

NEW JERSEY MEADOWLANDS COMMISSION

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

COMMISSIONERS PRESENT:

Joseph V. Doria, Jr., Chairman
James A. Anzevino
Michael J. Gonnelli
Leonard R. Kaiser (via telephone)
Eleanore S. Nissley
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
Sara Sundell, Director Land Use Management
Christine A. Sanz, Director of Legal Affairs/Chief Counsel
Christine Piatek, Deputy Attorney General
Lilo Stainton, Director of Communications
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 July 8, 2008 closed session meeting were moved by Commissioner Nissley, seconded by Commissioner Gonnelli and unanimously carried.

5. PUBLIC PARTICIPATION ON RESOLUTIONS

- Richard Hoff spoke on Resolutions 08-80, 08-81 & 08-82.
- Margaret Schak, Rutherford resident spoke on Resolution 08-75 and Resolutions 08-80, 08-81 & 08-82.
- Deborah Zapoluch, Secaucus resident spoke.
- Lonnie Bedell, South Hackensack resident spoke on Resolutions 08-80, 08-81 & 08-82.

6. VARIANCES/SPECIAL EXCEPTIONS

Resolution No. 08-74 - Resolution issuing a decision on the variance application submitted as part of File No. 07-770 - Conrail/Billboard Sign, Block 4011, Lot 3 in the Borough of Ridgefield.

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

Resolution No. 08-75 - Resolution issuing a decision on the variance application submitted as part of File No. 07-705 - Progressive/New Building, Block 219, Lot 67.07 in the Borough of Rutherford.

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

Resolution No. 08-76 - Resolution issuing a decision on the variance application submitted as part of File No. 08-111 - Kreuzsch/Feature Systems - Site Improvements - Variance Block 124, Lot 45 in the Borough of Carlstadt.

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

Resolution No. 08-77 - Resolution issuing a decision on the variance application submitted as part of File No. 02-043 - NJT/Train Washer Bldg., Block 284, Lot 21 AE in the Town of Kearny.

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

7. SOLID WASTE

Resolution No. 08-78 - Resolution authorizing the Executive Director to enter into an Interlocal Solid Waste Service Agreement with Hudson County Improvement Authority.

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

8. NJMC ENERGY MASTER PLAN

Resolution No. 08-79 - Resolution authorizing the NJMC staff to hold public hearings on the draft NJMC Energy Master Plan.

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

9. AFFORDABLE HOUSING

Resolution No. 08-80 - Resolution concerning Affordable Housing Interim Policies.

Resolution No. 08-81 - Resolution authorizing the New Jersey Meadowlands Commission and its staff to file a Notice of Proposal and hold a Public Hearing for Proposed Amendments of NJMC Regulations regarding Affordable Housing.

Resolution No. 08-82 - Resolution appointing an Affordable Housing Task Force and authorizing the Solicitation of Proposals for Professional Planning Services.

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

10. AUDIT

Resolution No. 08-83 - Resolution authorizing the Executive Director to hire an external auditor to conduct a review of the MAP and MAGNET Grants.

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

11. ACADEMIC COLLABORATIONS

Resolution No. 08-84 - Resolution authorizing the Executive Director to enter into academic collaborations to expand NJMC Business Accelerator Client Services.

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

12. SITE SUITABILITY RECOMMENDATIONS

Resolution No. 08-85 - Resolution issuing a decision on the suitability recommendation as required by the NJMC Emergency Restraints Upon Further Development for File No. 08-000, Hartz/residence Inn Hotel - Block 227, Lot 4.06 in the Town of Secaucus.

Motion to adopt the resolution was made by Commissioner Nissley, seconded by Chairman Doria and carried with Commissioner Gonnelli abstaining.

13. IN NEED OF REDEVELOPMENT DESIGNATION

Resolution No. 08-86 - Resolution to declare Block 202, Lot 1, a 0.73 acre portion of Lot 3 and Lot 4 in the Borough of Teterboro to be in need of redevelopment and authorize the NJMC staff to prepare a redevelopment plan.

Motion to adopt the resolution was made by Chairman Walther, seconded by Chairman Doria and unanimously carried.

14. NJMC BUSINESS ACCELERATOR

Resolution No. 08-87 - Resolution authorizing the acquisition of communication equipment and services, and furniture for the NJMC Business Accelerator.

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

15. LEGAL

Resolution No. 08-88 - Resolution authoring appropriation of funds for special counsel to continue legal work associated with property acquisitions including wetlands and open space acquisition and redevelopment projects.

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

16. MEADOWLANDS DISTRICT TRANSPORTATION PLAN

Resolution No. 08-89 - Resolution authorizing the procurement of Meadowlands District Shuttle Bus Services

Motion to adopt the resolution was made by Chairman Doria, seconded by Commissioner Nissley and unanimously carried.

17. IMPROVEMENT

Resolution No. 08-90 - Resolution authoring the improvement of Penhorn Avenue in the Town of Secaucus.

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

18. REPORTS

Commissioner's Report - Chairman Doria reported that a meeting with the consultants from Rutgers has been set regarding the revenue sharing issue. The report is expected within the next 60 days.

Executive Director's Report

- Mr. Ceberio announced that a public hearing will be held at the NJMC for the Energy Master Plan on September 19, 2008 at 10:00 a.m. and 7:00 p.m.
- Mr. Ceberio also announced that today is the last Commission meeting for Ileana Kafrouni, NJMC's Director of Land Use Management and Regulatory Affairs. Mr. Ceberio thanked Ms. Kafrouni for all her hard work at the Commission over the past 25 plus years.
- Mr. Ceberio reported that the Meadowlands Blog site is ready to be launched. Jim Wright of our staff created the site which deals with all the environmental beauty of the Meadowlands.
- Mr. Ceberio also reported that applications for the new Business Accelerator program will be available shortly. The Accelerator is for those who want to start a green business or a sustainability type of business.
- Mr. Ceberio spoke about Resolution 08-89 regarding the transportation shuttle service. It is anticipated that Lyndhurst will be the first one up in terms of a transportation shuttle to get people back and forth to bus stops and train stations. The next venture will be Secaucus.

HMMC Executive Director's Report

- Mayor Dressel acknowledged Ileana Kafrouni's retirement and expressed that not only her personal charm but her professional ability will be missed by all.

- Mayor Dressel asked a question regarding a statement that was made about densities that are proposed in the interim regulations being arbitrary. He asked if we use sound planning principles when we develop numbers? Mr. Ceberio responded that it is based on sound planning principles, specifically considering the sizes of the properties. Mr. Ceberio also stated that we are trying to find a balance between the need of affordable housing and also to address environmental issues.
- Mayor Dressel stated that he was grateful to the Commission for setting up the procedure wherein there will be a Task Force and municipal representation.
- Mayor Dressel asked if the mayors would have input on the tax sharing report. Chairman Doria responded the Mr. Ceberio will be scheduling a meeting shortly with the mayors and the consultant to discuss. Chairman Doria also stated that the mayors will have input prior to the process and then have an opportunity to review before it is finalized.
- Mayor Dressel asked if Resolution 08-88 for funds for special counsel for the acquisition of property pertained to a certain property? Mr. Ceberio responded that we need legal representation in order to properly put the cutoff wall leachate collection system around the Keegan landfill and come to a fair market price for a piece of the landfill.
- Mayor Elwell commented on Resolution 08-82 regarding the Affordable Housing Task Force. Mayor Elwell volunteered to be one of the mayors on the committee. He also hoped that there would be a member of the public who lives in the district with some knowledge of the building trade would participate on the task force.

19. NEW BUSINESS

No new business.

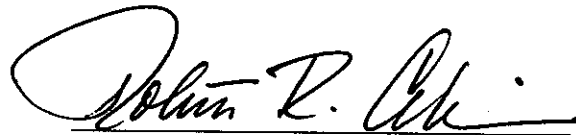
21. PUBLIC PARTICIPATION

- Don Evanson, Secaucus resident

22. CLOSED SESSION

No closed session.

Motion to close the meeting was made by Commission Nissley, seconded by Commissioner Gonnelli and unanimously carried.



ROBERT R. CEBERIO, SECRETARY

RESOLUTION#	08-74	08-75	08-76	08-77	08-78	08-79	08-80	08-81	08-82	08-83
Chairman Doria	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Comm. Anzevino	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Comm. Gonnelli	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Comm. Kaiser	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Comm. Macri	--	--	--	--	--	--	--	--	--	--
Comm. Nissley	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Comm. Walther	Y	R	Y	Y	Y	Y	Y	Y	Y	Y

RESOLUTION#	08-84	08-85	08-86	08-87	08-88	08-89	08-90
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	Y	Y	Y	Y	Y	Y	Y
Comm. Walther	Y	Y	Y	Y	Y	Y	Y

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