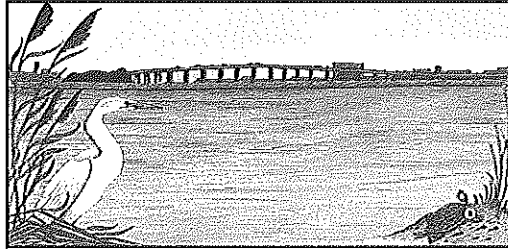


Protecting the Environment



MEADOWLANDS CONSERVATION TRUST
Serving the Entire Hackensack River Watershed

One DeKorte Park Plaza ☞ Lyndhurst, NJ ☞ 07071 ☞ PHONE: 201-777-2410 ☞ FAX: 201-460-2804 ☞ www.meadowlandsconservationtrust.org

**RESOLUTION IN MEMORY OF MARK BECKER FOR HIS DISTINGUISHED
LEGACY OF CONTRIBUTIONS TO ENVIRONMENTAL CONSERVATION
AND PUBLIC SERVICE**

WHEREAS, The Meadowlands Conservation Trust (MCT) and the entire environmental community lost an extraordinarily compassionate, dedicated and tireless advocate with the tragic passing of longtime conservationist Mark Becker on Feb. 26, 2014; and

WHEREAS, Mark Becker was nominated to sit as one of the first members on the Board of Trustees of the Meadowlands Conservation Trust in September 1999, confirmed by a vote of the State Senate in May 2000 and served as the MCT Vice Chairman; and

WHEREAS, Mark Becker's exceptional vision, outstanding leadership skills, and brilliant knowledge of environmental issues played an integral part in the MCT promoting and advancing its mission over the past 14 years to acquire and preserve environmentally sensitive land and enhance the environment of the Hackensack Meadowlands District and the Hackensack River Watershed; and

WHEREAS, Mark Becker's steadfast dedication and hard work constituted a substantial role in MCT accomplishments, including the Trust's significant acquisition and preservation in 2005 of the Richard P. Kane Natural Area, an ecologically critical, 587-acre wetlands in Carlstadt and South Hackensack, which was a major victory for environmental conservation in Northern New Jersey; and in the MCT taking ownership of the Skeetkill Creek Marsh in Ridgefield, a beautiful 16-acre wetlands area that provides a home to fish, shorebirds and waterfowl in an otherwise industrial area and offers a natural refuge for those who work nearby; and

WHEREAS, Mark Becker was co-founder of the Bergen Save the Watershed Action Network (SWAN) in 1988 and in his position as Co-Director and through his unwavering determination to Bergen SWAN's mission helped the organization preserve 3,300 acres of woods and wetlands from development, including the Emerson Woods and four parcels of River Vale's Poplar Road Sanctuary; and

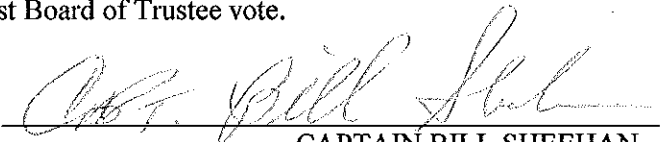


WHEREAS, Mark Becker was always, and will forever be remembered as, a tremendously kind and loyal friend and trusted colleague and consummate professional to all who have known and worked with him; and

WHEREAS, In recognition of Mark Becker's passionate, selfless and unwavering commitment to environmental protection and conservation, and the enduring positive impact that his life's work has left on the world we live in and current and future generations of New Jersey residents;

NOW, THEREFORE, BE IT RESOLVED, by the Meadowlands Conservation Trust, that Mark Becker is hereby honored for his distinguished legacy of contributions to environmental conservation and public service to the Meadowlands Conservation Trust, the people of the Hackensack River Watershed, and the State of New Jersey.

This resolution shall become effective immediately. The foregoing resolution was adopted by Meadowlands Conservation Trust Board of Trustee vote.



CAPTAIN BILL SHEEHAN
CHAIRMAN

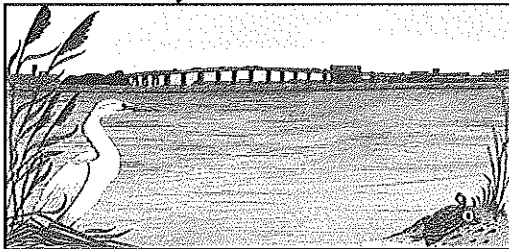
I hereby certify the foregoing to be a true copy of the resolution adopted by the Meadowlands Conservation Trust at its meeting of April 9, 2014.



BERNARD M. NANGLE
SECRETARY

Resolution No. 14-01

Protecting the Environment



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**RESOLUTION AUTHORIZING THE APPROPRIATION OF
ADDITIONAL \$37,500 FOR SPECIAL COUNSEL RETAINED BY THE
OFFICE OF THE ATTORNEY GENERAL FOR WORK ASSOCIATED
WITH AN APPEAL OF 2013 TAX ASSESSMENT OF BLOCK 131, LOT 8 IN
THE BOROUGH OF CARLSTADT**

WHEREAS, the Meadowlands Conservation Trust (MCT) adopted Resolution 13-05 authorizing the filing of an appeal of the tax assessment of February 2013 increasing taxes from \$1.8 million to \$5.3 million on real property owned by the MCT located at block 131, lot 8 in the Borough of Carlstadt, Bergen County, New Jersey; and

WHEREAS, the firm Greenbaum, Rowe, Smith & Davis LLP was retained by the Office of the Attorney General as the special counsel; and

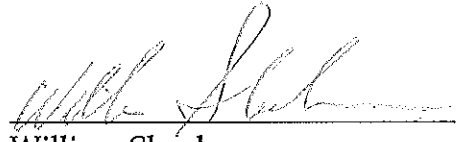
WHEREAS, Resolution 13-06 dated April 25, 2013 authorized MCT staff to appropriate TWENTY FIVE THOUSAND DOLLARS (\$25,000) for legal services and appraisal costs; and

WHEREAS, the MCT has been advised by its counsel at the Office of the Attorney General that an additional appropriation is necessary for ongoing services;

NOW, THEREFORE, BE IT RESOLVED that the MCT hereby authorizes the Chief Executive Officer to appropriate an additional THIRTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$37,500) for special counsel, who shall not perform work in excess of SIXTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$62,500) total, without further approval from the Office of the Attorney General.

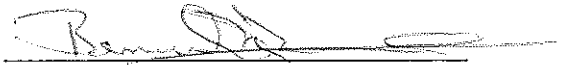


The foregoing was adopted by a vote of the MCT Board of Trustees.



William Sheehan
Chairman

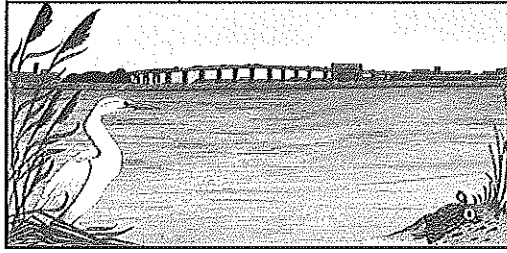
I certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at its meeting of April 9, 2014.



Bernard M. Nangle
Chief Executive Officer

Resolution No. 14-02

Protecting the Environment



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RESOLUTION: CLOSED SESSION

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies in certain circumstances; and

WHEREAS, the Meadowlands Conservation Trust (MCT) is of the opinion that those circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That a closed session of the MCT will be held to discuss the following:
 - a. Carlstadt Tax Appeal
 - b. Possible Land Acquisition

2. It is anticipated at this time that the above subject matter(s) will be made public upon completion of said matter(s).

This resolution shall become effective immediately. The foregoing resolution was adopted by Meadowlands Conservation Trust Board of Trustee vote.



CAPTAIN BILL SHEEHAN
CHAIRMAN

I hereby certify the foregoing to be a true copy of the resolution adopted by the Meadowlands Conservation Trust at its meeting of April 9, 2014.

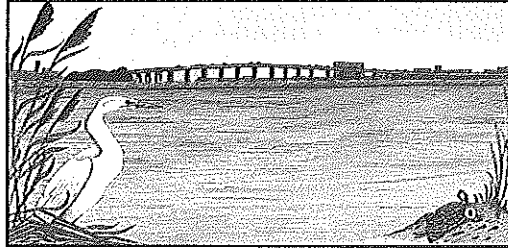


BERNARD M. NANGLE
SECRETARY

Resolution No. 14-03



Protecting the Environment



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**RESOLUTION ACCEPTING
THE MEADOWLANDS CONSERVATION TRUST
2013 ANNUAL AUDIT AND FINANCIAL REPORT**

BE IT FURTHER RESOLVED that the Meadowlands Conservation Trust Annual Audit prepared by Ferraioli, Wielkotz, Cerullo and Cuva, Certified Public Accountants, for the year ending December 31, 2013 is hereby accepted.

The foregoing was adopted by a vote of the MCT Board of Trustees.

William Sheehan
Chairman

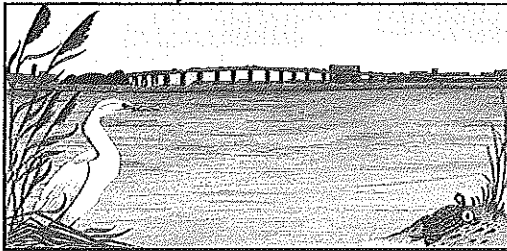
I certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at its meeting of June 11, 2014.

Bernard M. Nangle
Chief Executive Officer

Resolution No. 14-04



Protecting the Environment



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**RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER
INTO AN ACCESS AND PILOT HABITAT RESTORATION STUDY AGREEMENT
BETWEEN PORT AUTHORITY OF NEW YORK AND NEW JERSEY AND
MEADOWLANDS CONSERVATION TRUST**

WHEREAS, PANYNJ is seeking to conduct a Pilot Habitat Restoration Study (the "Pilot Study") to determine whether a 79-acre parcel which is owned by the MCT within the Hackensack Meadowlands District located at Block 1321, Lot 7 in the Borough of Carlstadt, Bergen County New Jersey (the "Project Site") could support a forested freshwater wetland ecosystem; and

WHEREAS, such a Pilot Study is necessary to determine whether the Project Site is suitable as a mitigation site for potential impacts associated with runway and facility improvements at the Teterboro Airport in Moonachie and Teterboro, New Jersey; and

WHEREAS, the Project Site is currently vegetated predominantly by a monoculture of *Phragmites australis*; and

WHEREAS, from fall 2013-spring 2014 an initial feasibility study was performed. In order to support a freshwater wetland system, the site must have suitable groundwater hydrology and water budget and appropriate soil chemistry. Testing was done examining groundwater level, contaminants in the sediments, and salinity levels in the groundwater and soil. Some higher than normal, and inconsistent salinity concentrations warrant further study; and

WHEREAS, in furtherance of establishing a Pilot Study to gather additional data to determine feasibility for creation of a forested freshwater mitigation area, the PANYNJ has submitted a report from its agent, Henningson, Durham & Richardson Architecture and Engineering, P.C. ("HDR") entitled, "Proposal to Conduct a Pilot Habitat Restoration Project at the 79-acre Site along Commerce Blvd. in Carlstadt, New Jersey, Briefing Report for the Meadowlands Interagency Mitigation Advisory Committee, April 16, 2014"; and

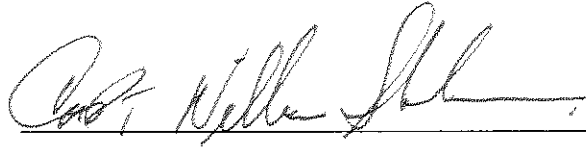
WHEREAS, the report recommends that the Pilot Study consist of planting different species of trees and shrubs within two one-half acre plots with varied topography and salinity measurement according to a conceptual design prepared by HDR; and



WHEREAS, at its meeting on April 16, 2014, the Meadowlands Interagency Mitigation Advisory Committee (MIMAC) agreed to the Pilot Study concept for the subject site if approved by the MCT;

NOW, THEREFORE BE IT RESOLVED that the MCT authorizes the Chief Executive Officer to enter into an Access and Pilot Habitat Restoration Study Agreement with PANYNJ to carry out studies to determine the feasibility of creating a forested freshwater mitigation area.

The foregoing resolution was adopted by vote of the MCT Board of Trustees.



Captain William Sheehan
Chairman

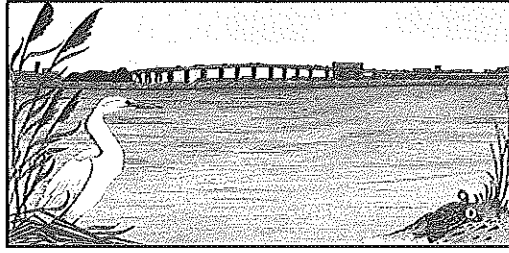
I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at their meeting of June 11, 2014.



Bernard M. Nangle
Chief Executive Officer

Resolution No. 14-05

Protecting the Environment



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RESOLUTION: CLOSED SESSION

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies in certain circumstances; and

WHEREAS, the Meadowlands Conservation Trust (MCT) is of the opinion that those circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That a closed session of the MCT will be held to discuss the following:
 - a. Carlstadt Tax Appeal
 - b. Losen Slote Mitigation Site
 - c. EFG/GeoCon Legal Review
 - d. Any additional legal issues

2. It is anticipated at this time that the above subject matter(s) will be made public upon completion of said matter(s).

This resolution shall become effective immediately. The foregoing resolution was adopted by Meadowlands Conservation Trust Board of Trustee vote.

CAPTAIN BILL SHEEHAN
CHAIRMAN

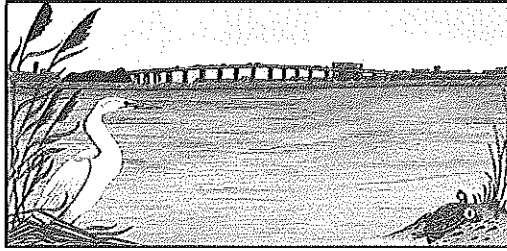
I hereby certify the foregoing to be a true copy of the resolution adopted by the Meadowlands Conservation Trust at its meeting of June 11, 2014.

BERNARD M. NANGLE
SECRETARY

Resolution No. 14-06



Protecting the Environment



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RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SETTLEMENT AGREEMENT BETWEEN THE BOROUGH OF CARLSTADT AND THE MEADOWLANDS CONSERVATION TRUST

WHEREAS, the Meadowlands Conservation Trust (MCT) is the owner of the Block 131, Lot 8, in the Borough of Carlstadt ("the property"); and

WHEREAS, MCT acquired the subject property on March 16, 2005; and

WHEREAS, a letter asserting tax exempt status was submitted by MCT to the Borough of Carlstadt on or about July 28, 2005; and

WHEREAS, a second letter asserting tax exempt status was submitted by MCT to the Borough of Carlstadt on or about September 28, 2010; and

WHEREAS, on or about December 20, 2010, MCT paid property tax for the subject property under protest; and

WHEREAS, an application for tax exempt status was submitted by MCT to the Borough of Carlstadt on or about January 7, 2011; and

WHEREAS, on or about February 18, 2011, MCT Chief Executive Officer Bernard M. Nangle sent a letter to the Borough of Carlstadt's tax collector advising that MCT was in receipt of a delinquent notice of taxes due February 1, 2011 in the amount of \$18,839.71, plus interest of \$216.08; and

WHEREAS, on or about April 11, 2012, Mr. Nangle sent a letter to the Borough of Carlstadt's tax collector advising that MCT was in receipt of a tax sale notice for the subject property scheduled on April 13, 2012; and

WHEREAS, on April 12, 2012, MCT filed an order to show cause and verified complaint in the Superior Court, Chancery Division, Bergen County to enjoin the tax sale of the subject property scheduled on April 13, 2012, and claiming tax exempt status for subject property; and

WHEREAS, MCT has maintained that the property is exempt from municipal taxation pursuant to N.J.S.A. 54:4-3.159; and



WHEREAS, by Consent Order filed April 17, 2012, the matter was transferred to the Superior Court, Law Division, Bergen County and the parties agreed that the tax sale of the subject property would be postponed pending resolution of the action; and

WHEREAS, on April 24, 2012, the matter was transferred to the Tax Court; and

WHEREAS, tax appeals for 2013 and 2014 were also timely filed by outside counsel Thomas J. DeNitzio, Jr., Esq.; and

WHEREAS, the current taxes allegedly owed through the current date amount to \$426,677.72, including interest; and

WHEREAS, MCT seeks to settle these appeals to avoid the costs of protracted litigation; and

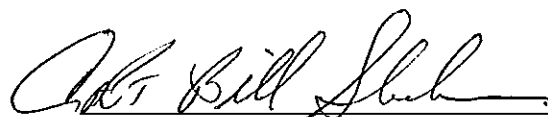
WHEREAS, counsel for the Borough of Carlstadt has advised that the Borough will accept a settlement in the amount of \$400,000.00 to settle all outstanding tax appeals; and

WHEREAS, this settlement is contingent on the Borough entering into a stipulation that settles all outstanding appeals and recognizes that MCT's property is statutorily exempt from taxation.

NOW, THEREFORE, BE IT RESOLVED that the MCT authorizes the Chief Executive Officer to enter into a Stipulation of Settlement with the Borough of Carlstadt effectuating a settlement of all outstanding tax appeals in the amount of \$400,000.00.

BE IT FURTHER RESOLVED that the Stipulation of Settlement shall also contain an formal acknowledgement by the Borough of Carlstadt that the MCT's property is statutorily exempt from taxation.

The foregoing resolution was adopted by Meadowlands Conservation Trust Board of Trustees vote.



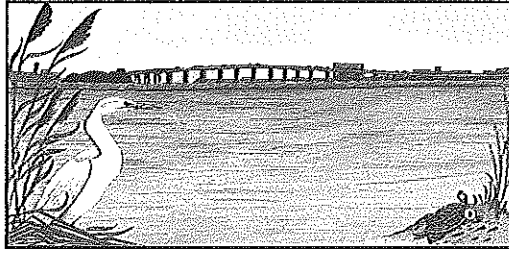
CAPTAIN BILL SHEEHAN
CHAIRMAN

I hereby certify that the foregoing is a true copy of the resolution adopted by the Meadowlands Conservation Trust at its meeting of August 13, 2014.



BERNARD M. NANGLE
SECRETARY

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RESOLUTION TO ADOPT THE 2015 MEETING SCHEDULE

NOW THEREFORE BE IT RESOLVED that the attached MCT Annual Schedule of Meetings is hereby adopted.

BE IT FURTHER RESOLVED that a copy of the schedule shall be forwarded to all persons entitled to notice of the Schedule of Meetings and posted on the NJMC bulletin board and prominently displayed at the front office of the Meadowlands Conservation Trust located at Two DeKorte Park Plaza Lyndhurst, New Jersey, 07071.

The foregoing Resolution was adopted by Board of Trustees vote.

William Sheehan, Chairman

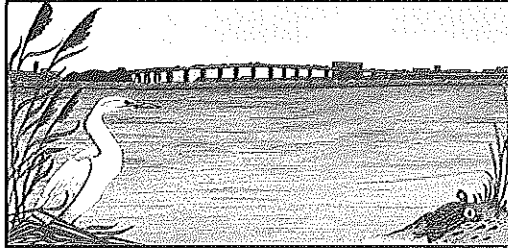
I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at its meeting of December 10, 2014.

Bernard M. Nangle, Chief Executive Officer

Resolution 14-08



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RESOLUTION APPOINTING CUSTODIAN OF RECORDS

WHEREAS, at a meeting of the Meadowlands Conservation Trust (MCT) on December 13, 2010, the 2011 Budget was approved and adopted deleting the Salaries and Fringe Benefits line item; and

WHEREAS, it was determined by the Governor's office that the MCT staff functions should be transferred to New Jersey Meadowlands Commission (NJMC) personnel pursuant to N.J.S.A 13:17-91(h);

WHEREAS, daily operations of the MCT have effectively been managed by NJMC staff in this manner since this change was implemented; and

WHEREAS, the Open Public Records Act, N.J.S.A 47:1A-1 to -13 (OPRA) requires that a custodian of records be appointed by government agencies to process requests for governmental records; and

WHEREAS, document requests pursuant to OPRA require action by a MCT representative;

NOW THEREFORE BE IT RESOLVED, that the Meadowlands Conservation Trust designates Deborah Lawlor as the custodian of records effective immediately.

The foregoing Resolution was adopted by Meadowlands Conservation Trust vote.

William Sheehan, Chairman

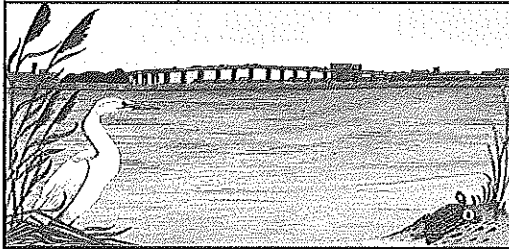
I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at their meeting of December 10, 2014.

Bernard M. Nangle, Chief Executive Officer

Resolution No. 14-09



Protecting the Environment



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**RESOLUTION ADOPTING
2015 MEADOWLANDS CONSERVATION TRUST BUDGET**

BE IT RESOLVED that the attached 2015 Meadowlands Conservation Trust Budget is hereby approved and adopted.

The foregoing Resolution was adopted by Trust vote.

Handwritten signature of William Sheehan

William Sheehan, Chairman

I hereby certify the foregoing to be a true copy of the resolution adopted by the Meadowlands Conservation Trust at their meeting of December 10, 2014.

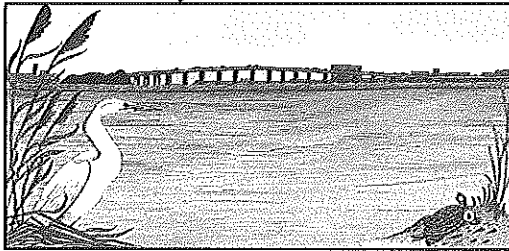
Handwritten signature of Bernard M. Nangle

Bernard M. Nangle, Chief Executive Officer

Resolution No. 14-10



Protecting the Environment



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**RESOLUTION AUTHORIZING REIMBURSEMENT TO THE NEW JERSEY
MEADOWLANDS COMMISSION**

WHEREAS, pursuant to the Meadowlands Conservation Trust Act (the "Act"), N.J.S.A. 13:17-91(h), the Meadowlands Conservation Trust ("MCT") may call to its assistance and avail itself of the services of such employees of any governmental entity as it may require and as may be available to it for the purpose of exercising its powers and performing its duties; and

WHEREAS, also pursuant to the Act, N.J.S.A. 13:17-91(r), MCT may establish a special working relationship with the New Jersey Meadowlands Commission ("NJMC") in furthering the purposes of the MCT; and

WHEREAS, NJMC provided assistance to MCT by providing NJMC staff to assist MCT in exercising its powers and performing its duties as set forth in the Act; and

WHEREAS, MCT is authorized by N.J.S.A. 13:17-91(k) to make, enter into, and perform all contracts and agreements necessary or incidental to the exercise of its powers and the performance of its duties;

WHEREAS, MCT seeks to provide partial reimbursement to the NJMC for costs associated with the employment of individuals and operating expenses assisting MCT in exercising its powers and performing its duties as set forth in the Act in the amount of \$150,000.00 for 2013;

NOW, THEREFORE, BE IT RESOLVED that MCT hereby approves reimbursement to the NJMC for costs associated with the employment of individuals and operating expenses assisting MCT in exercising its powers and performing its duties as set forth in the Act in the amount of \$150,000.00 for 2013.

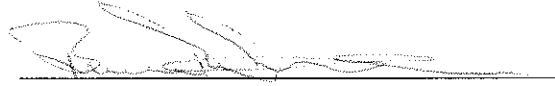
The foregoing Resolution was adopted by Meadowlands Conservation Trust vote.

Handwritten signature of William Sheehan

William Sheehan
Chairman



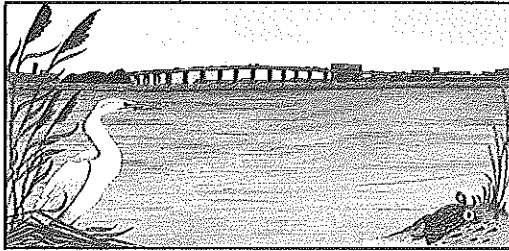
I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at their meeting of December 10, 2014.



Bernard M. Nangle
Chief Executive Officer

Resolution No. 14-11

Protecting the Environment



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RESOLUTION: CLOSED SESSION

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies in certain circumstances; and

WHEREAS, the Meadowlands Conservation Trust (MCT) is of the opinion that those circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That a closed session of the MCT will be held to discuss the following:
 - a. Carlstadt Taxes
 - b. American Dream Payment to MCT
 - c. Williamstown Apartments Lawsuit
 - d. Kane Tract - EFG Legal Update
 - e. Land Acquisition
2. It is anticipated at this time that the above subject matter(s) will be made public upon completion of said matter(s).

This resolution shall become effective immediately. The foregoing resolution was adopted by Meadowlands Conservation Trust Board of Trustee vote.

William Sheehan, Chairman

I hereby certify the foregoing to be a true copy of the resolution adopted by the Meadowlands Conservation Trust at its meeting of June 11, 2014.

Bernard M. Nangle, Chief Executive Officer

