



MEADOWLANDS CONSERVATION TRUST  
BOARD OF TRUSTEES MEETING AGENDA

DATE: April 11, 2018  
TIME: 10:00 a.m.  
PLACE: NJSEA Environment Center 2<sup>nd</sup> Floor Lecture Room

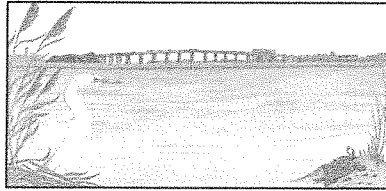
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1. Welcome
2. Flag Salute
3. Sunshine Law Statement
4. Roll Call
5. REVIEW OF MINUTES
  - December 13, 2017 – closed session
  - February 14, 2018 – open and closed session
6. REPORTS
  - Chairman
  - Chief Executive Officer
7. PUBLIC PARTICIPATION
  - Hansen & Smith – Monthly Monitoring Report
8. OLD BUSINESS
9. NEW BUSINESS
  - North Bergen Liberty Generating Project – Permit Application to NJDEP
10. RESOLUTIONS

Resolution 18-05                      Resolution Authorizing the Adoption of the Land Trust Alliance Standards and Practices as Guiding Principles
11. CLOSED SESSION

Resolution 18-06                      Resolution authorizing the Meadowlands Conservation Trust to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing legal matters, personnel matters and contract negotiations.
12. OPEN SESSION
13. ADJOURNMENT

Next meeting – June 13, 2018  
NJSEA Environment Center 2<sup>nd</sup> Floor Lecture Room



MEADOWLANDS CONSERVATION TRUST

**BOARD OF TRUSTEES MEETING  
OPEN SESSION MINUTES**

DATE: February 14, 2018  
TIME: 10:00 a.m.  
PLACE: NJSEA Environment Center 2<sup>nd</sup> Floor Lecture Room  
Two DeKorte Park, Plaza, Lyndhurst, NJ

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**TRUSTEES PRESENT:**

WILLIAM SHEEHAN, Chairman  
Hackensack Riverkeeper

GREG REMAUD, VICE CHAIRMAN  
NY/NJ Baykeeper

DONALD PALOMBI  
NJDCA Delegate

MAYOR ALBERTO SANTOS  
HMMC Delegate  
Mayor of Kearny

RALPH J. MARRA, JR., ESQ.  
NJSEA Delegate

**ALSO PRESENT:**

CHRISTINE A. SANZ, Chief Executive Officer  
JASON STYPINSKI, Deputy Attorney General  
COLLEEN MERCADO, Senior Operations Administrator, NJSEA

Chairman Sheehan welcomed everyone, followed by the flag salute.

CEO Sanz read the Sunshine Law statement into record and Ms. Mercado took roll call.

**REVIEW OF MINUTES**

Chairman Sheehan presented the Open Session meeting minutes from the December 13, 2017 meeting. Upon motion by Vice Chairman Remaud and second by Trustee Marra, the Open Session minutes were carried with all in favor. The Closed Session minutes from the December 13, 2017 meeting were tabled for discussion of a modification request from Vice Chairman Remaud.

## CHAIRMAN REPORT

Chairman Sheehan reported that there had been a lot of damage incurred on the river during the last month, noting that both the River Barge Park and Laurel Hill County Park had taken severe hits. He stated that one of the docks at Laurel Hill had been ripped out and that the County was working to get it fixed by spring. He advised that there wasn't a need for an Army Corps. permit or a DEP permit, but wasn't sure if any approvals were required from the NJSEA. CEO Sanz advised the Chairman that she would have Sara Sundell reach out to him on this issue.

Chairman Sheehan provided an update on the \$3 million of the Trust's funds that were swept into General Treasury. He stated that a letter had been sent over his signature to the Acting State Treasurer explaining the matter at hand and asking to have the MCT's funds reinstated in the FY19 budget in order to ensure that the MCT could continue its important work.

Chairman Sheehan congratulated Vice Chairman Remaud on being named the Acting Executive Director of the NY/NJ Baykeeper, soon to be the permanent Baykeeper of the NY/NJ harbor. He added that Debbie Mans, who had been serving as the Baykeeper for the past almost eight years, had been named as Deputy Commissioner of the New Jersey Department of Environmental Protection.

## CEO REPORT

CEO Sanz provided the following updates:

- Mehrhof Pond Wildlife Observation Area - the ramp to the blind will be constructed to ensure ADA compliance; the County is just waiting for the ground to thaw a little to complete the work.
- License plate revenues for Calendar Year 2017 were \$18,043.17.

PUBLIC PARTICIPATION - None

OLD BUSINESS - None

## NEW BUSINESS

Chairman Sheehan advised the Board that both he and Vice Chairman Remaud were contacted by Lori Charkey, the life partner of former MCT Trustee, Mark Becker, regarding the potential of the MCT to purchase or obtain a conservation easement on a piece of property located in Hillsdale. He noted that he hadn't gone to see the property, but felt it would be worthy of the Board's attention. Vice Chairman Remaud added that Ms. Charkey and Mark Becker were both part of an organization called Bergen SWAN, Save the Watershed Action Network and they worked a lot on preserving land around the Oradell Reservoir and throughout the northern part of Bergen County. Chairman said that he would request more detailed information of the property from Ms. Charkey and hopefully will have it to share with the Board at the next meeting.

## **RESOLUTIONS**

### **Resolution 18-01**

Resolution authorizing the adoption of the Land Trust Alliance Standards and Practices as guiding principles. Vice Chairman Remaud began by stating that he would have his review of the standards and practices prepared for the next Board meeting. CEO Sanz provided information on some of the membership benefits and noted that she has not had the need or opportunity to use their services thus far. She advised the Board that she would provide them with more information on the Land Trust Alliance to assist them in making a decision. Upon motion to table by Vice Chairman Remaud, second by Trustee Marra and will all in favor, Resolution 18-01 was tabled.

### **Resolution 18-02**

Resolution authorizing the Chief Executive Officer to enter into an annual contract for monitoring and environmental services. Upon motion by Chairman Sheehan and second by Vice Chairman Remaud, Resolution 18-02 was approved unanimously.

### **Resolution 18-03**

Resolution authorizing a lump sum payment to the Public Employees Retirement System. Upon motion by Mayor Santos and second by Trustee Palombi, Resolution 18-03 was approved unanimously.

### **Resolution 18-04 CLOSED SESSION**

Resolution authorizing the MCT to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing legal matters, personnel matters and contract negotiations. Upon motion by Trustee Marra, second by Trustee Mayor Santos and followed by all in favor, Resolution 18-04 was approved.

CEO Sanz read the resolution for Closed Session into record.

Closed Session commenced at 10:22 a.m.

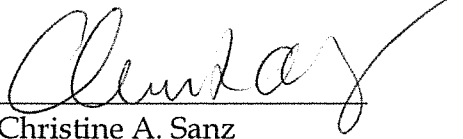
Open Session re-commenced at 10:45 a.m.

Chairman Sheehan recommended that the December 13, 2017 Closed Session minutes be tabled until the next meeting. Motion to table was made by Vice Chairman Remaud, second by Trustee Marra, followed by all in favor.

**ADJOURNMENT** - Upon no further business, Motion to Adjourn was made by Vice Chairman Remaud, second by Trustee Palombi, will all in favor.

The meeting concluded at 11:17 a.m.

I certify that this is a true and accurate transcript of the Open Session Minutes of the Meadowlands Conservation Trust Board of Trustees meeting of February 14, 2018.



Christine A. Sanz  
 Chief Executive Officer

NAME	Roll Call	Resolution 18-01 TABLED	Resolution 18-02	Resolution 18-03	Resolution 18-04
Chairman William Sheehan	P		Y	Y	Y
Vice Chairman Greg Remaud	P		Y	Y	Y
NJDCA Delegate Donald Palombi	P		Y	Y	Y
NJSEA Delegate Ralph Marra	P		Y	Y	Y
HMMC Delegate Mayor Alberto Santos	P		Y	Y	Y

P = Present    - - Absent    A= Abstain  
 R= Recuse    Y = Affirmative    N = Negative

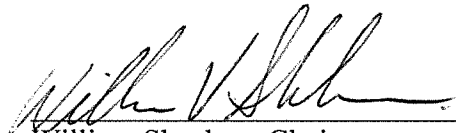
**RESOLUTION AUTHORIZING THE ADOPTION OF THE  
LAND TRUST STANDARDS AND PRACTICES AS GUIDING PRINCIPLES**

**WHEREAS**, the Meadowlands Conservation Trust has reviewed Land Trust Standards and Practices (“the Standards”), first published by the Land Trust Alliance in 1989, and with the most recent revision effective February 3, 2017; and

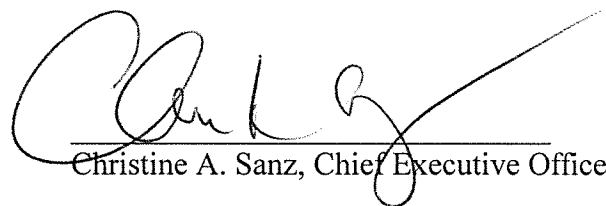
**WHEREAS**, the Meadowlands Conservation Trust generally concurs with the Standards; and

**WHEREAS**, the Meadowlands Conservation Trust is governed by the laws of the State of New Jersey.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Trustees of the Meadowlands Conservation Trust hereby adopts the Standards as guidelines for the Trust’s operations, except where such guidelines are in conflict with any laws or regulations governing the Trust.

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

I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust as their meeting of April 11, 2018.

  
\_\_\_\_\_  
Christine A. Sanz, Chief Executive Officer

Resolution No. 18-05

**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.

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

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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 11, 2018.

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Christine A. Sanz, Chief Executive Officer

Resolution No. 18-06

NOT RECORDED