

MEADOWLANDS CONSERVATION TRUST  
PUBLIC MEETING  
MINUTES

DATE: February 18, 2005  
TIME: 10:00 a.m.  
PLACE: New Jersey Meadowlands Commission  
Environmental Center, 2<sup>nd</sup> Floor Commission Room  
Lyndhurst, New Jersey  
RE: Meeting of the Meadowlands Conservation Trust

TRUSTEES PRESENT:

MARK BECKER, Vice Chair  
Co-Director of Bergen Save the Watershed Action Network

DENNIS ELWELL  
Mayor of Secaucus

ABIGAIL FAIR  
Association of NJ Environmental Commission

GREG REMAUD (via teleconference)  
NY/NJ Baykeeper

JENNIFER HOEHN  
Representative of Bob Ceberio  
Executive Director, NJMC

ALSO PRESENT:

KRISTINA SCHVEJDA  
Executive Director, Meadowlands Conservation Trust

RENEE HANENBERG  
Administrative Assistant, Meadowlands Conservation Trust

PENNY LUDMAN, ESQ. (via teleconference)  
Deputy Attorney General

BETH CRUSIUS  
Inter-Governmental Affairs

ABSENT:

WILLIAM SHEEHAN, Chair  
Hackensack Riverkeeper

MICHAEL GONELLI  
Meadowlands Commissions Commissioner

ROBERT CEBERIO  
Executive Director, NJMC

1. Vice Chair Becker presided over the Meadowlands Conservation Trust, Board of Trustees meeting.
2. After reading the Sunshine Law, Ms. Schvejda read the roll call for the February 18, 2005 meeting of the Meadowlands Conservation Trust.
3. Review and Adoption of Minutes: Minutes of the December 13, 2004 meeting were tabled by Mayor Elwell, seconded by Trustee Fair and unanimously carried by acclamation.
4. New Business:
  - A. Introduction of Ms. Hanenberg. Ms. Hanenberg is the new administrative assistant at the MCT. She attended Roger Williams University and had a double major in Marine Biology and French. She is excited about her new position. Nineteen applicants applied for the job, and Ms. Hanenberg exhibited excellent skills, included grant writing skills. Ms. Hanenberg's hours will be five hours a day from Monday to Thursday. Vice Chair Becker requested that Ms. Hanenberg's contact information be distributed to each member of the Trust.
  - B. Land Identification Map- Mr. Albert Planas has prepared Open Space Acquisition Maps for the Trustees. Old Tappan will be done on February 22, 2005. Mr. Planas will be working on the lower watershed area soon. A request was made by Trustee Fair to outline the watershed to improve the clarity of the map. Mr. Planas will be working with the Trust through May. Vice Chair Becker requested a spreadsheet copy of the blocks and lots with ownership information. He also requested that all the parcels owned by United Water be identified. Trustee Fair replied that this information is already available.
  - C. Walden Marsh/Empire Tract- NJSEA or Transit may contribute money to these projects.
  - D. 2005 Land Acquisition Projection- The MCT is currently scheduling a date for a meeting.
  - E. New Jersey Land Trust Council- The MCT will be hosting a meeting. Ms. Schvejda offered to host the meeting in May with boat rides, presentation, and a luncheon.
  - F. An invitation has been extended for a canoe trip down Hackensack River through NY/NJERCKS- A boat trip over three days from New City to Bayonne. The Hackensack River Keeper along with NY/NJERCKS is putting this trip together.
  - G. Financial Statements- The MCT has stayed under budget in 2004
5. Old Business:
  - A. Empire Tract - This land is still not owned by the MCT. Thirty days are left until the closing on the property. As of the date of the meeting, the title search insurance and liability insurance are done. It was recommended that the umbrellaed liability insurance be capped at five million dollars. Vice Chair Becker inquired about a management plan for the property. Ms. Schvejda stated that there is no plan yet. Restoration would cost roughly \$35,000 per acre and there are 587 acres to restore. The MCT is looking for partners and funding to restore the property. Mayor Elwell asked if anyone knew what chemicals and pollutants were in the soils on the property. He mentioned that mercury and chromium are believed to be contained in the soil.
  - B. Walden Marsh - Ms. Schvejda said that the new transportation project at Walden Marsh would contain pilings that would take only an acre of wetlands.
  - C. Trustee Fair said that the Wetlands Mitigation Council may have funding for the Empire Tract and the MCT may be able to apply for funding for remediation.
  - D. Ms. Hoehn recommended getting information from Mills. She said that they should have soil samples already and if they say that they do not, that they are mistaken. Ms. Ludman stated that Mills has informed the MCT that they do not have this information.
  - E. Vice Chair Becker inquired about funds to clean up the site. Ms. Ludman stated that there is \$100,000 annually to clean the sites. Ms. Schvejda would like to renegotiate this money in eight years. Most of the money is slated to go toward insurance. Mayor Elwell has encountered similar problems in Secaucus.
  - F. Ms. Hoehn noted that the MCT does not want to have the liability of contaminated land years from now because of issues with clean up. Mayor Elwell stated that the MCT is in existence to acquire land, not to perform remediation. It is important to find out what pollutants are on the property.

- G. Hudsonia LTD update- Ms. Schvejda met with Mr. Erik Kiviat about the non-technical report. She would like to move this project along and get prices from the printers. She is looking to get closure on this project.
- H. Norwood update- Ms. Schvejda met with the Norwood Council several times. The conservation easement on Central Woods in Norwood is for over 125 acres. There is a growing movement with Norwood municipality, its council, various committees and private citizens to preserve more land in Norwood. This project has the support of Mayor Kaplan.
- I. WMA5/MCT Mapping- These two entities have been meeting monthly. Intern Albert Planas will give a GIS mapping presentation at the 3/1 meeting.
- J. Oradell Dam Fish Passage Taskforce- Ms. Schvejda gave an update on the progress of this project. She mentioned that there will be a meeting on March 8, 2005 and that Captain Sheehan is on the Committee.
- K. Emerson, Bergen County and MCT presentation to Emerson Municipality. Ms. Schvejda is going to present "what is an Easement" to the town. Trustee Fair suggested getting neighboring towns involved and Vice Chair Becker requested that Bergen SWAN be involved.
- L. Additional Funding via Line Item on NJ Tax Return- Senator Sarlo's office is completing a draft to be reviewed by the MCT.
- M. Audit for MCT update- Mr. Irfan Bora suggested doing a yearly audit. This may be done for free or with a nominal fee through NJMC auditors.

6. Resolutions: The following two resolutions were moved and then voted on consensually

- A. MCT to authorize participation in the NJ State health benefits program
- B. MCT authorizing a 2.9% salary increase for executive director Kristina Schvejda

The following resolution was moved by Mayor Elwell, seconded by Trustee Fair and unanimously carried -

- C. Resolution of the Meadowlands Conservation Trust to acquire and hold a Conservation Easement for the property known as Central Woods from the Borough of Norwood.

7. Public Comment:

Lara Rodriguez of the MEC on behalf of the Meadowlands Liberty Convention and Visitors Bureau requested assistance with compiling a list of frequently asked questions concerning the Meadowlands region. She indicated that the Trustees are well suited to contribute to this endeavor. Ms. Rodriguez will be making a formal request by email as well.

8. Closed Session-

Motion made by Mayor Elwell and Seconded by Trustee Fair to go into closed session to discuss legal matters. The motion was passed unanimously. After discussion, meeting went back into open session.

9. Next Meeting set for April 8, 2005, at 10:00 am.

10. Motion to adjourn meeting was made.

Meeting adjourned at 11:04 am.

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Kristina R. Schvejda, Executive Director  
Meadowlands Conservation Trust