



**REGULAR SESSION  
BOARD MEETING MINUTES**

DATE: May 22, 2025

TIME: 10:00 a.m.

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

**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 (via phone)

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

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

Woody Knopf, Member

Tom Mullahey, Member

Eric Pennington, Member

Steven Plofker, Esq., Member

Marguerite Schaffer, Esq., Member (via phone)

Louis J. Stellato, Member

**Absent:**

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

Anna Acanfora, Vice President of Finance and Human Resources

Sara Sundell, Senior Director of Land Use Management

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

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– Ms. Mercado took roll call.**

Chairman Ballantyne mentioned that the NJSEA and the Bergen County Audubon Society hosted Native Plant Day this past Saturday at DeKorte Park with some 300 to 400 people attending the event. He gave special recognition to Sandy Speers, Gabrielle Bennett-Meany, and Chelsea Kessler whose hard work made the event such a success. He announced that Butterfly Day would be held at DeKorte Park on Sunday, July 20, with a rain date of Sunday, July 27.

President Mammano highlighted the success of the New Jersey Film Expo held earlier this month at the Meadowlands Arena. He noted that the event was the first of its kind in the State and welcomed over 1,000 people from the public back into the building for the first time in a long time. He thanked staff for participating and making the Expo such a great success.

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

Chairman Ballantyne presented the minutes from the April 24, 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 April 24, 2025 were approved by a vote of 15-0.

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

Upon motion by Commissioner Dowd and seconded by Commissioner Stellato the cash disbursements over \$100,000 for the month of April 2025 were unanimously approved.

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

VI. **APPROVALS**

<b><u>Resolution 2025-15</u></b>	Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 19-260 TKT Property LLC/Terminal Lane - Site Imp. (Variance) Block 132, Lot 1, 5, 6 and 7 in the Borough of Carlstadt.
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Ms. Sundell stated that an application for a bulk variance was received from TKT Property LLC for property located in the District's Light Industrial A zone on Block 132, Lots 1, 5, 6 and 7 in Carlstadt. She explained that the variance was being sought in connection with the applicant's proposal to install fencing within the required front yard of the property facing Terminal Lane. She provided details of the fencing to be installed and the area where the property is located. She stated that staff prepared a comprehensive report which recommended the conditional approval of the requested bulk variance and stated the specific conditions of the approval.

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

VII. **CONTRACTS AND AWARDS**

<b><u>Resolution 2025-16</u></b>	Consideration of a Resolution Authorizing a Contract with Joseph M. Sanzari Inc. of New Jersey for Bridge Repairs of the South Connector, North Connector, and Pedestrian Bridges at the Meadowlands Sports Complex in East Rutherford.
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Mr. Duffy explained that based on the most recent engineering inspection, the three existing bridges over Route 120 connecting the east and west sides of the Sports Complex were in need

of repairs. He stated that a Request for Proposals was issued in March 2025 to solicit pricing to make the necessary repairs. He noted that six bids were received in response to the RFP and that based on staff's review of the bids it was determined that Joseph M. Sanzari, Inc. of Hackensack, New Jersey, was the lowest responsible bidder with a lump sum bid of \$538,422.00 and recommended award of a contract.

Mr. Duffy responded to questions from Commissioner Plofker.

Chairman Ballantyne presented Resolution 2025-16. Upon motion by Commissioner Plofker and seconded by Commissioner Duthie, Resolution 2025-16 was approved by a vote of 14-0, Vice Chairman Buckelew recusing.

<u>Resolution 2025-17</u>	Consideration of a Resolution Authorizing a Contract with Gannett Fleming Architects of Newark, New Jersey for Design Analysis and Consulting Services at the American Dream Parking Deck A in East Rutherford.
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Mr. Duffy explained that the additional pedestrian bridge that is in the process of being constructed to connect MetLife plaza with the existing American Dream Parking Deck A, requires the design analysis of existing conditions for impacts and improvements. He noted that in order to make Deck A fully operational and safe for additional pedestrian traffic, the creation of a proper walking path was required. He stated that using a previously issued Request for Qualifications, staff requested that Gannett Fleming of Newark, New Jersey develop the necessary plans and specifications for the improvements and for project management of the work. Staff determined that the estimated cost provided by Gannett Fleming was acceptable and recommended entering into a contract with Gannett Fleming for an amount of \$154,076.00.

Mr. Duffy responded to questions from Commissioner Plofker.

Chairman Ballantyne presented Resolution 2025-17. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2025-17 was approved by a vote of 15-0.

<u>Resolution 2025-18</u>	Consideration of a Resolution Authorizing a Contract with Colonnelli Brothers, Inc.
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Ms. MianECKi stated that this Resolution pertained to the contract award for the replacement of three bird blinds in the Marsh Discovery Trail as well as bridge repairs and replacement of cedar decking, railings and toe kicks. She explained that a Request for Proposals issued in April 2025 included a base bid and an alternate #1 and she noted the components of each. She said that out of the two bids that were received, the lowest responsive bid was received from Colonnelli Brother, Inc. for the total amount of \$997,225.00 and that staff recommended the award of a contract.

Ms. MianECKi responded to questions from Commissioners Plofker and Fontoura.

Chairman Ballantyne presented Resolution 2025-18. Upon motion by Commissioner Fontoura and seconded by Commissioner Plofker, Resolution 2025-18 was approved by a vote of 15-0.

VIII. **PUBLIC PARTICIPATION** – None.

Before closing out the meeting, Chairman Ballantyne welcomed and introduced three interns that were participating in the NJSEA 2025 Summer Internship Program: Jaden Wimberley, Jacob McNamee and Louisa Vranesich. He invited each of them to address the Board and provide a brief introduction of themselves.

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 Plofker and seconded by Commissioner Dowd 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 Board Meeting held on May 22, 2025.**



**Christine Sanz**  
**Secretary**

May 22, 2025

Commissioner	Roll Call	2025-15	2025-16	2025-17	2025-18
Ballantyne, Chairman	P	Y	Y	Y	Y
Bucklelew, Vice Chair – via phone	P	Y	R	Y	Y
Mammano	P	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y
Duthie	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Gordon	P	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y
Treasury Rep Griffin – via phone	P	Y	Y	Y	Y

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