



**BOARD MEETING**

**March 18, 2026**

**10:00 A.M.**

*Protecting the Environment*



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

DATE: March 18, 2026  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza, Lyndhurst – 2<sup>nd</sup> Floor Lecture Room

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1. Welcome
2. Flag Salute
3. Sunshine Law Statement
4. Roll Call
5. APPROVAL OF MINUTES
  - Approval of December 17, 2025 Open Session meeting minutes.
  - Approval of December 17, 2025 Closed Session meeting minutes.
6. REPORTS
  - Chairman
  - Chief Executive Officer
7. PUBLIC PARTICIPATION
  - Quarterly Monitoring Report –Michael Turso, NJSEA
  - Story Maps – Teresa Doss, NJSEA
8. OLD BUSINESS
9. NEW BUSINESS
10. CLOSED SESSION

Resolution 26-01      Consideration of a Resolution authorizing the Meadowlands Conservation Trust to conduct a meeting, to which the general public shall not be admitted for the purpose of discussing:

  - Legal Advice concerning Reimbursement Due from Bellemead.
  - Update on Triple 5 Annual Payments.
11. OPEN SESSION
12. ADJOURNMENT



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

DATE: December 17, 2025  
TIME: 10:00 a.m.  
PLACE: Lecture Room, 2 DeKorte Park Plaza, Lyndhurst, NJ

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**TRUSTEES PRESENT:**

William Sheehan, Chairman  
Hackensack Riverkeeper

Greg Remaud, Vice Chairman (via phone)  
NY/NJ Baykeeper

Robert Davidow  
NJSEA Delegate

Mayor Jeffery Lahullier  
HMMC Delegate

Samuel Viavattine (via phone)  
NJDCA Delegate

**ALSO PRESENT:**

Christine Sanz, Chief Executive Officer (via phone)  
Ruth Thompson, Deputy Attorney General  
Anna Acanfora, NJSEA VP of Finance and Human Resources  
Sarina DosSantos, NJSEA Director of Finance and CFO  
Teresa Doss, Co-Director of MRRI and Chief Naturalist  
Michael Turso, MRRI Wildlife Biologist  
Henry Pullin, MRRI Landscape Designer  
Colleen Mercado, NJSEA Executive Administrative Specialist

1. Chairman Sheehan called the meeting to order.
2. Flag Salute
3. Sunshine Law Statement- Ms. Mercado read the notice of meeting required under the Sunshine Law.
4. Roll Call - Ms. Mercado took roll call.

5. **REVIEW OF MINUTES**

Chairman Sheehan presented the Open Session and Closed Session Board meeting minutes from the June 18, 2025 meeting. Upon motion by Trustee Mayor Lahullier and second by Trustee Davidow, the June 18, 2025 Open Session and Closed Session Board meeting minutes were approved by a vote of 5-0.

## 6. REPORTS

### CHAIRMAN REPORT

Chairman Sheehan stated that he was pleased to see everyone together today. He said that he was disappointed that the September board meeting was cancelled due to scheduling conflicts and hoped this could be avoided in the coming year.

### CEO REPORT

On behalf of CEO Sanz, Ms. Mercado reported that the license plate revenues through November 2025 were \$32,262.00. She also reported that the Meadowlands license plate was listed on NJ.com as one of the "Top 10 Most Issued or Renewed Dedicated License Plates in New Jersey" as of November 21, 2025.

## 7. PUBLIC PARTICIPATION

Mr. Turso narrated a power point presentation which provided the monitoring results and site observations for the past six months. Key observations included Red-Shoulder Hawks, overwintering Finches, and wood frogs breeding at vernal pools. Mr. Turso noted significant accumulation of discarded garbage, household items, and debris across multiple sites like Emerson Woods, Pine Terrace Woods and Pomander Walk. A rare Common Loon was observed at Pomander Walk during the summer, and the Kane site showed healthy fungi growth supporting the forest.

Ms. Doss provided the Board with a presentation on the Losen Slote Creek Park Boardwalk Expansion Project in Little Ferry. She described the park as containing wetlands, vernal pools, and forested areas that attract birdwatchers and visitors, including people who travel from other states to see rare species. She explained that the area often becomes muddy and flooded, and increasing foot traffic had begun to damage sensitive wetland habitats. She explained that to address this, a 165-foot boardwalk was previously constructed with support from Bergen County Audubon donors, allowing visitors to access the area while protecting wetlands. She stated that the team now plans to expand the boardwalk system with additional sections, though parts of the project will require New Jersey DEP permits due to wetland impacts. She noted that funding contributions to date included: \$25,000 from the Corporate Wetlands Restoration Partnership of New Jersey and \$50,000 in in-kind labor from NJSEA. Ms. Doss presented the Board with a request for \$25,000 in matching funding to support the project and assist with professional help needed for construction and permitting. Trustees Davidow and Lahullier expressed support, praising the restoration work and indicated that they would support contributing the requested funding toward the project. After further discussion amongst the Board and counsel on the funding, Trustee Lahullier made a motion to fund up to \$25,000 from the 2026 Budget towards the Losen Slote Creek Park boardwalk expansion. Trustee Davidow seconded the motion, followed by all in favor.

Mr. Pullin discussed several options for keeping Rothman Park open daily. He explained that the simplest option was leaving the gates open permanently and installing signage and a surveillance camera to deter illegal dumping, which is a concern because the site was historically used for dumping. He noted that another option was to hire a full-time employee or summer intern to manage the gate, but this could be expensive and inconsistent year-round. A third option is installing an automatic gate opener (solar or grid powered), though the solar version alone would cost around \$40,000 plus maintenance upkeep. Pullin suggested starting with a trial approach: keeping the gate open only for pedestrian access, while parking remains on the street. He said that groups like the Bergen County Audubon could still unlock the gate for events when needed. If the trial works well, the gate could later be opened fully to allow parking. If problems arise, they could reconsider installing an automatic gate. He noted that Bergen County Audubon had agreed to help

with opening and closing of the park on weekends. He also noted that staff had approached Carlstadt officials for their assistance but said they were not willing to take on that responsibility.

Mr. Mark Renna, President of Evergreen Environmental.

Mr. Renna discussed challenges with wetland mitigation and restoration in the Meadowlands. He noted that no new mitigation banks have been established there since 2012 due to difficult regulatory processes, especially when dealing with contaminated soils. He stated that Evergreen's MR3 mitigation bank has now committed all of its mitigation credits and will likely close later this year. Mr. Renna also raised concerns that credits from the Kane Mitigation Bank were being used for projects outside the Meadowlands, such as the Pulaski Skyway project, which he believes undermines the original intent of ensuring mitigation occurs within the Meadowlands. He stated that his company has sought clarification from state and federal agencies but has not received direct answers. Before concluding, Mr. Renna provided the Chairman with a copy of the permit for the Pulaski Skyway Bridge cover, and the ledger showing that credits from the Kane Mitigation Bank were being used outside the Meadowlands District.

Mr. Donald Smith, Gloversville, New York

Mr. Smith made the following comments:

- He suggested using steam treatment as an alternative to chemical spraying for invasive species like mile-a-minute vine and Japanese stiltgrass. He cited a reservoir project in Connecticut where heated water was sprayed on invasive plants, killing both the plants and their seeds without leaving chemical residue. He recommended exploring this method for local management and possibly encouraging transportation departments to use it instead of roadside herbicides that can contaminate wildlife and water supplies.
- He described an incident where hunters admitted killing merganser ducks even though they did not intend to use them. He said that because enforcement is difficult unless a game warden witnesses the violation, he proposed designating the Kane Tract along the river as a bird sanctuary with no hunting allowed. This would make enforcement easier, since simply entering with a firearm would violate the rule.
- He supported rebuilding the problematic dike at the Kane Tract to prevent saltwater intrusion into the freshwater phragmites area. He suggested incorporating:
  - A walkway and trail connection from Commerce Boulevard to Rothman Park.
  - A water control structure to slightly raise water levels in the phragmites area.
  - Habitat improvements that could increase species diversity, improve water quality (e.g., with duckweed), and attract more birds and wildlife.

Mr. Smith encouraged the Board to consider these ideas and offered his help if needed.

8. **OLD BUSINESS** - None

9. **NEW BUSINESS** - None

10. **RESOLUTIONS**

Resolution 25-03      Consideration of a Resolution Adopting the 2026 Annual Meetings Schedule.

Chairman Sheehan presented Resolution 25-03. Upon motion by Trustee Davidow, seconded by Trustee Lahullier and followed by all in favor, Resolution 25-03 was unanimously approved.

Resolution 25-04      Consideration of a Resolution Adopting the CY2026 Meadowlands Conservation Trust Budget.

Ms. Acanfora highlighted each of the line items in the proposed budget. She noted that the Trust did not receive any State appropriations in 2025, but staff was hopeful an appropriation would come through in 2026.

Chairman Sheehan presented Resolution 25-04. Upon motion by Trustee Lahullier, seconded by Trustee Davidow and followed by all in favor, Resolution 25-04 was unanimously approved.

Resolution 25-05 Consideration of a Resolution Authorizing Reimbursement to the New Jersey Sports and Exposition Authority for CY2025.

Chairman Sheehan presented Resolution 25-05. Upon motion by Trustee Davidow, seconded by Trustee Lahullier and followed by all in favor, Resolution 25-05 was unanimously approved.

**11. CLOSED SESSION**

Resolution 25-06 Consideration of a Resolution authorizing the Meadowlands Conservation Trust to conduct a meeting, to which the general public shall not be admitted for the purpose of discussing:

- Legal Advice Concerning Reimbursement due from Bellemead.
- Legal Advice Concerning Triple Five’s Past Due Annual Payment.
- Legal Advice Concerning Kane Mitigation’s Request for a Service Area Expansion.

Ms. Mercado read the Closed Session Resolution into record.

Upon motion by Trustee Mayor Lahullier and second by Trustee Davidow followed by all in favor, Resolution 25-06 was approved to enter into Closed Session.

Closed Session commenced at 10:55 a.m.

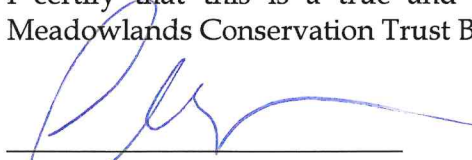
Open Session re-commenced at 11:09 a.m.

**12. ADJOURNMENT**

Upon no further business, Motion to Adjourn was made by Trustee Mayor Lahullier, seconded by Trustee Davidow, followed by all in favor.

The meeting concluded at 11:10 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 December 17, 2025.



Christine A. Sanz  
Chief Executive Officer

December 17, 2025

NAME	ROLL CALL	RES. 25-03	RES. 25-04	RES. 25-05	RES. 25-06
Chairman Sheehan	P	Y	Y	Y	Y
Vice Chairman Remaud - via phone	P	Y	Y	Y	Y
NJDCA Delegate Viavattine-via phone	P	Y	Y	Y	Y
NJSEA Delegate Robert Davidow	P	Y	Y	Y	Y
HMMC Delegate Mayor Lahullier	P	Y	Y	Y	Y

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

**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:

- Legal Advice concerning Reimbursement Due from Bellemead.
- Update on Triple Five Annual Payments

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 March 18, 2026.

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Christine A. Sanz, Chief Executive Officer

Resolution No. 26-01