

NEW JERSEY MEADOWLANDS COMMISSION

DATE: January 23, 2008
TIME: 10:00 a.m.
PLACE: Lyndhurst, NJ
RE: MONTHLY MEETING MINUTES

COMMISSIONERS PRESENT:

Joseph V. Doria, Jr., Chairman
James A. Anzevino (via telephone)
Michael J. 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
Christine A. Sanz, Director of Legal Affairs/Chief

Counsel

Francisco Artigas, Director of MERI
Christine Piatek, Deputy Attorney General
Fred J. Dressel, HMMC
Lynn Johnson, Executive Assistant

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

Minutes of the December 19, 2007 meeting, were moved by Commissioner Kaiser, seconded by Commissioner Gonnelli and unanimously carried.

Resolution 08-01 - Resolution concerning issuing a decision on the variance application submitted as part of file # 07-439, Wood Avenue LLC/Tele-Dynamics-C.O./Variance - Block 118, Lot 3, in the town of Secaucus is being held.

Resolution 08-04 - Resolution concerning site suitability recommendation for 290 Veterans Boulevard in the Borough of Rutherford is being held.

5. PUBLIC PARTICIPATION ON RESOLUTIONS

- Dennis Elwell, Mayor of Secaucus spoke on Resolution 08-03
- Margaret Schak, representing the Rutherford Taxpayers Association spoke on Resolution 08-02 and 08-07.
- Frank Regan, representing the applicant spoke on Resolution 08-04
- Michael Guarino, Lyndhurst resident spoke on Resolution 08-07
- Don Evanson, Secaucus resident spoke on Resolution 08-03
- Adam Gordon representing Fair Share Housing spoke on Resolution 08-03 and 08-04.

6. TAX SHARING

Resolution No. 08-02 - Resolution certifying the Intermunicipal Tax Sharing Pool for CY2008.

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

7. EMERGENCY RESTRAINTS

Resolution No. 08-03 - Resolution approving amendments to guidelines concerning scarce resource restraints within the Hackensack Meadowlands District in accordance with the Appellate Division Decision in a-4174-03T3; a-3107-04T1.

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

8. RULEMAKING

Resolution No. 08-05 - Resolution adopting New Rules at N.J.A.C. 19:3-7 that govern the debarment and suspension from contracting.

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

9. SPECIAL EXCEPTION

Resolution No. 08-06 - Resolution authorizing the NJMC and its staff to file a Notice of Proposal and hold a public hearing for proposed changes to the NJMC Regulations regarding Special Exception Applications.

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

10. SPECIAL COUNSEL

Resolution No. 08-07 - Resolution authorizing the Executive Director to appropriate \$500,000 for Special Counsel to be retained by the Office of the Attorney General for work associated with the EnCap Redevelopment Agreement.

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

11. LEGAL

Resolution No. 08-08 - Resolution authorizing the Chairman to issue a Final Decision in Park Holdings v. NJMC.

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

12. REPORTS

Commissioner Kaiser clarified the defeasance of the Bergen County Utilities Authority and the County of Bergen's debt as it pertains to the transfer station at the Kingsland Landfill. The \$96,875,896 that was collected from various state agencies and from private developers was used to decrease the debt that the Bergen County Utility Authority and the County of Bergen was saddled with at that time.

Executive Director Ceberio announced that the new NJMC website (www.njmeadowlands.gov) is up and running. Some of the added features include the ability for the public to review any of the development applications that are presently being considered by staff, Commission meeting agendas and minutes, and permit applications will be accepted through the website.

Mayors Committee Fred Dressel commented on the proposed conditions of enforcing the COAH regulations.

13. NEW BUSINESS

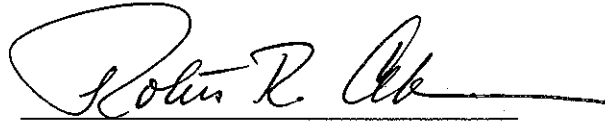
Executive Director Ceberio introduced an application from Edison Properties proposing to petition the NJMC to amend the Secaucus Transit Village Redevelopment Area. As part of the petition it seeks to add block 20.01, Lot 16 into the redevelopment area. The area was left off because it's the former Bergen Line right-of-way, which was not included in the initial redevelopment area. Mr. Ceberio asked the board consider a resolution directing NJMC staff to do an in-need study to add block 20.02, Lot 16 into the Transit Village Redevelopment Area.

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

14. PUBLIC PARTICIPATION

- Mr. DelVecchio
- Richard Hoff on behalf of the New Jersey Builders Association
- Frank McCormack, Secaucus resident
- Michael Guarino, Lyndhurst resident
- Sam Maffei, Secaucus resident

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



ROBERT R. CEBERIO, SECRETARY

RESOLUTION#	08-01 HELD	08-02	08-03	08-04 HELD	08-05	08-06	08-07	08-08	08-09 New Business
Chairman Doria		Y	Y		Y	Y	Y	Y	Y
Comm. Anzevino		Y	Y		Y	Y	Y	Y	Y
Comm. Gonnelli		Y	A		Y	Y	Y	Y	A
Comm. Kaiser		Y	Y		Y	Y	Y	Y	Y
Comm. Macri	---	---	---	---	---	---	---	---	---
Comm. Nissley	---	---	---	---	---	---	---	---	---
Comm. Walther		Y	Y		Y	Y	Y	Y	Y

Y = Yes R = Recuse
 A = Abstain N = No