

**THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY**

**COMMITTEE ON OPERATIONS  
MINUTES OF SPECIAL, INTERIM MEETING  
Tuesday, December 7, 2010**

Port Newark and Newark Liberty International Airport – North Cargo Area and  
Port Street Improvement Program – Port Street and Brewster Road  
Improvements – Phase 2 – Project Authorization

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**225 Park Avenue South**

**New York, NY**

**Tuesday, December 7, 2010**

**PRESENT:**

Hon. Anthony R. Coscia, Chair  
 Hon. Henry R. Silverman, Vice-Chair  
 Hon. Virginia S. Bauer  
 Hon. Stanley E. Grayson  
 Hon. H. Sidney Holmes III  
 Hon. Jeffrey A. Moerdler  
 Hon. Raymond M. Pocino  
 Hon. Anthony J. Sartor  
 Hon. David S. Steiner  
 Committee Members

Christopher O. Ward, Executive Director  
 William Baroni, Jr., Deputy Executive Director  
 Darrell B. Buchbinder, General Counsel  
 Karen E. Eastman, Secretary

Denise M. Berger, Deputy Director, Engineering  
 Steven A. Borrelli, General Manager, Port Property and Finance, Port Commerce  
 Ernesto L. Butcher, Chief Operating Officer  
 Rosemary Chiricolo, Assistant Director, Management and Budget  
 James N. Colangelo, Supervising Financial Analyst, Management and Budget  
 Steven J. Coleman, Assistant Director, Media Relations  
 Harry Czinn, Senior Project Manager, Management and Budget  
 Michael P. DePallo, Director, Rail Transit  
 Claudia Dickey, Assistant Director, Public Safety  
 Gretchen P. DiMarco, Special Assistant to the Deputy Executive Director  
 John J. Drobny, Director, Security Projects  
 Michael G. Fabiano, Chief Financial Officer  
 Michael A. Fedorko, Director, Public Safety/Superintendent of Police  
 Michael B. Francois, Chief, Real Estate and Development  
 Jennifer Friedberg, Public Information Officer, Media Relations  
 Richard Friedman, Manager, Special Projects, Office of Environmental and Energy  
 Programs  
 Cedrick T. Fulton, Director, Tunnels, Bridges and Terminals  
 Kevin N. Georges, Leadership Fellow, Human Resources  
 Glenn P. Guzi, Senior External Affairs Representative, Government and Community Affairs  
 Linda C. Handel, Deputy Secretary  
 Mark D. Hoffer, Director, New Port Initiatives, Port Commerce

Kara E. Hughes, Senior External Relations Client Manager, Government and Community Affairs  
Howard G. Kadin, Esq., Law  
John P. Kelly, Acting Chief, Public and Government Affairs  
Louis J. LaCapra, Chief Administrative Officer  
Cristina M. Lado, Director, Government and Community Affairs  
Conor Lanz, Special Assistant to the Executive Director  
Richard M. Larrabee, Director, Port Commerce  
Andrew S. Lynn, Director, Planning and Regional Development  
Stephen Marinko, Esq., Law  
Michael G. Massiah, Director, Management and Budget  
John Mezzacappa, Manager, Budget Consolidation and Reporting, Management and Budget  
James E. McCoy, Manager, Board Management Support, Office of the Secretary  
Sanjay S. Mody, Advisor to the Chairman  
Anne Marie C. Mulligan, Treasurer  
Wilson M. Pacheco, Manager, General Ledger Financial Services, Comptroller  
Jeffrey P. Pearse, Deputy Director, Aviation  
Beth Siegel, General Manager, Capital Performance and Budgeting, Management and Budget  
James O. Starace, Deputy Chief Engineer/Deputy Director of Engineering  
Timothy G. Stickelman, Assistant General Counsel  
Gerald B. Stoughton, Director, Financial Analysis  
Robert A. Sudman, Director, Audit  
Ralph Tragale, Assistant Director, Public Affairs, Aviation  
David B. Tweedy, Chief, Capital Programs  
Lillian D. Valenti, Director, Procurement  
Sheree Van Duyne, Manager, Policies and Protocol, Office of the Secretary  
Andrew S. Warshaw, Chief of Staff to the Executive Director  
David M. Wildstein, Director, Interagency Capital Projects, Office of the Deputy Executive Director  
Peter J. Zipf, Chief Engineer

Guests:

A. Paul Blanco, Retiree, Former Chief Financial Officer  
Johanna Jones, Assistant Counsel, Authorities Unit, Office of the Governor of New Jersey  
Francis J. Lombardi, Retiree, Former Chief Engineer

Speakers:

Murray Bodin, Member of the Public  
Margaret Donovan, Twin Towers Alliance

In view of the fact that there would be an insufficient number of affirmative votes cast to constitute a quorum with respect to a matter to be considered at today's Board meeting, the Secretary reported that, pursuant to the Board's resolution of December 15, 1994, a special, interim meeting of the Committee on Operations was called to permit the Committee to act on this item for and on behalf of the Board.

The meeting was called to order in public session by Chairman Coscia at 1:38 p.m. and ended at 2:05 p.m.

**PORT NEWARK AND NEWARK LIBERTY INTERNATIONAL AIRPORT – NORTH CARGO AREA AND PORT STREET IMPROVEMENT PROGRAM – PORT STREET AND BREWSTER ROAD IMPROVEMENTS – PHASE 2 – PROJECT AUTHORIZATION**

It was recommended that the Board authorize: (1) a project for Phase 2 of the North Cargo Area and Port Street Improvement Program (Program) to provide for the widening and realignment of Port Street and Brewster Road, including their associated connecting ramps and intersections, to improve the roadway network serving Port Newark and the Elizabeth-Port Authority Marine Terminal (EPAMT) in the vicinity of Newark Liberty International Airport's (EWR) north entrance/exit, at a total estimated project cost of \$34.5 million; and (2) the Executive Director to enter into license agreements with the City of Newark (City), the New Jersey Turnpike Authority (NJTA) and the New Jersey Department of Transportation (NJDOT) to effectuate construction of the project, and Memoranda of Understanding with New Jersey Transit Corporation (NJT) for the maintenance by NJT of a new bus shelter, and with the City for the maintenance by the Port Authority of new traffic signals and roadway lighting to be installed as part of the project.

At its meeting of April 24, 2008, the Board authorized planning work, in an estimated amount of \$2.5 million, associated with improvements to certain roadways and adjacent areas serving the North Area at EWR, Port Newark and the EPAMT. Phase 1 of the Program was authorized by the Board on November 20, 2008, at a total estimated project cost of \$32 million. That work, which will be substantially completed in late 2011, is the precursor for planned roadway improvements to be implemented under Phase 2 of the Program.

Port Street and Brewster Road are the main arteries from the major highways that provide the only access to EWR's North Cargo Area, and serve as one of the two main access points to Port Newark and the EPAMT. Despite recent softening in the global economy, international trade through Port Newark and the EPAMT has doubled in the past ten years, generating a significant increase in traffic on these shared port and airport roadways. A comprehensive traffic study of the entire roadway system at Port Newark and the EPAMT was completed in 2007. Consistent with the goals of that study, the proposed Phase 2 Program work would provide more specifically for the realignment and widening of Port Street, the realignment of the north entrance/exit to EWR and the installation of a retaining wall along Brewster Road to accommodate the widening of Port Street. The work would include: full-depth pavement removal and replacement; relocation of traffic signals, signage and lighting; installation of a new bus stop convenient to Port Street and Brewster Road; improvements to the existing drainage system; installation of new electrical service; and relocation of underground utility lines.

Completion of this project would enhance safety and provide for a more efficient traffic flow from the U.S. Routes 1 & 9 and the Interstate 78 ramps and for travel to and from Port Newark and the EPAMT. In addition, the realignment of Brewster Road would enhance traffic safety at EWR's North Cargo Area entrance and in the vicinity of the airport's maintenance complex.

Pursuant to the foregoing report, the Committee on Operations, acting for and on behalf of the Board pursuant to delegated authority, adopted the following resolution with Commissioners Coscia, Grayson, Holmes, Moerdler, Silverman and Steiner voting in favor; none against; Commissioners Bauer, Pocino and Sartor recused:

**RESOLVED**, that a project for Phase 2 of the North Cargo Area and Port Street Improvement Program, to provide for the widening and realignment of Port Street and Brewster Road, including their associated connecting ramps and intersections, to improve the roadway network serving Port Newark and the Elizabeth-Port Authority Marine Terminal in the vicinity of Newark Liberty International Airport's north entrance/exit, at a total estimated project cost of \$34.5 million, be and it hereby is authorized; and it is further

**RESOLVED**, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to enter into: (1) license agreements with the City of Newark (City), the New Jersey Turnpike Authority and the New Jersey Department of Transportation to effectuate construction of the project; and (2) Memoranda of Understanding with New Jersey Transit Corporation (NJT) for the maintenance by NJT of a new bus shelter, and with the City for the maintenance by the Port Authority of new traffic signals and roadway lighting to be installed as part of the project; and it is further

**RESOLVED**, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to take action with respect to construction contracts and contracts for professional and advisory services related to the foregoing project as he deems in the best interest of the Port Authority, pursuant to authority granted in the By-Laws or other resolutions adopted by the Board; and it is further

**RESOLVED**, that the form of all contracts and agreements in connection with the foregoing project shall be subject to the approval of General Counsel or his authorized representative.

Whereupon, the meeting was adjourned.

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Secretary