 2025-63. Upon motion by Commissioner Gluck and seconded by Commissioner Fontoura, Resolution 2025-63 was approved by a vote of 15-0.

Resolution 2025-64 Consideration of a Resolution Issuing a Decision on the Special Exception Use Application Submitted as part of File No. 25-181 Gates-Evolution Sports NJ, LLC - C.O., Alt. (Special Exception) Block 108.01, Lots 2.01, 2.02 & 2.03 in the Borough of Little Ferry.

Ms. Sundell stated that the NJSEA received an application from Evolution Sports NJ, LLC for special exception use approval to convert a portion of an existing industrial facility at 212-216 Gates Road in Little Ferry, located in the Light Industrial B zone. She noted that the 6.87-acre property contained a multi-tenant industrial building with warehouse and self-storage uses and an existing truck parking area. She explained that the applicant proposed to convert 34,374 square feet of warehouse space, in two phases, into an indoor commercial recreation use consisting of a gymnastics training facility with training areas, locker rooms, offices, party rooms, and viewing areas. She said that the project included parking and circulation improvements, such as restriping to add parking spaces, new curbing along the Hackensack River, and fencing to separate passenger vehicle parking from truck parking. She also noted that the site was located in an industrial area with no nearby residential uses, and the proposed use was not expected to adversely impact surrounding properties in the neighborhood. She provided details of two conditions that were recommended by staff to ensure that truck parking occurring on Lot 2.01 did not cause a detriment to the site from both safety and aesthetics perspectives. She noted that there was a third condition recommended to join the three individual lots comprising the subject property, identified as Lots 2.01, 2.02, and 2.03 within Block 108.01 in Little Ferry, for zoning purposes by means of a zoning lot of record. She said there was no public comment at the hearing, and that no written objections were received. She stated that staff recommended the approval of the requested special exception use.

Chairman Ballantyne presented Resolution 2025-64. Upon motion by Commissioner Stellato and seconded by Commissioner Schaffer, Resolution 2025-64 was approved by a vote of 15-0.

Resolution 2025-65 Consideration of a Resolution Regarding Tidelands Grant Application for Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance) File No. 23-048 Block 227, Lot 9 in the Town of Secaucus.

Ms. Sundell stated that an application was submitted by Langan Engineering on behalf of Meadowlands Logistics Center, LLC to the NJDEP Bureau of Tidelands Management requesting a riparian sweep grant for State-claimed tidelands within Block 227, Lot 9 in Secaucus. She indicated that the 136-acre site was one of the largest undeveloped upland parcels zoned for development in the District and was designated a "Vital Project" by the NJSEA in 2023. She explained that clearing the State's tidelands claims was necessary to advance the proposed development of a 775,000-square-foot warehouse and related site

improvements, which remains subject to NJSEA zoning approval. She said that under applicable law, tidelands instruments must accompany zoning certificate applications where State riparian interests exist, and that the Tidelands Resource Council was required to seek NJSEA comment on such applications. She stated that after reviewing the application and plans, NJSEA staff recommended approval of the grant by the Tidelands Resource Council and further recommended that the NJSEA adopt a resolution formalizing and transmitting this recommendation as its official comment.

Chairman Ballantyne presented Resolution 2025-65. Upon motion by Commissioner Dowd and seconded by Commissioner Fontoura, Resolution 2025-65 was approved by a vote of 15-0.

<u>Resolution 2025-66</u>	Consideration of a Resolution to Adopt the Meadowlands Action Plan for Safety (MAP4S) and Target Year 2040 for Zero Fatalities on Meadowlands Region Roadways.
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Mr. Levy stated that there was little to add beyond the presentation delivered earlier by Dr. Moini. He expressed his appreciation to Dr. Moini, Ms. Sundell, and the entire transportation team for their significant efforts on the project. He specifically noted Dr. Moini's outreach within District communities, including attendance at community events and pop-up engagements, which played a significant role in promoting the Plan and collecting public feedback. He remarked that the feedback received reflected strong appreciation for the work undertaken and served as a clear endorsement of Dr. Moini's efforts. Mr. Levy clarified that the adoption of the Plan was not a regulatory action, but rather a grant requirement. He also emphasized that, with respect to the NJSEA, any staffing or funding commitments referenced in the Plan were contingent upon the availability of funds and any required legislative appropriations.

Chairman Ballantyne presented Resolution 2025-66. Upon motion by Commissioner Stellato and seconded by Commissioner Duthie, Resolution 2025-66 was approved by a vote of 15-0.

<u>Resolution 2025-67</u>	Consideration of a Resolution Relating to the Modification of the Quest Diagnostics Training Center on the MetLife Sports Complex.
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Mr. Duffy stated that the NJSEA Master Plan Subcommittee met on December 10 to review the details of the proposed modifications to the Giants Quest Diagnostics Training Center at MetLife Sports Complex. He noted that the proposed work had been reviewed and was fully supported by staff. He explained that all modifications were within the Giants present leased areas and had no negative impact on the Sports Complex utilities or operations. He said that the Master Plan Subcommittee unanimously approved the project and recommended its approval by the Board.

Chairman Ballantyne presented Resolution 2025-67. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Stellato, Resolution 2025-67 was approved by a vote of 15-0.

VIII. CONTRACTS AND AWARDS

<u>Resolution 2025-68</u>	Consideration of a Resolution Authorizing the Placement of General Liability, Excess Liability and Umbrella, Property, Auto, Marine Hull, Medical Professionals, Active Assailant, Terrorism, Cyber, Drone, Crime & Fiduciary, Public Officials, Heliport & Storage Tanks Policies.
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Ms. Acanfora stated that this resolution would authorize the annual renewal of the listed policies, which would take effect on January 1, 2026. She said that staff reviewed each of the quotes provided by the Authority's insurance broker, Willis Towers Watson, and recommended binding all the policies listed in the resolution at a total combined cost of \$3,983,066. She noted that the renewal cost indicated an increase of 9.7 percent over the prior year's expiring premiums.

Vice Chairman Buckelew complimented the staff on their hard work in obtaining the various quotes. He said that it was a difficult time and a hard market as far as insurance was concerned. He explained that there were increases in the property values for a few of the Authority's properties that represented some of the increase in the costs from last year.

Chairman Ballantyne thanked Vice Chairman Ballantyne for all the guidance he has given the staff over the last couple of years with regards to the Authority's insurance needs.

Chairman Ballantyne presented Resolution 2025-68. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Gluck, Resolution 2025-68 was approved by a vote of 15-0.

VIII. **PUBLIC PARTICIPATION**

Mr. Donald Smith, Gloversville, New York

Mr. Smith made the following comments:

- He commented on excessive mowing of the phragmites growing along Route 3 across from the MetLife Stadium.
- He commented on the spraying of chemicals on invasive plants.
- He commented on illegal duck hunting occurring in the Meadowlands.

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

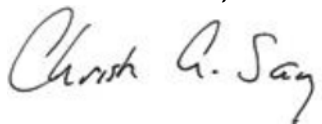
Before adjourning the meeting, Chairman Ballantyne thanked Commissioners Gluck, Plofker and Vice Chairman Buckelew for all their time and dedication to the State of New Jersey and the dedication to the New Jersey Sports and Exposition Authority and the District. He said that he wanted to personally thank each of them for the good, kind counsel and guidance they have given him over the years.

X. **ADJOURNMENT**

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

Meeting adjourned at 10:53 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 December 18, 2025.



Christine Sanz
Secretary

December 18, 2025

Commissioner	Roll Call	2025-63	2025-64	2025-65	2025-66	2025-67	2025-68
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chair - via phone	P	Y	Y	Y	Y	Y	Y
Mammano	P	Y	Y	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y	Y
Duthie	P	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--
Gordon - via phone	P	Y	Y	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y
Plofker - via phone	P	Y	Y	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y	Y	Y

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