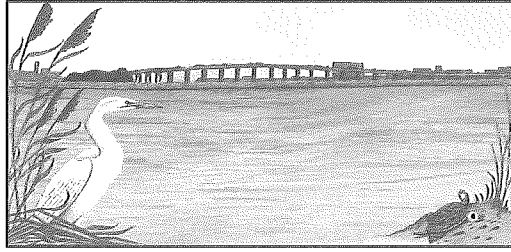


Protecting the Environment



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

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

DATE: September 30, 2015
TIME: 10:00 a.m.
PLACE: NJMC Environment Center 2nd Floor Lecture Room

1. Welcome
2. Flag Salute
3. Sunshine Law Statement
4. Roll Call
5. REVIEW OF MINUTES
 - April 8, 2015 – open and closed session
6. REPORTS
 - Chairman
 - Chief Executive Director
7. PUBLIC PARTICIPATION
8. OLD BUSINESS
9. NEW BUSINESS
10. RESOLUTIONS
 - Resolution No. 15-4 – Resolution Authorizing Reimbursement to the New Jersey Sports and Exposition Authority
 - Resolution No. 15-5 – Closed Session



11. CLOSED SESSION

- Termination of an unused access easement to the Kane Tract located on property at 600 Commerce Boulevard in Carlstadt – Legal Advice
- American Dream – Legal Advice
- Williamstowne Manor – Litigation Status
- EFG - Litigation Status
- Green Vest Mitigation – Legal Advice

12. OPEN SESSION

13. ADJOURNMENT

Next meeting – December 9, 2015
NJMC Environment Center 2nd Floor Lecture Room

NOTE: The October 14, 2015 meeting of the Meadowlands Conservation Trust is cancelled.

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MEADOWLANDS CONSERVATION TRUST PUBLIC MEETING MINUTES

DATE: April 8, 2015
TIME: 10:26am
PLACE: New Jersey Sports and Exposition Authority- Lecture Room

TRUSTEES PRESENT:

WILLIAM SHEEHAN, Chairman
Hackensack Riverkeeper

GREG REMAUD, Vice Chair
NY/NJ Baykeeper

MARCIA KARROW, NJSEA Delegate
NJSEA

MAYOR ALBERTO SANTOS, NJMC Delegate
Mayor of Kearny

ALSO PRESENT:

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 10:26 a.m.

Chairman Bill Sheehan read the Sunshine Law and Catherine Ferencz-Vonk, NJSEA took roll call for the April 8, 2015 meeting of the Meadowlands Conservation Trust Board of Trustees.

Discussion of Minutes from the December 10, 2014 MCT BOT Meeting- Mayor Santos moved the minutes; Vice Chair Remaud seconded and the minutes were approved unanimously.

MCT CEO Report – Chairman Sheehan informed the public that due to Bernie Nangle’s retirement there was no report for the April meeting. He expressed his concern regarding the lack of a full complement of Trustees seated to the MCT Board and spoke of his continuing efforts to re-staff.

Public Participation- None

Old Business- Don Smith provided an update on monitoring at Skeetkill Marsh and the Kane Tract. He alerted the Trust to littering issues in both areas. Chairman Sheehan suggested the possibility of working with Carlstadt to develop ordinances that would alleviate the littering issue. Mr. Smith also alerted the trust to erosion problems in one area of the Kane Tract. He concluded his report by suggesting the implementation of a dike at the freshwater site west of Barrel Avenue to prevent future grass fires.

New Business- Chairman Sheehan spoke about the Audubon’s egret migratory tracking program and suggested the Trust provide financial support. Delegate Karrow, Ross Feltes and Deborah Lawlor discussed the timing of the study as well as availability of data at the conclusion of the program. Delegate Karrow moved to support the program; Vice Chair Remaud seconded the motion and the vote was unanimous.

Resolution No. 15-01 – Resolution Appointing a Chief Executive Officer. Chairman Sheehan moved the resolution; Vice Chair Remaud seconded and the vote was unanimous.

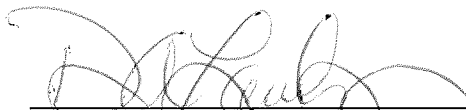
Resolution No. 15-02- Resolution Authorizing Payment to the Borough of Carlstadt in Settlement of Outstanding Tax Appeals by the Meadowlands Conservation Trust. After clarification by Jason Stypinski that this would bring the matter to completion, Delegate Karrow moved the resolution. Vice Chair Remaud seconded and the vote was unanimous.

Resolution No. 15-03- Closed Session- began at 11:05am.

Open Session reconvened at 11:25am. Chairman Sheehan moved the June 10th meeting to June 3rd.

Meeting Adjournment at 11:30am. Adjournment was moved by Delegate Karrow and seconded by Mayor Santos.

Next meeting will be held on June 3, 2015 at 10:00 a.m. at the Meadowlands Environment Center, Two DeKorte Park Plaza, Lyndhurst, New Jersey, 07071.



Deborah Alaimo Lawlor, FAICP, PP
Secretary

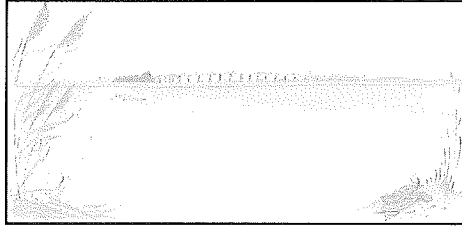
April 8, 2015

NAME	ROLL CALL	RES. NO. 15-01	RES. NO. 15-02	RES. NO. 15-03
Chairman, Bill Sheehan	P	Y	Y	Y
Vice Chair, Greg Remaud	P	Y	Y	Y
NJSEA Delegate, Marcia Karrow	P	Y	Y	Y
HMMC Delegate, Mayor Alberto Santos	P	Y	Y	Y

ALSO ATTENDING:

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 AUTHORIZING REIMBURSEMENT TO THE
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY**

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, now the New Jersey Sports and Exposition Authority ("NJSEA") in furthering the purposes of the MCT; and

WHEREAS, NJSEA provided assistance to MCT by providing NJSEA 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 NJSEA 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 2014;

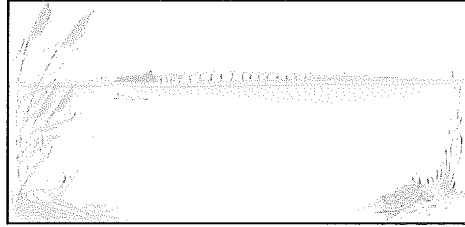
NOW, THEREFORE, BE IT RESOLVED that MCT hereby approves reimbursement to the NJMC for costs associated with the employment of individuals and operating expenses assisting MCT in exercising its powers and performing its duties as set forth in the Act in the amount of \$150,000.00 for 2014.

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 September 30, 2015.

CHRISTINE A. SANZ
CHIEF EXECUTIVE OFFICER



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RESOLUTION: CLOSED SESSION

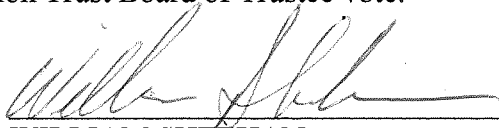
WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies in certain circumstances; and

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

NOW, THEREFORE, BE IT RESOLVED as follows:

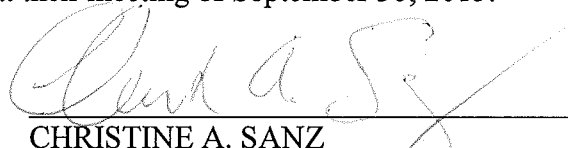
1. That a closed session of the MCT will be held to discuss the following:
 - a. Legal matters
 - b. Negotiation of property transactions
2. It is anticipated at this time that the above subject matter(s) will be made public upon completion of said matter(s).

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

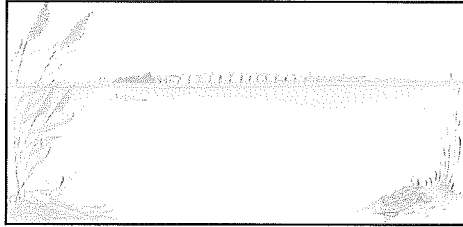


WILLIAM SHEEHAN
CHAIRMAN

I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at their meeting of September 30, 2015.



CHRISTINE A. SANZ
CHIEF EXECUTIVE OFFICER



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**RESOLUTION TERMINATING AN UNUSED ACCESS EASMENT
AT 600 COMMERCE BOULEVARD IN CARLSTADT, NEW JERSEY**

WHEREAS, Russo Family Ltd. Partnership (“Russo”) has requested that MCT abandon or terminate an unused access easement on Russo’s property located at Block 131, Lot 9.01 in Carlstadt, Bergen County, to enable Russo to construct improvements for their tenant, Chase Data Center; and

WHEREAS, Russo granted an ingress/egress driveway access agreement to Empire Limited when Russo agreed to vacate the end of Commerce Boulevard by deed dated December 7, 2000; and

WHEREAS, MCT is the successor in interest to Empire Limited; and

WHEREAS, the easement was not granted for conservation purposes, nor is the easement used for conservation purposes; and

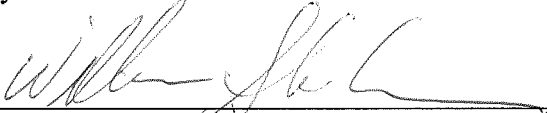
WHEREAS, the MCT has never utilized the easement to access the adjacent MCT-owned Richard P. Kane Natural Area; and

WHEREAS, the Meadowlands Conservation Trust Act, N.J.S.A. 13:17-87 et seq. does not prohibit the MCT from abandoning or terminating an access easement granted by a private entity because this access easement is not an environmentally important, valuable or sensitive land nor was it granted or used for conservation purposes.

NOW THEREFORE BE IT RESOLVED that the MCT shall terminate the access easement on located at Block 131, Lot 9.01 in Carlstadt, New Jersey;

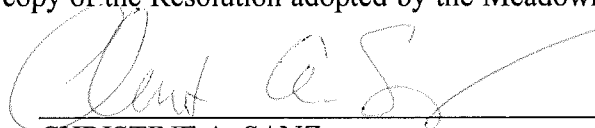
BE IT FURTHER RESOLVED that the MCT shall draft and record an instrument renouncing the easement. Any costs associated with recording the instrument will be paid by Russo.

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 their meeting of September 30, 2015.



CHRISTINE A. SANZ
CHIEF EXECUTIVE OFFICER