

NEW JERSEY MEADOWLANDS COMMISSION

DATE: March 12, 2007
TIME: 10:00 a.m.
PLACE: Lyndhurst, NJ
RE: MONTHLY MEETING MINUTES

COMMISSIONERS PRESENT:

Eleanore Nissley, Acting Chairman
James Anzevino
Michael Gonnelli
Leonard R. Kaiser
Arleen Walther

STAFF PRESENT:

Robert R. Ceberio, Executive Director
Irfan Bora, Director of Finance & Management/
Chief Financial Officer
Thomas Marturano, Director of Natural Resources
Ileana Kafrouni, Director of Land Use Management
Christine A. Sanz, Director of Legal Affairs/Chief Counsel
Francisco Artigas, Director of MERI
Christopher Gale, Director of Communications
Christine Piatek, Deputy Attorney General
James Carey, Assistant Counsel to the Governor
Christine Ferrante, Executive Assistant

1. Pledge of Allegiance
2. Executive Director Ceberio read the Notice of Meeting required under the Sunshine Law.
3. Roll Call

Mr. Ceberio explained that Jeff Stoolman from the Commission on Ethical Standards spoke to the Board members this morning in two separate groups regarding concerns they had that relate to the new guidelines for completing the personal and business relationship disclosure form which was put out by the Commission on Ethical Standards. Mr. Ceberio thanked Rita Strmensy and Mr. Stoolman for their work in answering specific questions leading up to today's meeting and for the further analysis on some questions that could not be answered today. Mr. Ceberio expressed that the Board supports all the changes that have been made and will be looking forward to some answers from the Commission on Ethical Standards.

4. PUBLIC PARTICIPATION

- Frank McCormick, spoke on Resolution 07-17.

Mr. Ceberio suggested that a motion be made to negate the Consent Agenda and vote on each item individually.

Motion was made by Commissioner Gonnelli, seconded by Commissioner Nissley with all in favor.

5. VARIANCE

Resolution No. 07-15 - Resolution issuing a decision on the Variance application submitted as part of File No. 06-436 Carlstadt partners, LLC/Coast to Coast Installations - New Building. Block 124, Lot 33 in the Town of Secaucus, NJ.

No Motion was made. A poll was taken:

Commissioner Kaiser - Recuse
Commissioner Gonnelli - Yes
Commissioner Walther - Recuse
Commissioner Anzevino - Recuse
Commissioner Nissley - Recuse

Resolution 07-15 not passed.

Resolution No. 07-16 - Resolution issuing a decision on the Variance application submitted as part of File No. 03-376 Simon/Moonachie Road LLC - Building Addition Block 38, Lots 1 & 2, in the Borough of Moonachie.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Walther and carried with Commissioner Anzevino abstaining.

Resolution No. 07-17 - Resolution issuing a decision on the Variance application submitted as part of File No. 06-149 Hartz/HLJ Billboard Variance Block 227.01, Lot 1 in the Town of Secaucus.

No Motion was made. A poll was taken:

Commissioner Kaiser - Recuse
Commissioner Gonnelli - Recuse
Commissioner Walther - Recuse
Commissioner Anzevino - Recuse
Commissioner Nissley - Recuse

Resolution 07-17 not passed.

6. RIVER BARGE PARK

Resolution No. 07-18 - Resolution authorizing the Executive Director to enter into a contract for architectural design, engineering services and construction management for the River Barge Park.

Motion to adopt the resolution was made by Commissioner Gonnelli, seconded by Commissioner Walther. Commissioners Kaiser, Anzevino, and Nissley abstaining.

Resolution 07-18 motion failed.

Mr. Ceberio made a statement regarding the contract for the design of the River Barge Park. He wanted to clarify that the spirit and the intent for the procurement that was used in this process was completely followed. After discussion with Commissioner Levin she has requested that the Attorney General's Office, who has also reviewed the process we use, determine not only if we followed the correct process, but more importantly if there is a different process that can be utilized by authorities and commission for the procurement of professional services as it relates to architects, engineers, land surveyors, and everything contained in that particular statute.

7. SECAUCUS HIGH SCHOOL ENHANCEMENT SITE

Resolution No. 07-19 - Resolution authorizing the Executive Director to enter into a contract for the construction of the Secaucus High School Wetlands Site Enhancement.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino carried with Commissioner Gonnelli abstaining.

Resolution No. 07-20 - Resolution authorizing the Executive Director to enter into a contract with Louis Berger Group, Inc. to provide construction management services for the Secaucus High School Enhancement Site.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and carried with Commissioner Gonnelli abstaining.

8. BUILDING CODE REGULATIONS

Resolution No. 07-21 - Resolution authorizing the New Jersey Meadowlands Commission and its Staff to file a Notice of Proposal and hold a public hearing for proposed re adoption of NJMC Regulations regarding Building Code.

Motion to adopt the resolution was made by Commissioner Anzevino, seconded by Commissioner Gonnelli and unanimously carried.

9. REDEVELOPMENT

Resolution No. 07-22 - Resolution to expand the Lewis Avenue In Need of Redevelopment Study Area within the Hackensack Meadowlands District in Jersey City.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and unanimously carried.

10. MEADOWLANDS EMPLOYMENT OPPORTUNITY CENTER

Resolution No. 07-23 - Resolution authorizing the Executive Director to appropriate year 2 funding for the Meadowlands Employment Opportunity Center from the MAGNET program.

11. CONVENTION AND VISITORS BUREAU

Resolution No. 07-24 - Resolution authorizing the Executive Director to appropriate year 3 funding for the Convention and Visitors Bureau from the MAGNET program.

12. MEADOWFEST

Resolution No. 07-25 - Resolution authorizing the Executive Director to appropriate \$140,000 for the support of a Meadowfest.

No Motions were made for Resolutions 07-23, 07-24 and 07-25. A poll was taken:
Commissioner Kaiser - Recuse
Commissioner Gonnelli - Recuse
Commissioner Walther - Yes
Commissioner Anzevino - Recuse
Commissioner Nissley - Recuse
Resolutions 07-23, 07-24 and 07-25 not passed.

13. LEGAL

Resolution No. 07-26 - Resolution authorizing the Chairman to issue a Final Decision in Riverview Associates v. New Jersey Meadowlands Commission.

No Motion was made for Resolutions 07-26. A poll was taken:
Commissioner Kaiser - Recuse
Commissioner Gonnelli - Yes
Commissioner Walther - Recuse
Commissioner Anzevino - Recuse
Commissioner Nissley - Recuse
Resolution 07-26 not passed.

14. GREEN BUILDING

Resolution No. 07-27 - Resolution authorizing the Executive Director to enter into a Memorandum of Understanding with Rutgers University - Center for Green Building to examine the costs and benefits of Green Building.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and unanimously carried.

15. AFFORDABLE HOUSING

Resolution No. 07-28 - Resolution authorizing New Jersey Meadowlands Commission and its Staff to file a Notice of Proposal and hold a Public Hearing for proposed repeal and/or amendment of NJMC Regulations regarding Affordable Housing and implementing an interim Affordable Housing Policy.

Motion to adopt the resolution was made by Commissioner Gonnelli, seconded by Commissioner Walther and unanimously carried.

16. COMPREHENSIVE ACTION PLAN

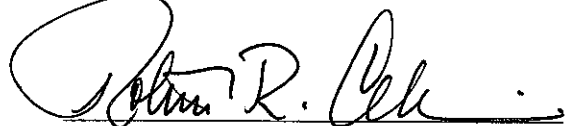
Resolution No. 07-29 - Resolution authorizing the Executive Director to enter into a contract with Rutgers University to assist the NJMC with the 2006 Comprehensive Action Plan.

Motion to adopt the resolution was made by Commissioner Anzevino, seconded by Commissioner Kaiser and unanimously carried.

17. PUBLIC PARTICIPATION

- Dennis Elwell, Mayor of Secaucus.
- Frank McCormick

Motion to adjourn the meeting was made by Commissioner Gonnelli, seconded by Commissioner Walther with all in favor.



ROBERT R. CEBERIO, SECRETARY