



REMOTE ACCESS – BOARD MEETING

December 7, 2022

10:00 A.M.



MEADOWLANDS CONSERVATION TRUST

BOARD OF TRUSTEES REMOTE MEETING AGENDA

Zoom Link: <https://us02web.zoom.us/j/82371455305>

Zoom Via Phone: 929-205-6099 / Meeting ID: 823 7145 5305

DATE: December 7, 2022
TIME: 10:00 a.m.
PLACE: Remote Via Zoom

1. Welcome
2. Flag Salute
3. Sunshine Law Statement
4. Roll Call
5. APPROVAL OF MINUTES
 - Approval of September 14, 2022 Open Session remote meeting minutes
 - Approval of September 14, 2022 Closed Session remote meeting minutes
6. REPORTS
 - Chairman
 - Chief Executive Officer
7. PUBLIC PARTICIPATION
 - Quarterly Monitoring Report – Teresa Doss, NJSEA
8. OLD BUSINESS
9. NEW BUSINESS
10. RESOLUTIONS

Resolution 22-05	Consideration of a Resolution Adopting the 2023 Annual Meetings Schedule.
Resolution 22-06	Consideration of a Resolution Adopting the CY2023 Meadowlands Conservation Trust Budget.
Resolution 22-07	Consideration of a Resolution Authorizing Reimbursement to the New Jersey Sports and Exposition Authority.
11. CLOSED SESSION

Resolution 22-08

Consideration of a Resolution authorizing the Meadowlands Conservation Trust to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing:

- Bellemead Corporation Potential Property Donation: Status of Negotiations

12. OPEN SESSION

13. ADJOURNMENT

Next meeting – March 15, 2023 @ 10:00 a.m.



**MEADOWLANDS CONSERVATION TRUST
BOARD OF TRUSTEES REMOTE MEETING
OPEN SESSION MINUTES**

DATE: September 14, 2022
TIME: 10:00 a.m.
PLACE: Remote via Zoom

TRUSTEES PRESENT:

William Sheehan, Chairman
Hackensack Riverkeeper

Greg Remaud, Vice Chairman
NY/NJ Baykeeper

Steven Cattuna
NJSEA Delegate

Kimberly Holmes
NJDCA Delegate

ABSENT:

Mayor Anthony Suarez
HMMC Delegate

ALSO PRESENT:

Christine Sanz, Chief Executive Officer
Jason Stypinski, Deputy Attorney General
Anna Acanfora, Director of Finance
Teresa Doss, NJSEA Co-Director MRRRI
Brian Aberback, NJSEA Public Information Officer
Michael Corso, MRRRI Wildlife Biologist
Henry Pullin, MRRRI Intern
Colleen Mercado, NJSEA Senior Operations Administrator

1. Chairman Sheehan called the meeting to order.
2. Sunshine Law Statement- CEO Sanz read the notice of meeting required under the Sunshine Law.
3. Roll Call
4. **REVIEW OF MINUTES**

Chairman Sheehan presented the Open Session and Closed Session Remote Board meeting minutes from the March 9, 2022 meeting. Upon motion by Trustee Cattuna and second by Vice Chairman Remaud, the March 9, 2022 Open Session and Closed Session Remote Board meeting minutes were approved by a vote of 4-0.

5. REPORTS

CHAIRMAN REPORT

Chairman Sheehan reported that the U.S. Environmental Protection Agency had recently listed the lower Hackensack River as a Superfund site. He said that this was a very important step forward for the Meadowlands, the River and the entire watershed. He noted that the EPA process is very rigid and that it will take a long time to get through this process. He said that as the Hackensack Riverkeeper he would be spending a lot of time pushing the EPA to get this up and running; and hoped it would be done in his lifetime.

CEO REPORT

CEO Sanz stated that she was pleased to report that the Trust had been appropriated \$350,000 in the FY2023 State Budget. She said that a huge thank you goes to NJSEA President and CEO, Vincent Prieto and to the legislators in the area that made this happen. She acknowledged Trustee Cattuna, who is also an NJSEA colleague. She stated that Trustee Cattuna does a substantial amount of work communicating these issues with legislators and he is a tremendous help in this process. She also thanked Ms. Acanfora for administrating the monies for the Trust.

Chairman Sheehan noted that he had called and thanked Mr. Prieto and personally thanked Senator Sarlo. He said that he would like to have some type of recognition for President Prieto and Senator Sarlo to thank them for all the hard work they have provided to the Trust in the past year.

CEO Sanz reported that the CY2022 License plate revenues through July 2022 were \$15,088.11.

6. PUBLIC PARTICIPATION

Monitoring Report – 3rd Quarter 2022

Ms. Doss first introduced two new members of MRRI, Michael Curso, a wildlife biologist and Henry Pullin who has been interning with MRRI since June and received his Masters Degree in Landscape Architect from Rutgers University. She when on to narrate a power point presentation and provided the following monitoring results:

- Pomander Walk, Teaneck -New fence on the east side of the property looks nice and is keeping with the character of the property. The dock is dilapidated and some of the planting beds are decaying. All and all the property looks well maintained.
- Pine Terrace, Demarest - Observed some trash along roadway but there was no indication of dumping.
- Clarke Property, Demarest -Site is well maintained.
- Emerson Woods, Emerson - Several bird species were sighted. Some mile-a-minute issues, which is the same for all the water properties.
- Norwood Central Woods, Norwood - A good healthy ecosystem. Observed a lot of mile-a-minute and Japanese stiltgrass but also some natives like Common Milkweed and Monarch butterflies. Also observed the American Goldfinch.
- Fox Hill, Norwood - This site also has a mile-a-minute issue. A lot of deer were observed on the property. A Coopers Hawk was sighted along with a number of songbirds.
- Skeetkill, Ridgfield - Work has been ongoing to fight back the phragmites, but it seems once it is cut back it just allows other invasive to grow. Staff going to talk with others to see what else can be done and will get back to the Board.
- Kane Freshwater Site - A wide diversity of birds at the site. Still have a mile-a-minute issue which is on staff's radar and will continue to assess.

- Kane Lower 43 - Virginia Rail was spotted on the site. A lot of phragmites but also a good mix with other grasses.
- Kane Natural Area (Jomike Court) - Site is very dense, very tall with phragmites and a lot of water pockets. There have been discussions on the potential to treat the area; diversify and make use of the vantage point.

Ms. Doss then turned it over to Mr. Pullin who presented the Board with the following highlights for an improvement project to create public access and a bird watching area at the Kane Natural Area at the end of Jomike Court in Carlstadt:

- Site contains a large upland area that juts out to the marshes;
- Looking to diversify the site and make use of the vantage point;
- Project Phases:
Phase 1- prepare scope of work; finalize costs;
Phase 2 - Obtain contractor quotes; design/build approach; work in field with contractor;
Phase 3 - Plantings;
Phase 4 - Observation deck construction.

Mr. Pullin displayed a rendering of the observation deck, which is the same design of a lot of the bird observation decks in the Florida everglades.

Chairman Sheehan thanked Terry for a great report. He inquired about the amount of soil that would be needed for the plantings for this project and if any calculations had been done.

Vice Chairman Remaud thanked Michael Turso and Henry Pullin for all their work. He also thanked Terry Doss for a fantastic presentation. He asked if it would be possible for staff to create a very basic rudimentary map showing the sites where trees could be planted and likely succeed. Ms. Doss responded that this was on staff's to-do list and they have been mapping the different habitat.

7. **NEW BUSINESS** - None

8. **RESOLUTIONS**

Chairman Sheehan presented the following resolutions:

Resolution 22-03

Consideration of a Resolution Accepting the Meadowlands Conservation Trust 2021 Financial Statements and Comprehensive Annual Financial Report.

Motion was made by Vice Chairman Remaud and second by Trustee Holmes., Roll call was taken:

Vice Chairman Remaud: Yes

Trustee Holmes: Yes

Trustee Cattuna: Yes

Chairman Sheehan: Yes

Resolution 22-03 was approved by a vote of 4-0.

9. **CLOSED SESSION** - CEO Sanz read the Closed Session Resolution into record.

Resolution 22-04

Consideration of a Resolution authorizing the Meadowlands Conservation Trust to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing:

- Bellemead Corporation Potential Property Donation - Status of Negotiations

Upon motion by Vice Chairman Remaud and second by Trustee Holmes followed by all in favor Resolution 22-04 was approved unanimously to enter Closed Session.

Closed Session commenced at 10:35 a.m.

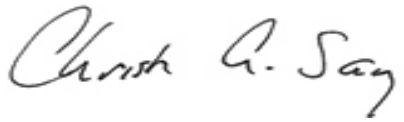
Open Session re-commenced at 10:50 a.m.

10. **ADJOURNMENT**

Upon no further business, Motion to Adjourn was made by Trustee Holmes seconded by Vice Chairman Remaud, followed by all in favor.

The meeting concluded at 10:55 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 September 14, 2022.



Christine A. Sanz
Chief Executive Officer

September 14, 2022

NAME	Roll Call	Resolution 22-03	Resolution 22-04
Chairman William Sheehan	P	Y	Y
Vice Chairman Greg Remaud	P	Y	Y
NJDCA Delegate Kimberly Holmes	P	Y	Y
NJSEA Delegate Steven Cattuna	P	Y	Y
HMMC Delegate Mayor Anthony Suarez	--	--	--

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

**RESOLUTION TO ADOPT THE MEADOWLANDS CONSERVATION TRUST
CALENDAR YEAR 2023 MEETING SCHEDULE**

NOW THEREFORE BE IT RESOLVED that the attached MCT Annual Schedule of Meetings for 2023 is hereby adopted.

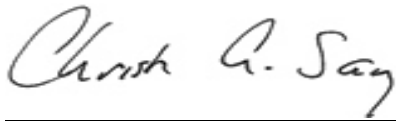
BE IT FURTHER RESOLVED that a copy of the schedule shall be forwarded to all persons entitled to notice of the Annual Schedule of Meetings, posted on the MCT website and on the NJSEA bulletin boards located in the lobbies of the Administration and Environment Center buildings at One and Two DeKorte Park Plaza, Lyndhurst, New Jersey.

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 December 7, 2022.



Christine A. Sanz, Chief Executive Officer

Protecting the Environment



MEADOWLANDS CONSERVATION TRUST

**2023 MEADOWLANDS CONSERVATION TRUST
ANNUAL SCHEDULE OF MEETINGS**

March 15, 2023

June 21, 2023

September 20, 2023

December 20, 2023

Additional meetings may be added if deemed necessary.

All meetings begin at 10:00 a.m. and will be held in the
NJSEA Environment Center's 2nd Floor Lecture Room
Two DeKorte Park Plaza, Lyndhurst, NJ
(unless noticed otherwise)

**RESOLUTION ADOPTING THE MEADOWLANDS CONSERVATION TRUST
CALENDAR YEAR 2023 BUDGET**

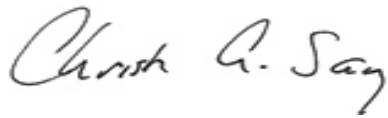
BE IT RESOLVED that the attached Meadowlands Conservation Trust Calendar Year 2023 Budget is hereby approved and adopted.

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 December 7, 2022.



Christine A. Sanz, Chief Executive Officer

Resolution No. 22-06

**Meadowlands Conservation Trust
Comparative Budgetary Statement
DRAFT Calendar Year 2023**

Operations and Maintenance Budget

Revenue Budget	Proposed Budget 2022	Actual YTD 2022	Proposed Budget 2023
License Plate Income	20,000	23,303	23,000
State Appropriations	-	350,000	350,000
Kane Tract - Annual Receivable	100,000	-	100,000
Interest Income	1,200	13,003	18,000
Trust Fund Utilization	212,800	-	-
Total Revenues	\$ 334,000	\$ 386,306	\$ 491,000
Expense Budget	Proposed Budget 2022	Actual YTD 2022	Proposed Budget 2023
Insurance	16,000	15,393	18,500
Professional Services	20,000	15,039	17,500
Legal Services	30,000	10,022	20,000
Kane Tract Expense	23,000	22,140	30,000
Repairs & Maintenance	10,000	1,304	10,000
NJSEA Administrative Reimbursement	175,000	175,000	175,000
Improvement/Education Initiatives	10,000	-	20,000
Property acquisition	50,000	-	-
Total Expenses	\$ 334,000	\$ 238,898	\$ 291,000
Trust Fund Surplus	\$ -	\$ 147,408	\$ 200,000

**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 \$175,000.00 for calendar year 2022.

NOW, THEREFORE, BE IT RESOLVED that MCT hereby approves 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 total amount of \$175,000.00 for calendar year 2022.

The foregoing Resolution was adopted by Meadowlands Conservation Trust 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 their meeting of December 7, 2022.



Christine A. Sanz, Chief Executive Officer

RESOLUTION: CLOSED SESSION

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies to discuss personnel matters, the status of pending and anticipated litigation and other matters within the attorney-client privilege, contract negotiations, and, if necessary, to act upon pending contracts; and

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

BE IT RESOLVED by the Meadowlands Conservation Trust (MCT) that it shall conduct a meeting to which the general public shall not be admitted to discuss the following:

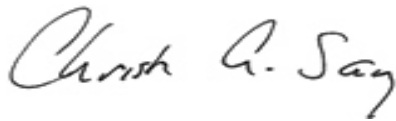
- Bellemead Corporation Potential Property Donation – Status of Negotiations

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 December 7, 2022.



Christine A. Sanz, Chief Executive Officer