

HUDSON COUNTY IMPROVEMENT AUTHORITY

IN THE MATTER OF : TRANSCRIPT OF
THE REGULAR MONTHLY MEETING : PROCEEDINGS

WEDNESDAY, JUNE 22, 2016
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:45 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN
JAMES DORAN, VICE CHAIRMAN (NOT PRESENT)
STEPHEN J. GALLO, TREASURER
FRANK LORENZO, SECRETARY
MARTIN T. MARTINETTI, COMMISSIONER
FRED M. BADO, COMMISSIONER
JOHN PENEDA, COMMISSIONER (NOT PRESENT)
NICHOLAS GOLDSACK, COMMISSIONER (NOT PRESENT)
JEFFREY DUBLIN, COMMISSIONER

APPEARANCES:

NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
KURT CHERRY, EXECUTIVE DIRECTOR/CFO
WILLIAM J. NETCHERT, ESQ.
GENERAL COUNSEL TO THE BOARD

CARMEN LOZANO, EXECUTIVE ASSISTANT/ASSISTANT
SECRETARY TO THE BOARD

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CERTIFIED SHORTHAND REPORTER
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1
2 ALSO PRESENT:
3
4 AMIT JANI, VISION MEDIA
5 MARY-ELLEN GILPIN, HCIA
6 ELIZABETH RAMOS, EXECUTIVE ASSISTANT
7 JAMES POLICASTRO, HCIA
8 JAY DeDOMENICO, TMA
9 JEFF LANIGAN
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1 CHAIRMAN PESTANA: Here.
2 MS. LOZANO: We have a quorum with six
3 board members present, three not present.
4 CHAIRMAN PESTANA: Mr. Netchert.
5 MR. NETCHERT: Yes, Mr. Chairman.
6 This is a public meeting. Notice of
7 this meeting was forwarded for publication to both
8 the Jersey Journal and Star-Ledger on
9 February 11th, 2016. Notice was also forwarded
10 for posting on the public information bulletin
11 boards of the Clerk of the Board of Chosen
12 Freeholders and the Clerk of the County of Hudson,
13 and notice was also posted on the bulletin board
14 outside of this meeting hall.
15 These notices are all in compliance
16 with the requirements of the Open Public Meetings
17 Act.
18 CHAIRMAN PESTANA: Thank you, Mr.
19 Netchert.
20 At this time I would like a motion for
21 approval of the meeting minutes from May 9th. I
22 wasn't here.
23 COMMISSIONER DUBLIN: Motion.
24 COMMISSIONER GALLO: Second.
25 CHAIRMAN PESTANA: Motion by

1 CHAIRMAN PESTANA: We'll call the
2 meeting to order.
3 Please stand for the Pledge of
4 Allegiance.
5 (At this time the Pledge of Allegiance
6 is recited.)
7 CHAIRMAN PESTANA: Carmen, call the
8 roll please.
9 MS. LOZANO: Commissioner Bado.
10 COMMISSIONER BADO: Present.
11 MS. LOZANO: Commissioner Doran. Not
12 present.
13 Commissioner Dublin.
14 COMMISSIONER DUBLIN: Here.
15 MS. LOZANO: Commissioner Gallo.
16 COMMISSIONER GALLO: Here.
17 MS. LOZANO: Commissioner Goldsack.
18 Not present.
19 Commissioner Lorenzo.
20 COMMISSIONER LORENZO: Here.
21 MS. LOZANO: Commissioner Martinetti.
22 COMMISSIONER MARTINETTI: Here.
23 MS. LOZANO: Commissioner Peneda. Not
24 present.
25 MS. LOZANO: Chairman Pestana.

1 Commissioner Dublin second by Commissioner Gallo.
2 MS. LOZANO: Commissioner Bado.
3 COMMISSIONER BADO: Abstain.
4 MS. LOZANO: Commissioner Dublin.
5 COMMISSIONER DUBLIN: Yes.
6 MS. LOZANO: Commissioner Gallo.
7 COMMISSIONER GALLO: Yes.
8 MS. LOZANO: Commissioner Lorenzo.
9 COMMISSIONER LORENZO: Yes.
10 MS. LOZANO: Commissioner Martinetti.
11 COMMISSIONER MARTINETTI: Yes.
12 MS. LOZANO: Chairman Pestana.
13 CHAIRMAN PESTANA: Abstain.
14 MS. LOZANO: The minutes of May 9th,
15 2016 passes in the affirmative by four board
16 members voting yes, two abstentions, and three not
17 present.
18 CHAIRMAN PESTANA: At this time we
19 would take comments from the public on anything on
20 the agenda.
21 Seeing none, the public portion is now
22 closed.
23 MR. GUERRA: Item four is Resolution
24 6-2016-4 of the Hudson County Improvement
25 Authority authorizing payment of certain costs and

1 expenses of the Authority for the month of
 2 June 2016.
 3 CHAIRMAN PESTANA: Do we have a motion?
 4 COMMISSIONER GALLO: I'll move the
 5 motion.
 6 CHAIRMAN PESTANA: Motion by
 7 Commissioner Gallo.
 8 COMMISSIONER LORENZO: Second.
 9 CHAIRMAN PESTANA: Second by
 10 Commissioner Lorenzo.
 11 MS. LOZANO: Commissioner Bado.
 12 COMMISSIONER BADO: Yes.
 13 MS. LOZANO: Commissioner Dublin.
 14 COMMISSIONER DUBLIN: Yes.
 15 MS. LOZANO: Commissioner Gallo.
 16 COMMISSIONER GALLO: Yes.
 17 MS. LOZANO: Commissioner Lorenzo.
 18 COMMISSIONER LORENZO: Yes.
 19 MS. LOZANO: Commissioner Martinetti.
 20 COMMISSIONER MARTINETTI: Yes.
 21 MS. LOZANO: Chairman Pestana.
 22 CHAIRMAN PESTANA: Yes.
 23 MS. LOZANO: Resolution 6-2016-4 passes
 24 in the affirmative, as amended, with six board
 25 members voting yes, three not present.

1 MR. GUERRA: Item number five is
 2 Resolution 6-2016-5 of the Hudson County
 3 Improvement Authority authorizing the purchase of
 4 workers' compensation insurance through Sirocco
 5 Financial Group, Inc.
 6 The resolution before you authorizes
 7 the renewal of our workers' compensation program.
 8 The expiring premium was \$244,915 and
 9 the renewal for 2016 is \$210,312. So that's a
 10 14 percent decrease in our workers' compensation
 11 insurance.
 12 The renewal proposal was submitted by
 13 Liberty Mutual, who currently provides for the
 14 insurance and, therefore, through our broker of
 15 record we recommend awarding of the contract to
 16 Liberty National Insurance Company for the
 17 workers' compensation program.
 18 It's nice that something went down for
 19 a change instead of up.
 20 CHAIRMAN PESTANA: Yes.
 21 Are there any questions on this
 22 resolution?
 23 (No response)
 24 CHAIRMAN PESTANA: Is there a motion?
 25 COMMISSIONER LORENZO: I'll make a

1 motion.
 2 CHAIRMAN PESTANA: Motion by
 3 Commissioner Lorenzo.
 4 COMMISSIONER GALLO: Second.
 5 CHAIRMAN PESTANA: Second by
 6 Commissioner Gallo.
 7 MS. LOZANO: Commissioner Bado.
 8 COMMISSIONER BADO: Yes.
 9 MS. LOZANO: Commissioner Dublin.
 10 COMMISSIONER DUBLIN: Yes.
 11 MS. LOZANO: Commissioner Gallo.
 12 COMMISSIONER GALLO: Yes.
 13 MS. LOZANO: Commissioner Lorenzo.
 14 COMMISSIONER LORENZO: Yes.
 15 MS. LOZANO: Commissioner Martinetti.
 16 COMMISSIONER MARTINETTI: Yes.
 17 MS. LOZANO: Chairman Pestana.
 18 CHAIRMAN PESTANA: Yes.
 19 MS. LOZANO: Resolution 6-2016-5 passes
 20 in the affirmative by six board members voting
 21 yes, three not present.
 22 MR. GUERRA: Item number six is
 23 Resolution 6-2016-6 of the Hudson County
 24 Improvement Authority authorizing the purchase of
 25 property and casualty insurance for the Skyway

1 Golf Course through Sirocco Financial Group, Inc.
 2 Again, this resolution authorizes the
 3 renewal of the property and casualty insurance for
 4 our golf course known as Skyway Golf Course.
 5 Our current provider is Selective
 6 Insurance Company.
 7 The quoted premium is \$35,486 which is
 8 \$849 higher than the expiring contract, and that's
 9 due primarily to the property limits. But it's
 10 \$849 higher, which is still a good price. And
 11 this is for one year.
 12 CHAIRMAN PESTANA: Are there any
 13 questions?
 14 COMMISSIONER DUBLIN: So we have to
 15 provide insurance even to Skyway?
 16 MR. GUERRA: Skyway is a management
 17 contract, so we kind of work with them setting the
 18 budget, funding it. And then once it generates
 19 enough revenue on its own, then it is totally on
 20 its own. So we just pay them a management fee.
 21 COMMISSIONER DUBLIN: Okay.
 22 MR. GUERRA: This is part of the
 23 insurance that's in that budget.
 24 COMMISSIONER DUBLIN: Okay.
 25 COMMISSIONER LORENZO: Is that the same

1 company?
2 MR. GUERRA: Same company that had the
3 insurance last year.

4 We actually had one claim against them,
5 that's why I'm surprised, this past winter with
6 the netting. A lot of ice was hanging on this one
7 section and it popped a couple of clamps. There
8 is a thousand dollar deductible, but the repairs
9 were like \$5,000, and the insurance company took
10 care of it. So at this point we're still ahead of
11 the game.

12 CHAIRMAN PESTANA: Are you saying the
13 same company that's running it?

14 COMMISSIONER LORENZO: No, the same
15 company, the same insurance company.

16 MR. GUERRA: It's Selective. They do
17 golf insurance. That's their specialty.

18 CHAIRMAN PESTANA: Are there any other
19 questions?

20 COMMISSIONER LORENZO: So the raise is
21 due because they covered that expense?

22 MR. GUERRA: No. I just think in
23 general the premiums went up a little bit. Again,
24 it's \$849.

25 COMMISSIONER LORENZO: Thank you.

1 MR. GUERRA: Item number seven is
2 Resolution 6-2016-7 of the Hudson County
3 Improvement Authority concerning review of the
4 findings of the Local Finance Board made at a
5 meeting of said board on June 8th, 2016 in
6 accordance with the provisions of N.J.S.A.
7 40A:5A-7 with respect to the issuance of County
8 Guaranteed Pooled Loan Notes, Series 2016B.

9 The Local Finance Board had issued
10 positive findings on this matter.

11 CHAIRMAN PESTANA: Does anybody have
12 any questions?

13 (No response)

14 CHAIRMAN PESTANA: Do we have a motion?

15 COMMISSIONER LORENZO: Motion.

16 CHAIRMAN PESTANA: Is there a second?

17 COMMISSIONER GALLO: Second.

18 CHAIRMAN PESTANA: Motion by
19 Commissioner Lorenzo, second by Commissioner
20 Gallo.

21 MS. LOZANO: Commissioner Bado.

22 COMMISSIONER BADO: Yes.

23 MS. LOZANO: Commissioner Dublin.

24 COMMISSIONER DUBLIN: Yes.

25 MS. LOZANO: Commissioner Gallo.

1 CHAIRMAN PESTANA: Are there any other
2 questions?

3 (No response)

4 CHAIRMAN PESTANA: Is there a motion?

5 COMMISSIONER GALLO: I'll move it.

6 CHAIRMAN PESTANA: Motion by
7 Commissioner Gallo.

8 COMMISSIONER DUBLIN: Second.

9 CHAIRMAN PESTANA: Second by
10 Commissioner Dublin.

11 MS. LOZANO: Commissioner Bado.

12 COMMISSIONER BADO: Yes.

13 MS. LOZANO: Commissioner Dublin.

14 COMMISSIONER DUBLIN: Yes.

15 MS. LOZANO: Commissioner Gallo.

16 COMMISSIONER GALLO: Yes.

17 MS. LOZANO: Commissioner Lorenzo.

18 COMMISSIONER LORENZO: Yes.

19 MS. LOZANO: Commissioner Martinetti.

20 COMMISSIONER MARTINETTI: Yes.

21 MS. LOZANO: Chairman Pestana.

22 CHAIRMAN PESTANA: Yes.

23 MS. LOZANO: Resolution 6-2016-6 passes
24 in the affirmative by six board members voting
25 yes, three not present.

1 COMMISSIONER GALLO: Yes.

2 MS. LOZANO: Commissioner Lorenzo.

3 COMMISSIONER LORENZO: Yes.

4 MS. LOZANO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. LOZANO: Chairman Pestana.

7 CHAIRMAN PESTANA: Yes.

8 MS. LOZANO: Resolution 6-2016-7 passes
9 in the affirmative by six board members voting
10 yes, three not present.

11 MR. GUERRA: Item number eight,
12 Resolution 6-2016-8 of the Hudson County
13 Improvement Authority authorizing execution of an
14 Agreement with North Jersey Transportation
15 Planning Authority, New Jersey Institute of
16 Technology, Hudson TMA and Hudson County
17 Improvement Authority for the Regional Coordinated
18 Human Services Transportation Plan.

19 I will call upon Jay just to give you a
20 little overview.

21 MR. DeDOMENICO: This is a new contract
22 for the TMA, one that all TMAs in New Jersey are
23 getting. It's the same amount of money.
24 Basically we'll be assisting a consultant hired by
25 the NJTPA to be looking to strategies and ways in

1 which the transportation needs of seniors and
2 those with disabilities are going to have their
3 needs met. So we'll be doing outreach and
4 providing focus groups for the consultant for
5 Hudson County.

6 CHAIRMAN PESTANA: Thank you, Jay.
7 Are there any other questions?

8 (No response)

9 CHAIRMAN PESTANA: Is there a motion?

10 COMMISSIONER LORENZO: Motion.

11 CHAIRMAN PESTANA: Motion by
12 Commissioner Lorenzo.

13 COMMISSIONER GALLO: I'll second it.

14 CHAIRMAN PESTANA: Second by
15 Commissioner Gallo.

16 MS. LOZANO: Commissioner Bado.

17 COMMISSIONER BADO: Yes.

18 MS. LOZANO: Commissioner Dublin.

19 COMMISSIONER DUBLIN: Yes.

20 MS. LOZANO: Commissioner Gallo.

21 COMMISSIONER GALLO: Yes.

22 MS. LOZANO: Commissioner Lorenzo.

23 COMMISSIONER LORENZO: Yes.

24 MS. LOZANO: Commissioner Martinetti.

25 COMMISSIONER MARTINETTI: Yes.

1 a contract to Waste Management.

2 Shortly thereafter we were made aware
3 that the Sports Authority intended to begin
4 condemnation procedures against the Town of Kearny
5 to keep that Keegan Landfill open. And both
6 parties have now begun to litigate the matter.

7 We also became aware that the Sports
8 Authority had filed an application with the DEP
9 for the renewal and modification of their expiring
10 operating permit, which they did submit their
11 application, and the DEP has found it to be what
12 they refer to as administratively complete. And
13 on June 14th they issued a letter providing
14 authorization for the Sports Authority to continue
15 operating the Keegan Landfill while they finalize
16 their permit.

17 As a result of all of that, especially
18 the litigation, he believe at this point that it's
19 in our best interest, and we talked to the Sports
20 Authority and we talked to the DEP, to extend our
21 Shared Service Agreement for a period of six
22 months while all of the litigation played out.

23 We also spoke with Waste Management,
24 and Waste Management is still willing to hold that
25 price firm for six months.

1 MS. LOZANO: Chairman Pestana.

2 CHAIRMAN PESTANA: Yes.

3 MS. LOZANO: Resolution 6-2016-8 passes
4 in the affirmative by six board members voting
5 yes, three not present.

6 MR. GUERRA: Item number nine,
7 Resolution 6-2016-9 of the Hudson County
8 Improvement Authority authorizing an amendment to
9 the Hudson County District Solid Waste Management
10 Plan by Administration Action for inclusion of an
11 extension of the Solid Waste Disposal Agreement
12 with the New Jersey Sports and Exposition
13 Authority for the provision of non-processible
14 waste disposal services at the Keegan Landfill.

15 The contract with now the New Jersey
16 Sports and Exposition Authority, it used to be the
17 New Jersey Meadowlands Commission, was to expire
18 on or about June 30th.

19 In October of 2015 the DEP had notified
20 the Authority that the Sports Authority Solid
21 Waste Permit would expire the end of June 2016.
22 The DEP further stated at that time that the
23 Authority should take steps to procure disposal
24 services for that Type 13 waste. As a result, we
25 had gone out to bid and, if you recall, we awarded

1 And just so that you know, the price
2 that Waste Management gave us is actually
3 14 percent higher than the price we have going to
4 the Keegan Landfill for the Sports Authority
5 because they're keeping their prices the same as
6 the expiring contract.

7 So with all of that said, we still have
8 to amend the plan, and they are permitting us to
9 do that by administrative action rather than a
10 formal plan amendment, which requires two public
11 hearings, only because this is short-term, again,
12 to see the litigation between the Town and the
13 Sports Authority. So then at that point we would
14 make the final determination. And my intent is to
15 sit with - because when we do the plan amendment,
16 the full blown plan amendment, we need to do that
17 with the Freeholders and the Freeholder Committee.
18 So I'm going to be looking to meet with the
19 Freeholder Committee and put all of this on the
20 table so that they're aware of it and see how this
21 all shakes out.

22 Right now we're still at the same price
23 and the Sports Authority is willing to enter into
24 this extended agreement and Waste Management is
25 willing to also hold their price firm.

1 So the purpose of this resolution
2 authorizes this Amendment to the Plan By
3 Administrative Action to extend the contract for a
4 six-month period at the same cost per ton as the
5 expiring contract, which is \$60 a ton for that
6 type of waste.

7 COMMISSIONER LORENZO: After six
8 months, if the litigation continues, what happens
9 after that?

10 MR. GUERRA: I think at that point
11 we're going to have to make a decision. I don't
12 know if the State -- I don't know if Waste
13 Management will hold the price any more, and I
14 don't know if the State will go along with that.
15 So a decision would have to be made. We're either
16 going to stay with Keegan or we're going to go
17 with Waste Management. This is just buying us a
18 little more time because the whole plan amendment
19 process could take three or four months because it
20 requires two public hearings of the Freeholders, a
21 meeting of the SWAC Committee, Solid Waste
22 Advisory Committee, and the County even before you
23 get to the Freeholders. And then after the
24 Freeholders then it goes down to the DEP to get
25 certified, and that takes time too. So this is

1 yes, three not present.

2 MR. GUERRA: Item number ten,
3 Resolution 6-2016-10 of the Hudson County
4 Improvement Authority authorizing the First
5 Amendment to the Purchase and Sale Agreement with
6 Morris Koppers Urban Renewal Associates, LLC for
7 the disposition of the Koppers Seaboard site
8 consisting of Block 287; Lots 32.01, 54, 55, 56,
9 60, 61.02 (also known as 61B), 6103 (also known as
10 61C), 62, 62.01 (also known as 62R), 63, 70, 70.01
11 (also known as 70R), 71, 71.01 (also known as
12 71R), and 80 as designated on the Tax Map of the
13 Town of Kearny, Hudson County, New Jersey.

14 I'm going to defer to counsel who will
15 provide you with a little background of this
16 extension.

17 MR. NETCHERT: And before we get
18 started, I'm looking at the Resolution and in
19 paragraph three it has a reference to the
20 effective date of the Purchase and Sale Agreement
21 as January 15, 2015. I think that's a typo. I
22 think the contract date was January of 2016. So I
23 would, for the record, correct the date in
24 paragraph three to show an effective contract date
25 of January 15th, 2016 for the Purchase and Sale

1 buying us a little time.

2 CHAIRMAN PESTANA: Are there any
3 questions?

4 (No response)

5 CHAIRMAN PESTANA: Any motions?

6 COMMISSIONER LORENZO: Motion.

7 CHAIRMAN PESTANA: Motion by
8 Commissioner Lorenzo.

9 COMMISSIONER GALLO: Second.

10 MS. LOZANO: Second by Commissioner
11 Gallo.

12 MS. LOZANO: Commissioner Bado.

13 COMMISSIONER BADO: Yes.

14 MS. LOZANO: Commissioner Dublin.

15 COMMISSIONER DUBLIN: Yes.

16 MS. LOZANO: Commissioner Gallo.

17 COMMISSIONER GALLO: Yes.

18 MS. LOZANO: Commissioner Lorenzo.

19 COMMISSIONER LORENZO: Yes.

20 MS. LOZANO: Commissioner Martinetti.

21 COMMISSIONER MARTINETTI: Yes.

22 MS. LOZANO: Chairman Pestana.

23 CHAIRMAN PESTANA: Yes.

24 MS. LOZANO: Resolution 6-2016-9 passes
25 in the affirmative by six board members voting

1 Agreement.

2 As the Director said, we have been
3 meeting constantly both with Morris and with
4 Transit, and then sometimes together with Transit
5 and Morris, and have been diligently working
6 towards a resolution over all of the outstanding
7 issues regarding access, regarding drainage,
8 regarding utilities, regarding shared costs, and
9 despite our best efforts to get to that point
10 within the time period set forth in the original
11 Purchase and Sale Agreement for due diligence, it
12 was absolutely necessary to extend the period of
13 time. The extension will be until September of
14 2016. It was due to expire in June.

15 One of the latest things that have
16 developed, which puts a kind of hurdle towards us
17 getting to final completion, is that as of two or
18 three weeks ago the Director was advised that the
19 Town of Kearny has designated someone in that
20 peninsula parcel different than the person that we
21 have designated as a favored developer for the
22 site. That was done without our knowledge and/or
23 participation. So obviously if we didn't know
24 about it, Morris and Transit didn't know about it.
25 So it kind of has set things back a little bit.

1 We feel comfortable that this is a real
2 deal and we're going to get there and we're going
3 to get there as soon as we can. Transit is
4 anxious to get there.

5 I think Transit probably has a deadline
6 of the end of this year in order to pull the
7 trigger with value for the 20-acre piece that
8 they're going to take from us and the six-acre
9 parcel outside.

10 We're kind of encouraged by some of the
11 things we're seeing, by the appraisals that are
12 coming in, and by the progress that we have made
13 so far. But the latest I think is Norman has been
14 involved in trying to put a meeting together
15 between New Jersey Transit Rail Division and the
16 Morris Companies because --

17 MR. GUERRA: They are actually going
18 under the main rail digging through the -- well,
19 they don't have to dig through the embankment.
20 There are columns that support the main line and
21 they're actually going to run their road in there.

22 There is extensive work being done on
23 both Transit's part and Morris's part in terms of
24 the access road, and there will be two, one is on
25 the east side and the other will be on the west

1 --

2 MR. GUERRA: When the wind blows,

3 MR. GUERRA: -- remediated, but very
4 dusty at this point, so the dust police are on our
5 back right now.

6 MR. GUERRA: When PDM dries it's very
7 light, and when that wind has been blowing we have
8 had numerous complaints from the Public Service
9 power station on the other side of the river and
10 also, at times, Owens Corning, and also at times,
11 although we are working closely with New Jersey
12 Transit because their main line is right there.
13 And no matter how, even if you put water on it,
14 the air is so dry that it immediately just dries
15 up. So we had Clean Earth come up with an extra
16 one or two water trucks. Probably by the time
17 they got there with it this afternoon it probably
18 died down a bit. But that's always an issue when
19 it's windy. Tomorrow there is supposed to be
20 rain, so --

21 CHAIRMAN PESTANA: When I was coming
22 back on the turnpike this morning I could see it.

23 MR. GUERRA: You could see it. You
24 probably could see it from here from the window.
25 You just got to look west.

1 side. And then there is all of the infrastructure
2 that they have been working on together, which
3 they have to share. And then there will be the
4 easements related to Transit. So there is a
5 tremendous amount, and both of them have been
6 working really well together both with the common
7 goal of getting this done.

8 MR. NETCHERT: And the other thing that
9 the amendment does, just so that it's on the
10 record, is that during the course of the due
11 diligence we recognized that some of the
12 paragraphs were inconsistent with some of the
13 descriptions of the property, and so the metes and
14 bounds descriptions were not including the block
15 and lot descriptions. So the amendment also
16 clears up the issue of what properties are
17 included in the purchase and sale by description.

18 MR. GUERRA: There has also been
19 meetings with the DOT as it relates to the access
20 roads both on the western portion and the eastern
21 portion. So there is a lot that really has gone
22 into this to date.

23 MR. NETCHERT: And if you are
24 wondering, the Director received numerous phone
25 calls today from the dust police, so the site is

1 CHAIRMAN PESTANA: I was wondering what
2 that was. Now I know.

3 MR. GUERRA: Now you know.

4 It is very difficult to control. It is
5 138 acres. So once the closing takes place, then
6 it is Morris's headache.

7 CHAIRMAN PESTANA: Are there any other
8 questions?

9 (No response)

10 CHAIRMAN PESTANA: Is there a motion?

11 COMMISSIONER LORENZO: Motion.

12 CHAIRMAN PESTANA: Motion by
13 Commissioner Lorenzo.

14 COMMISSIONER GALLO: Second.

15 CHAIRMAN PESTANA: Second by
16 Commissioner Gallo.

17 MS. LOZANO: Commissioner Bado.

18 COMMISSIONER BADO: Yes.

19 MS. LOZANO: Commissioner Dublin.

20 COMMISSIONER DUBLIN: Yes.

21 MS. LOZANO: Commissioner Gallo.

22 COMMISSIONER GALLO: Yes.

23 MS. LOZANO: Commissioner Lorenzo.

24 COMMISSIONER LORENZO: Yes.

25 MS. LOZANO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.
 2 MS. LOZANO: Chairman Pestana.
 3 CHAIRMAN PESTANA: Yes.
 4 MS. LOZANO: Resolution 6-2016-10
 5 passes in the affirmative with six board members
 6 voting yes, three not present.
 7 MR. GUERRA: I would just defer to
 8 Mary-Ellen first if you have anything on the
 9 recycling.
 10 MS. GILPIN: I just want to say that we
 11 finally finished our last event last Saturday. We
 12 had to do -- we did the last shredding event in
 13 Secaucus.
 14 Next meeting I'll have all of the
 15 reports. Shredding was very popular this year.
 16 It increased like one-third over last spring.
 17 Rain barrels and compost bins were good, but not
 18 as good as last year. And HHW numbers were way
 19 down, but -- so next month I'll have a lot more
 20 information for you.
 21 CHAIRMAN PESTANA: Thank you.
 22 MS. GILPIN: You're welcome.
 23 MR. GUERRA: Jay, do you have anything?
 24 I know you had a successful Ride and Stride in
 25 North Bergen.

1 MR. DeDOMENICO: I want to thank the
 2 Authority and its divisions for always being our
 3 partner in team making decisions in the Stride and
 4 Ride Bike Rodeo. Again, we had a record number of
 5 children participating with their parents and
 6 family members.
 7 We were a success in Braddock Park.
 8 And next year we will be up in Jersey City, and
 9 we'll be doing that for two years, and then back
 10 to Bayonne after that.
 11 This weekend we'll be working only with
 12 adults. We have got quite a large number of
 13 people signed up for program where we'll be
 14 teaching them how to ride in an urban environment
 15 safely.
 16 CHAIRMAN PESTANA: Thank you, Jay.
 17 MR. GUERRA: That's all.
 18 MR. NETCHERT: Just an item regarding -
 19 I see litigation is on the agenda. I'll give you
 20 a quick update. If you recall, some months ago we
 21 came to you and asked for authorization to, if
 22 necessary, to file a lawsuit against one of the
 23 haulers by the name of Allegro, who was, in our
 24 opinion, circumventing the system significantly
 25 and depriving the Authority of certain revenues

1 and putting the entire system in jeopardy. We
 2 think we have resolved that to our satisfaction
 3 and we'll be bringing a settlement proposal and
 4 agreement to you at the next meeting. The gist of
 5 it is that they finally have recognized that they
 6 have to sign the agreement that we have been
 7 saying they have to, that they can't do what they
 8 said they could do, and they will be paying us a
 9 significant amount of money as well.
 10 So we should have that, barring lawyers
 11 getting in the way of success. It should be back
 12 to you, and I say that lovingly. But we can find
 13 I'm sure ten words in the agreement to argue about
 14 for three more months. But we should be back here
 15 next month.
 16 CHAIRMAN PESTANA: Thank you, Bill.
 17 Is there anything else?
 18 MR. NETCHERT: That's it.
 19 MR. GUERRA: I think that's it.
 20 CHAIRMAN PESTANA: Do we have a motion
 21 to adjourn the meeting?
 22 COMMISSIONER GALLO: Moved.
 23 CHAIRMAN PESTANA: Motion by
 24 Commissioner Gallo.
 25 Is there a second?

1 COMMISSIONER LORENZO: Second.
 2 CHAIRMAN PESTANA: Second by
 3 Commissioner Lorenzo.
 4 All in favor.
 5 COMMISSIONER BADO: Aye.
 6 COMMISSIONER DUBLIN: Aye.
 7 COMMISSIONER GALLO: Aye.
 8 COMMISSIONER LORENZO: Aye.
 9 COMMISSIONER MARTINETTI: Aye.
 10 CHAIRMAN PESTANA: Aye.
 11 Thank you.

12
 13 (Whereupon the meeting is concluded.)
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CERTIFICATION

I, Sharon Palmer, C.C.R., License
Number X100796, a Certified Court Reporter of the
State of New Jersey, do hereby certify that the
foregoing is a true and accurate transcript of my
stenographic notes of the within proceedings to
the best of my knowledge and ability.



Sharon Palmer, C.C.R.

Dated: June 23, 2016