

# NEW JERSEY MEADOWLANDS COMMISSION

DATE: November 24, 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  
Eleanore S. Nissley (via telephone)  
Arleen Walther

## STAFF PRESENT:

Robert R. Ceberio, Executive Director  
Irfan Bora, Director of Finance & Management /  
Chief Financial Officer  
Thomas Marturano, Director of Natural Resources  
Sara Sundell, Director Land Use Management  
Francisco Artigas, Director of MERI  
Christine A. Sanz, Director of Legal Affairs/Chief Counsel  
Valerie Haynes, Deputy Attorney General  
Lilo Stainton, Director of Communications  
Maura K. Tully, Assistant Counsel to the Governor  
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 October 2, 2008 and October 21, 2008 meeting were moved by Commissioner Gonnelli, seconded by Commissioner Anzevino and unanimously carried.

5. PUBLIC PARTICIPATION ON RESOLUTIONS
  - Herb Klein representing New County Properties, LLC and Edison Properties spoke on Resolution 08-119
  - Jim Kirkos, Meadowlands Chamber spoke on Resolution 08-125.

6. NJMC ENERGY MASTER PLAN

Resolution No. 08-116 - Resolution to adopt the NJMC Energy Master Plan.

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

7. NJMC SOLID WASTE MANAGEMENT PLAN AMENDMENT

Resolution No. 08-117 - Resolution approving an amendment to the New Jersey Meadowlands Commission Solid Waste Management Plan.

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

8. AFFORDABLE HOUSING TASK FORCE

Resolution No. 08-118 - Resolution to retain professional planning services to support the Meadowlands Affordable Housing Task Force.

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

9. TRANSPORTATION

Resolution No. 08-119 - Resolution adopting Amended Rules at N.J.A.C. 19:4-4.5 and New Rules at N.J.A.C. 19:7 that govern the Meadowlands Transportation Planning District and to authorize NJMC staff to file notice with the Office of Administrative Law.

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

10. GREEN GUIDELINES

Resolution No. 08-120 - Resolution authorizing New Jersey Meadowlands Commission and its staff to implement the NJMC Guidelines for Green Development and Redevelopment, Part 1 - Low Impact Development.

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

11. MUNICIPAL ASSISTANCE PROGRAM

Resolution No. 08-121 - Resolution accepting the Municipal Assistance Program (MAP) Grant Review Report.

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

12. NJMC MUNICIPAL EQUIPMENT POOL

Resolution No. 08-122 - Resolution authorizing the purchase of two 4-inch self priming pump systems for the NJMC Municipal Equipment Pool.

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

13. DEP ESCROW ACCOUNT AUDIT

Resolution No. 08-123 - Acceptance of Audits of Landfill Closure Funds.

Resolution Held.

14. KEEGAN LANDFILL

Resolution No. 08-124 - Resolution authorizing the Executive Director.

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

15. ECONOMIC DEVELOPMENT INITIATIVE

Resolution No. 08-125 - Resolution authorizing the NJMC's 2008 Economic Development Initiative.

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

16. SITE SUITABILITY RECOMMENDATION

Resolution No. 08-126 - Resolution issuing a decision on the suitability recommendation as required by the NJMC interim policies governing affordable housing development in the Meadowlands District. File No. SP-369, Teterboro/Industrial Avenue Redevelopment Plan - Block 202, Lot 2, 4 and a portion of 3, in the Borough of Teterboro.

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

17. SPECIAL COUNSEL

Resolution No. 08-127 - Resolution authorizing the Executive Director to appropriate \$500,000 for Special Counsel retained by the Office of the Attorney General for work associated with the EnCap Redevelopment Agreement.

Chairman Doria commented that this is a significant expenditure of funds and that hopefully this will be the end of the need to provide money for counsel and that at the end of the litigation we will be reimbursed.

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

18. SOLID WASTE TRANSFER FACILITIES

Resolution No. 08-128 - Resolution authorizing the transfer of \$300,000 settlement funds to North Bergen for impacts related to unregulated solid waste transfer facilities.

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

19. REPORTS

Commissioner's Report - None

Executive Director's Report

- Mr. Ceberio reported that a recent article regarding the Commission's efforts since 1987 to extract methane from the landfills reached 700 different outlets both throughout the United States and around the world.
- Mr. Ceberio announced that the Urban Land Institute has designated the NJMC for a public policy award which we will be accepting in December.
- Mr. Ceberio noted that at the request of the Mayor of Rutherford, the NJMC will be speaking tonight in Rutherford on Meadowlands issues.
- Mr. Ceberio reported that there was a significant response to the request for interest on the five-megawatt solar project.

HMMC Executive Director's Report - None

20. NEW BUSINESS - None

21. PRESENTATION

Chairman Doria presented the check to North Bergen who led the way in the fight to deal with the issue of the garbage transfer stations.

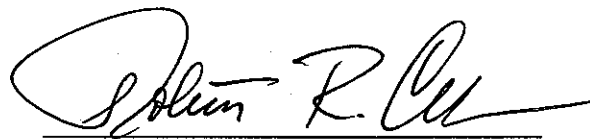
22. PUBLIC PARTICIPATION - None

23. CLOSED SESSION

Resolution No. 08-129 - The following issues were taken into consideration:

- Lydon v. NJMC
- EnCap

Motion to enter into closed session was made by Commissioner Anzevino, seconded by Commissioner Walther and unanimously carried.



ROBERT R. CEBERIO, SECRETARY

RESOLUTION#	08-116	08-117	08-118	08-119	08-120	08-121	08-122	08-123 HELD	08-124	0
Chairman Doria	Y	Y	Y	Y	Y	Y	Y	--	Y	
Comm. Anzevino	Y	Y	Y	Y	Y	Y	Y	--	Y	
Comm. Gonnelli	Y	Y	Y	Y	Y	Y	Y	--	Y	
Comm. Macri	--	--	--	--	--	--	--	--	--	
Comm. Nissley	Y	Y	Y	Y	Y	Y	Y	--	Y	
Comm. Walther	Y	A	Y	Y	Y	Y	Y	--	Y	

RESOLUTION#	08-126	08-127	08-128
Chairman Doria	Y	Y	Y
Comm. Anzevino	Y	Y	Y
Comm. Gonnelli	Y	Y	Y
Comm. Macri	--	--	--
Comm. Nissley	Y	Y	Y
Comm. Walther	Y	Y	A

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