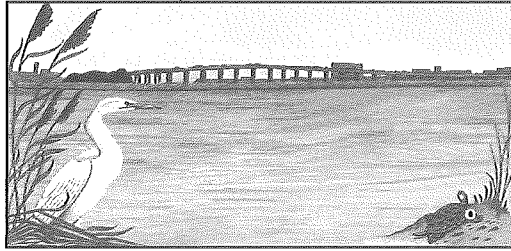


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**MEADOWLANDS CONSERVATION TRUST  
BOARD OF TRUSTEES MEETING AGENDA**

DATE: April 8, 2015  
TIME: 10:00 a.m.  
PLACE: NJMC's Environmental Center's 2<sup>nd</sup> Floor Lecture Room

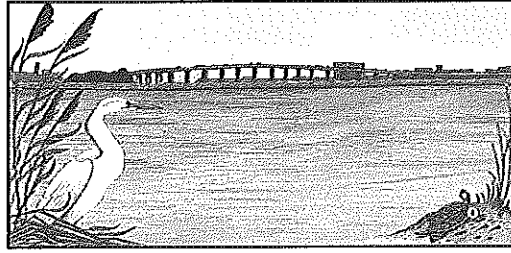
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1. Welcome
2. Flag Salute
3. Sunshine Law Statement
4. Roll Call
5. REVIEW OF MINUTES
  - December 10, 2014- open and closed session
6. REPORTS
  - Chairman
  - Chief Executive Officer
7. PUBLIC PARTICIPATION
8. OLD BUSINESS
9. NEW BUSINESS
10. RESOLUTIONS
  - Resolution No. 15-01: Resolution Appointing a Chief Executive Officer
  - Resolution No. 15-02: Resolution Authorizing Payment to the Borough of Carlstadt in Settlement of Outstanding Tax Appeals by the Meadowlands Conservation Trust
11. CLOSED SESSION: RESOLUTION NO. 15-03
  - Legal Update
12. OPEN SESSION
13. ADJOURNMENT

Next Meeting - Wednesday, June 10, 2015  
NJMC's Meadowlands Environment Center, 2<sup>nd</sup> Floor Lecture Room



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MEADOWLANDS CONSERVATION TRUST  
PUBLIC MEETING MINUTES

**DATE:** August 13, 2014  
**TIME:** 10:13 a.m.  
**PLACE:** New Jersey Meadowlands Commission- Lecture Room

**TRUSTEES PRESENT:**

WILLIAM SHEEHAN, Chairman  
Hackensack Riverkeeper

GREG REMAUD, Vice Chair  
NY/NJ Baykeeper

PAUL MACCHIA, NJDCA Delegate  
Chief of Staff, DCA

MARCIA KARROW, NJMC Delegate  
Executive Director, NJMC

**ALSO PRESENT:**

BERNARD NANGLE  
Chief Executive Officer, MCT

DEBORAH LAWLOR  
Chief of Sustainability, NJMC

CATHERINE FERENCZ-VONK  
NJMC

JASON STYPINSKI  
Deputy Attorney General

**Chairman Bill Sheehan** presided over the Meadowlands Conservation Trust Board of Trustees meeting.  
Meeting began at 10:13 a.m.



**MCT CEO Bernie Nangle** read the Sunshine Law and Catherine Ferencz-Vonk, NJMC took roll call for the August 13, 2014 meeting of the Meadowlands Conservation Trust Board of Trustees.

**Discussion of Minutes from the April 9, 2014 and June 11, 2014 MCT BOT Meetings-** Chairman Sheehan explained that the minutes of the June 11, 2014 and August 13, 2014 meetings could not be voted upon due to Mayor Santos' absence.

**MCT CEO Report** - CEO Bernie Nangle discussed the award of a contract to Princeton Hydro to spray invasive species at Skeetkill Marsh in the amount of \$5,800 and reported that NJMC landscape maintenance contractors performed maintenance at River Barge Park for a total cost of \$3,820. Total license plate revenue from January through May 2014 is \$8,663.96.

**Public Participation**

- Don Smith distributed a photo presentation of MCT sites to illustrate the status of vegetation and wildlife in various locations.
- Mark Renna complimented Deb Lawlor and Bernie Nangle on the new MCT website.

**Old Business-** None

**New Business-** None

**Resolution No. 14-07** – Resolution Authorizing the Chief Executive Officer to Enter into a Settlement Agreement Between the Borough of Carlstadt and the Meadowlands Conservation Trust. Jason Stypinski explained the purpose of the resolution, which is to reach a \$400,000 tax settlement to cover 2011-2014. Once payment is complete, the MCT will apply for tax exempt status moving forward. Delegate Karrow moved the resolution; Delegate Macchia seconded. Vote was unanimous.

**Open Session** None

**Meeting Adjournment** at 10:22am. Adjournment was moved by Delegate Karrow and seconded by Delegate Macchia.

**Next meeting** will be held on October 8, 2014 at 10:00 a.m. at the Meadowlands Environment Center, Two DeKorte Park Plaza, Lyndhurst, New Jersey, 07071.

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Bernard M. Nangle  
Secretary

August 13, 2014

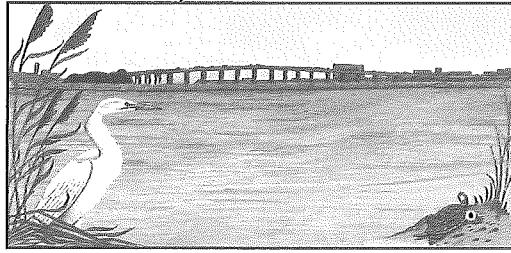
NAME	ROLL CALL	RES. NO. 14-07		
Chairman, Bill Sheehan	P	Y		
NJMC Delegate, Marcia Karrow	P	Y		
NJDCA Delegate, Paul Macchia	P	Y		
Trustee, Greg Remaud	P	Y		
HMMC Delegate, Mayor Alberto Santos	A	A		

**ALSO ATTENDING:**

NJMC, Bernie Nangle	P			
NJMC, Deborah Lawlor	P			
NJMC, Cathy Vonk	P			
DAG, Jason Stypinski	P			

P – Present    Y-Affirmative    R- Recuse  
A – Absent    N- Negative

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**RESOLUTION APPOINTING A CHIEF EXECUTIVE OFFICER**

**WHEREAS**, in 2010, pursuant to N.J.S.A. 13:17-91(h), the Meadowlands Conservation Trust called upon the assistance of the New Jersey Meadowlands Commission to provide staff to carry out its responsibilities and functions as required by law; and

**WHEREAS**, since that time, the daily operations of the MCT have effectively been managed by NJMC staff, including a Chief Executive Officer authorized by MCT Resolution; and

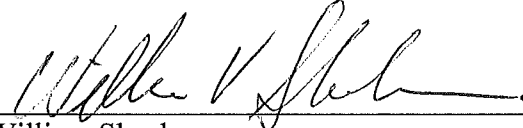
**WHEREAS**, at this time, the MCT must appoint a new Chief Executive Officer; and

**WHEREAS**, the NJMC was merged into the New Jersey Sports and Exposition Authority on February 5, 2015; and


**WHEREAS**, the MCT has again called upon the assistance of the NJSEA to provide staff to the MCT;

**NOW, THEREFORE, BE IT RESOLVED** by the Meadowlands Conservation Trust that Christine Sanz shall be appointed Chief Executive Officer effective immediately.

The foregoing Resolution was adopted by a vote of the Meadowlands Conservation Trust Board of Trustees.

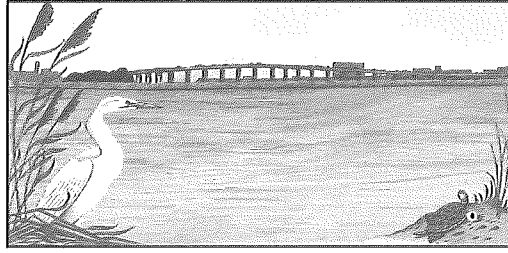
  
\_\_\_\_\_  
William Sheehan  
Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at their meeting of April 8, 2015.

  
\_\_\_\_\_  
Greg Renaud  
Vice Chairman



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**RESOLUTION AUTHORIZING PAYMENT TO THE BOROUGH OF CARLSTADT IN  
SETTLEMENT OF OUTSTANDING TAX APPEALS BY 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, 2014 and 2015 were also timely filed by outside counsel Thomas J. DeNitzio, Jr., Esq.; and

**WHEREAS**, the current taxes allegedly owed through February 10, 2015 amount to \$561,578.96, including interest; and

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


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

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

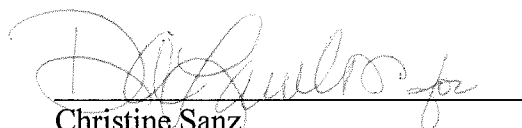
**WHEREAS**, the MCT authorized the Chief Executive Officer to enter into a Stipulation of Settlement with the Borough of Carlstadt effectuating a settlement of all outstanding tax appeals in the amount of \$400,000.00 at its meeting of August 13, 2014, memorialized in Resolution 14-07.

**NOW, THEREFORE, BE IT RESOLVED** that the MCT authorizes payment in the amount of \$400,000.00 to the Borough of Carlstadt in settlement of all outstanding tax appeals and in so doing effectively amends 2015 budget as adopted by the MCT.

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

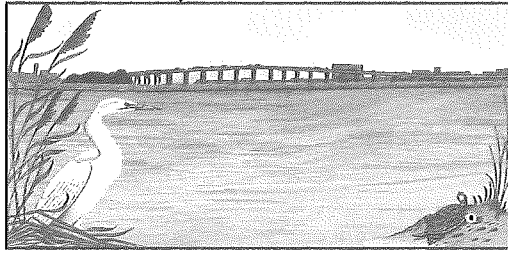
  
\_\_\_\_\_  
William Sheehan  
Chairman

I hereby certify that the foregoing is a true copy of the resolution adopted by the Meadowlands Conservation Trust at its meeting of April 8, 2015.

  
\_\_\_\_\_  
Christine Sanz  
Chief Executive Officer

Resolution No. 15-02

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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. Legal Update
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 April 8, 2015.

Christine Sanz  
Chief Executive Officer

Resolution No. 15-03





- Williamstowne Manor, et al. v. Meadowlands Conservation Trust, et al. – Status/update
- Eastern and Western Brackish Marsh - Potential property acquisition
- Application of Kane Mitigation Credits – NJ Transit/Long Slip Project Status/update

11. OPEN SESSION

12. ADJOURNMENT

Next meeting – June 8, 2016  
NJSEA Environment Center 2<sup>nd</sup> Floor Lecture Room