



Board Meeting

Thursday, May 28, 2026

10:00 a.m.



**AGENDA  
REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ  
Thursday, May 28, 2026

- I. **PLEDGE OF ALLEGIANCE**
- II. **OPENING STATEMENT**
- III. **SWEARING IN** – Commissioner Anthony Abrantes
- IV. **ROLL CALL**
- V. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS** (Action)
  - Approval of Regular Session Meeting Minutes of April 23, 2026.
  - Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of April, 2026.
- VI. **PUBLIC PARTICIPATION ON RESOLUTIONS**
- VII. **APPROVALS**
  - Resolution 2026-21 Consideration of a Resolution Issuing a Decision on the Bulk Variance Application Submitted as part of File No. 26-034 NJ Transit/2600 Penhorn Ave - Billboard (Variances) Block 451.04, Lot 22.1325 in the Township of North Bergen.
- VIII. **SPECIAL RECOGNITION**
  - Resolution 2026-22 Consideration of Resolution Honoring Robert J. Dowd.
- IX. **PUBLIC PARTICIPATION**
- X. **EXECUTIVE SESSION**
  - Resolution 2026-23 Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing 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.
- XI. **MOTION TO ADJOURN**

# APPROVALS



**REGULAR SESSION  
BOARD MEETING MINUTES**

DATE: April 23, 2026

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

**Members in Attendance:**

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman

Jill Hirsch, President and CEO

Robert Dowd, Member

John Duthie, Member

Armando Fontoura, Member

Gail B. Gordon, Esq., Member

Michael Griffin, Member (via phone – dropped off at 10:40 am)

Daniel Gumble, Member

Woody Knopf, Member (via phone)

Tom Mullahey, Member

Sam Parker, Member

Eric Pennington, Esq., Member

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member

**Absent:**

Michael Gonnelli, Member

**Also Attending:**

Christine Sanz, Executive Vice President

Laurie Ewing, Chief of Staff

John Duffy, Senior Vice President of Sports Complex Operations & Facilities

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs

Adam Levy, Vice President of Legal & Regulatory Affairs

Anna Acanfora, Vice President of Finance and Human Resources

Sara Sundell, Senior Director of Land Use Management and Chief Engineer

Michael Eleneski, Governor's Authorities Unit

Colleen Mercado, Executive Administrative Specialist

Chairman Ballantyne called the meeting to order.

- I. **PLEDGE OF ALLEGIANCE**
- II. **OPENING STATEMENT** – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
- III. **ROLL CALL** - Ms. Mercado took roll call.

Chairman Ballantyne reported that NJSEA and Bergen County Audubon Society (BCAS) held an Earth Day walk at DeKorte Park yesterday and despite inclement weather, fifteen people attended. He noted that NJSEA and BCAS would also be hosting Native Plant Day on Sunday, May 31 from 10 a.m. to 2 p.m.

President Hirsch announced the return of the New Jersey Film Expo which will be held on April 30 at the Meadowlands Arena. She noted that Governor Sherrill would be delivering the keynote, underscoring the State's commitment to New Jersey's film and television sector. She provided an update on the new pedestrian bridge connecting MetLife Stadium and American Dream. She stated that the project was on track for completion next month and recognized John Duffy and his team for keeping the project on schedule.

IV. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**

Chairman Ballantyne presented the minutes from the February 26, 2026 Regular Session Board meeting.

Upon motion made by Commissioner Duthie and seconded by Commissioner Stellato, the minutes of the Regular Session Board Meeting held on February 26, 2026, were approved by a vote of 15-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the months of February and March, 2026.

Upon motion by Commissioner Fontoura and seconded by Commissioner Duthie, the cash disbursements over \$100,000 for the months of February and March, 2026 were approved by a vote of 15-0.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS** - none.

VI. **APPROVALS**

**Resolution 2026-14** Consideration of a Resolution Issuing a Statement of Consent for a Proposed Amendment to the Northeast Water Quality Management Plan Pertaining to File No. 24-357 COF/Russo Meadowlands Park LLC - 651 12th Street - New Building, Block 84, Lot 2, in the Borough of Carlstadt.

Ms. Sundell stated that Russo Development requested a Statement of Consent from the NJSEA supporting a proposed amendment to the Northeast Water Quality Management Plan. She explained that the amendment would expand the Bergen County Utilities Authority sewer service area by 2.04 acres to accommodate a planned warehouse and office development in Carlstadt. She said that after reviewing the NJDEP's public notice and associated plans, NJSEA staff recommended approving the amendment and adopting a resolution to formally submit their support to the NJDEP.

Chairman Ballantyne presented Resolution 2026-14. Upon motion by Commissioner Duthie and seconded by Commissioner Dowd, Resolution 2026-14 was approved by a vote of 15-0.

**Resolutions 2026-15 and 2026-16**

Ms. Sundell stated that the following two agenda items were with respect to two separate applications on the same property, both containing variance requests. She said that two related variance applications were filed by Harvey Rosenblatt (World of Blue, LLC) for properties at 1

and 2 Meadowlands Plaza in East Rutherford, which are part of a single 37.89-acre zoning lot in the Commercial Park zone. She explained that the site included a 427-room hotel with conference facilities and a high-rise office building with a parking garage. Ms. Sundell said that the applicant was seeking variances to allow temporary signage, outdoor events, and retail sales on the property between June 5 and July 26, 2026, aligned with the 2026 FIFA World Cup events at MetLife Stadium.

With respect to File No. 25-444 (Outdoor Events Variance), Ms. Sundell stated that the applicant proposed three designated areas on the property to host outdoor events and retail activities for 52 days during the World Cup period. She explained each of the three bulk variances being requested by the applicant.

With respect to File No. 25-493 (Signage Variance), Ms. Sundell explained that the applicant proposed installing two large temporary vinyl wrap signs on a hotel building, each measuring 20,871.5 square feet, for display from June 5 through July 26, 2026, in connection with the World Cup event. She said that the applicant was seeking relief from multiple regulations to permit significantly larger and longer-duration signage than ordinarily allowed. She explained each of the variances being requested by the applicant.

In summary, Ms. Sundell stated that the requested variances for temporary outdoor events, retail sales, and signage were justified by the unique circumstances of the 2026 FIFA World Cup and the site's proximity to the Meadowlands Sports Complex. She said that given the unprecedented scale of the event, approval of these variances was not expected to set a precedent for future applications. She stated that NJSEA staff determined that the proposals would not negatively impact neighboring properties or conflict with regulatory intent and recommended approval of the requested variances subject to the conditions contained in the Recommendation Report.

The Board had various questions and comments on the above two resolutions. Overall, the Commissioners expressed concern that the applications were not submitted in a timely manner and appeared to be rushed. They questioned whether the applicant would be able to satisfy all conditions by the May 13 deadline and whether staff would have sufficient time to complete a thorough review in advance of the World Cup in June. The Commissioners also inquired whether the two resolutions were co-dependent, and specifically whether the applicant would be permitted to install the proposed building signage in the absence of approval for the outdoor events. With respect to the signage, the Commissioners sought clarification that any approval would not establish a precedent. They further asked whether appropriate legal safeguards could be incorporated into the approval to prevent the installation of similar large-scale signage in the future. Additionally, concerns were raised regarding potential costs to the Authority should the applicant fail to remove the signage and restore the building to its original condition within the prescribed timeframe. It was recommended that the signage resolution be amended to include the stipulation that approvals shall not be issued until all on-site violations are resolved. It was noted that the World Cup was an economic driver for local businesses and that the Authority should support the promotion of local businesses during the course of the event. Finally, it was suggested that, given the complexity and significance of the matter, an executive session involving all Commissioners may have been beneficial. Such a session would have allowed for a comprehensive presentation, real-time questions, and immediate follow-up, rather than addressing these issues for the first time during the public Board meeting.

Ms. Sundell responded to the Commissioners that the applicant began conversations with the Authority soon after they had closed on the subject building in December 2025. She said she had a recent conversation with a representative from the World of Blue and they stated that as soon as they had received staff's draft of the recommendation for review, they began working on the required items and that they expected to submit them to the Authority on or before May 13. She explained that as far as the timing for staff's review and approval, it would depend on what was received from the applicant and if it was all in order, and whether there were still outstanding questions based on what is submitted. She explained that the two applications were independent of each other, and she agreed with the recommendation that the signage resolution be amended to include, as part of the variance approvals, the additional condition that approvals would not be issued until all on-site violations are resolved.

Chairman Ballantyne presented Resolutions 2026-15:

Resolution 2026-15            Consideration of a Resolution Issuing a Decision on the Bulk Variance Applications Submitted as part of File No. 25-444 ML Plaza Owner/2 Meadowlands Plaza – Outdoor Events - FIFA (Variances), Block 108.03, Lots 1 and 2 in the Borough of East Rutherford.

Upon motion by Commissioner Duthie and seconded by Commissioner Stellato, Resolution 2026-15 was approved by a vote of 15-0.

Chairman Ballantyne presented Resolution 2026-16 with the amendment that approvals shall not be issued until all on-site violations were resolved.

Resolution 2026-16            Consideration of a Resolution Issuing a Decision on the Bulk Variance Applications Submitted as part of File No. 25-493 ML Plaza Owner/2 Meadowlands Plaza – Signage - FIFA (Variances), Block 108.03, Lots 1 and 2 in the Borough of East Rutherford.

Upon motion by Commissioner Stellato to approve the resolution as amended and seconded by Commissioner Mullahey, Resolution 2026-16 was approved by a vote of 15-0.

## VII. CONTRACTS AND AWARDS

Resolution 2026-17            Consideration of a Resolution Authorizing a Lease Agreement for New Copiers.

Ms. Acanfora explained that this resolution authorizes a 4-year lease agreement with DEC Office Solutions, a state contract vendor, in the amount of \$121,824.00. She noted that the lease amount reflected savings of \$514.00 per month with total savings of \$24,672.00 over the 48-month term.

Chairman Ballantyne presented Resolution 2026-17. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Stellato, Resolution 2026-17 was approved by a vote of 15-0.

Resolution 2026-18            Consideration of a Resolution Authorizing the President and CEO to enter into a Contract with Ladi Construction Inc. of New York for the Arena Stair and Ramp Repairs in East Rutherford.

Mr. Duffy explained that this project addressed the need to repair the concrete ramps and stairs that service entrances and emergency exits at four Arena gates. He stated that three proposals were received in response to a publicly advertised bid and based on staff's review and evaluation of the proposals, it was determined that Ladi Construction Inc. was the lowest responsive bidder in the amount of \$1,328,786.00. He said staff recommended a 5% construction contingency in the amount of \$66,440.00 bringing the total amount to be allocated for this contract to \$1,395,226,00.

Commissioner Gumble asked Mr. Duffy what the difference was between the lowest and highest bidder. Mr. Duffy replied that the difference was approximately \$275,000.00.

Chairman Ballantyne presented Resolution 2026-18. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2026-18 was approved by a vote of 15-0.

Resolution 2026-19            Consideration of a Resolution Authorizing the Issuance of a Change Order to StructureCare, LLC for Additional Work Under the Design-Build Services Contract for Structural Reinforcement and Related Improvements to "Parking Deck A" at the Meadowlands Sports Complex.

Mr. Duffy stated that in conjunction with the structural reinforcement of the parking deck, it was determined that the construction and installation of permanent directional signage at Parking Deck A was necessary. He explained that as part of the original project, a lump sum "add/alternate" option was received from StructureCare, LLC in the amount of \$160,000.00 and that staff recommended exercising this option with StructureCare, LLC.

Chairman Ballantyne presented Resolution 2026-19. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Stellato, Resolution 2026-19 was approved by a vote of 15-0.

Resolution 2026-20            Consideration of a Resolution Authorizing a Contract for Hosted "Voice Over IP" Phone Services.

Mr. Levy advised that this resolution authorized the award of a contract for hosted Voice over IP (VoIP) telephone services to Data Network Solutions, an authorized State contract vendor. He noted that the proposed upgrade will support operations at both the Lyndhurst and East Rutherford facilities. He further advised that the contract term was for thirty-six (36) months, with two (2) optional one-year extensions. He stated that the initial setup cost was approximately \$45,409.50, with a recurring monthly cost of \$2,456.60. He explained that over the initial three-year term, the total cost is estimated at approximately \$134,000.00; if both extension options are exercised, the total cost would increase to approximately \$193,000.00. Mr. Levy also noted that the contract included all necessary hardware, software, and training, as well as 24/7 technical support.

Chairman Ballantyne presented Resolution 2026-20. Upon motion by Commissioner Stellato and seconded by Commissioner Mullahey, Resolution 2026-20 was approved by a vote of 15-0.

## VIII. PUBLIC PARTICIPATION

### IX. EXECUTIVE SESSION

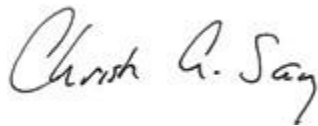
Chairman Ballantyne noted that there was no need for Executive Session.

X. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Schaffer and seconded by Commissioner Stellato followed by all in favor.

Meeting adjourned at 10:43 a.m.

**I certify that on information and belief this is a true and accurate transcript of the Minutes of the Regular Session of the New Jersey Sports and Exposition Authority Board Meeting held on April 23, 2026.**



**Christine Sanz  
Secretary**

April 23, 2026

Commissioner	Roll Call	2026-14	2026-15	2026-16	2026-17	2026-18	2026-19	2026-20
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chair	P	Y	Y	Y	Y	Y	Y	Y
Hirsch	P	Y	Y	Y	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y	Y	Y
Duthie	P	Y	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--
Gordon	P	Y	Y	Y	Y	Y	Y	Y
Gumble	P	Y	Y	Y	Y	Y	Y	Y
Knopf - via phone	P	Y	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y	Y
Parker	P	Y	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y	Y	Y	Y

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



CASH DISBURSEMENTS  
\$100,000 OR MORE  
APRIL 2026

**EAST RUTHERFORD - SPORTS COMPLEX**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF EAST RUTHERFORD	2,525,797.80	I	PAYMENT IN LIEU OF TAXES: 2ND QTR 2026
CONSTELLATION NEW ENERGY, INC.	1,483,165.12	J/L	ELECTRICITY CHARGES: FEB-MAR 2026
CREAMER SANZARI JOINT VENTURE	3,134,768.83	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
DELRIC CONSTRUCTION CO., INC.	659,753.62	A	FIREHOUSE GARAGE ADDITIONS & RENOVATIONS
HONEYWELL INTERNATIONAL, INC.	151,204.72	A	APR-JUN 2026 HVAC MAINTENANCE AND ARENA ROOFTOP SECURITY CAMERA REPLACEMENT
JESCO, INC.	128,080.77	A	PURCHASE OF BACKHOE LOADER
NEW JERSEY STATE POLICE	362,208.98	A	NOV 2025 - JAN 2026 SALARIES AND JAN-MAR 2026 OVERTIME CHARGES
NEW MEADOWLANDS STADIUM CO., INC.	2,147,722.66	A	APR 2026 WORLD CUP REIMBURSEMENTS
PSE&G COMPANY	317,726.80	J/L	ELECTRIC TRANSMISSION: FEB-MAR 2026
SCHINDLER ELEVATOR CORP.	211,891.81	A	ELEVATOR MODERNIZATION FOR ADMINISTRATION & ENVIRONMENTAL CENTER BUILDINGS
STATE OF NEW JERSEY TREASURY DEPARTMENT	193,896.26	A	WORKERS' COMPENSATION COVERAGE: JAN-MAR 2026
STRUCTURECARE, LLC	184,500.00	A	STRUCTURAL REINFORCEMENT OF PARKING DECK A
WALKER DIVING UNDERWATER CONSTRUCTION, LLC	204,723.50	A	KINGSLAND CREEK SLUICE GATE REPLACEMENT AND MARINA EMERGENCY DOCK REPAIRS
<b>EAST RUTHERFORD - SC TOTAL</b>	<b><u>11,705,440.87</u></b>		

**MONMOUTH PARK RACETRACK**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	422,348.53	I	REAL ESTATE TAXES: 2ND QTR 2026
<b>MONMOUTH PARK RACETRACK TOTAL</b>	<b><u>422,348.53</u></b>		



CASH DISBURSEMENTS  
\$100,000 OR MORE

<u>REFERENCE LETTER</u>	<u>TYPE</u>
A	CONTRACT ON FILE
B	PURCHASE AWARDS - APPROVED AT MONTHLY BOARD MEETING
C	STATE REQUIREMENT FOR RACING
D	STATE VENDOR
E	SOLE SOURCE*
F	APPOINTED BY RACING COMMISSION
G	ADVERTISED BID
H	PRESIDENT/CEO APPROVAL
I	STATUTORY PAYMENT
J	UTILITIES
K	LOWEST PROPOSAL
L	REIMBURSABLE
M	OUTSTANDING PROFESSIONAL INVOICES APPROVED AT MONTHLY BOARD MEETING
N	PURCHASES ON BASIS OF EXIGENCY
*	PURCHASES DIRECT FROM SOURCE
	EXPENDITURE TO BE CHARGED TO MAINTENANCE RESERVE FUND

**RESOLUTION 2026-21**

**RESOLUTION ISSUING A DECISION ON THE  
BULK VARIANCE APPLICATION SUBMITTED AS PART OF  
FILE NO. 26-034  
NJ TRANSIT/2600 PENHORN AVE - BILLBOARD (VARIANCES)  
BLOCK 451.04, LOT 22.1325  
IN THE TOWNSHIP OF NORTH BERGEN**

**WHEREAS**, an application for bulk variance approvals has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Michael P. Murphy on behalf of New Jersey Transit Corporation for the premises located at 2600 Penhorn Avenue, identified as Block 451.04, Lot 22.1325, in the Township of North Bergen, New Jersey; and

**WHEREAS**, the premises is located within the Hackensack Meadowlands District's Intermodal A zone; and

**WHEREAS**, the two bulk variance approvals are sought in connection with the applicant's proposal to construct a multi-message outdoor advertising billboard sign on the subject premises. and

**WHEREAS**, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a right of way (ROW) having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit of the ROW adjacent to the proposed billboard location is 50 mph; and

**WHEREAS**, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet is proposed; and

**WHEREAS**, notice of the requested bulk variance hearing was given to the public and all interested parties as required by law and was published in the digital edition of The Star Ledger on March 26, 2026, and was also posted on the New Jersey Press Association's website, njpublicnotices.com, and on the NJSEA's website; and

**WHEREAS**, a public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, April 7, 2026, before Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia Petrou, P.P., AICP, CFM, Supervising Planner; and John Speer, P.E., Senior Engineer; and

**WHEREAS**, a comprehensive report dated May 18, 2026, has been prepared indicating the recommendations of the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs in this matter; and

**WHEREAS**, a copy of the recommendation and comprehensive report was provided to the applicant on May 19, 2026; and

**WHEREAS**, the report recommends the conditional approval of the bulk variance pursuant to N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit at the proposed billboard location is 50 mph;

**WHEREAS**, the report recommends the conditional approval of the bulk variance pursuant to N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet is proposed; and

**WHEREAS**, the full record has been made available to the Board of Commissioners of the NJSEA for review, including the transcripts of the public hearings, the submissions of the applicant, and recommendations on the application by the Senior Director of Land Use Management and by the Senior Vice President, Chief of Legal & Regulatory Affairs; and

**WHEREAS**, the Board of Commissioners concurs with the recommendations of the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs; and

**WHEREAS**, the Board of Commissioners hereby determines that the requested bulk variance application to permit a multi-message outdoor advertising billboard sign within 50 feet of a ROW having a posted speed limit of 50 mph conditionally conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(f); and

**WHEREAS**, the Board of Commissioners hereby determines that the requested bulk variance application to permit a multi-message outdoor advertising billboard sign with a height of 75 feet conditionally conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(f).

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJ Transit/2600 Penhorn Ave - Billboard (Variances) application for bulk variance approval

pursuant to N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit at the proposed billboard location is 50 mph, is hereby **APPROVED WITH THE FOLLOWING CONDITION** for the reasons set forth in the recommendation dated May 18, 2026.

1. Any tree(s) removed in association with the proposed location or construction of the proposed billboard sign shall be replaced with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer.

**BE IT FURTHER RESOLVED**, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJ Transit/2600 Penhorn Ave - Billboard (Variances) application for bulk variance approval pursuant to N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet above the grade level of the adjacent roadway is proposed, is hereby **APPROVED WITH THE FOLLOWING CONDITION** for the reasons set forth in the recommendation dated May 18, 2026.

1. Any tree(s) removed in association with the proposed location or construction of the proposed billboard sign shall be replaced with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of May 28, 2026.

---

Christine Sanz  
Secretary



## MEMORANDUM

To: NJSEA Board Members and Jill Hirsch, President & CEO

---

From: Sara J. Sundell

Date: May 28, 2026

---

Subject: Variance Recommendation – NJ Transit/2600 Penhorn Ave - Billboard (Variances) (File No. 26-034)

---

An application for two bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Michael P. Murphy, on behalf of NJ Transit Corporation, for the premises located at 2600 Penhorn Avenue, identified as Block 451.04, Lot 22.1325, in the Township of North Bergen, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Intermodal A zone. The bulk variance approval is sought in connection with the applicant's proposal to construct a multi-message outdoor advertising billboard sign on the subject premises.

Specifically, the applicant is requesting bulk variance approval pursuant to the following:

1. N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit at the proposed billboard location is 50 mph.
2. N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet is proposed.

A public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, April 7, 2026.

In a comprehensive report dated May 18, 2026, the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the conditional approval of the bulk variances requested above. A copy of the comprehensive report and variance recommendation was provided to the applicant on May 18, 2026.

At this time, the Board of Commissioners is required to issue a decision on the variances described above. A resolution requesting the same is attached for your consideration.

**RECOMMENDATION ON THE VARIANCE APPLICATION OF  
NJ Transit - 2600 Penhorn Ave - Billboard (Variances)  
File #26-034**

**I. INTRODUCTION**

Applications for two (2) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by NJ Transit Corp. for the premises located at 2600 Penhorn Avenue, identified as Block 451.04, Lot 22.1325, in the Township of North Bergen, New Jersey. The subject property is located within the Hackensack Meadowlands District's Intermodal A zone. The bulk variances are sought in connection with the applicant's proposal to construct a multi-message billboard sign on the subject property.

Specifically, the applicant is requesting bulk variance approval pursuant to the following:

1. N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a right of way (ROW) having a posted speed limit of 55 miles per hour (mph) or higher, or within 50 feet thereof, whereas the posted speed limit of the ROW adjacent to the proposed billboard location is 50 mph.
2. N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet above the grade level of the adjacent roadway surface is proposed.

Notice was given to the public and all interested parties as required by law. The public notice was published in the digital edition of the Star Ledger newspaper on March 26, 2026. The public notice was also posted on nj.com under Legals, on the New Jersey Press Association's website, njpublicnotices.com, and

on the NJSEA's website. A public hearing was held on Tuesday, April 7, 2026. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

## II. GENERAL INFORMATION

### A. Existing and Proposed Use

The property in question is identified as 2600 Penhorn Avenue, Block 451.04, Lot 22.1325, in the Township of North Bergen. A vacant adjacent property, identified as Block 451.04, Lot 27.03, which is also owned by NJ Transit Corp., was erroneously included in the application and the public notice (T-16) and is not being considered within this application. The project site totals approximately 14.66 acres and is occupied by a one-story masonry building currently utilized as an NJ Transit bus garage and maintenance facility. A portion of Penhorn Creek/Cromakill Creek and associated wetlands are located within the site along its northerly lot line.

The site contains frontage on Penhorn Avenue, which is identified as "R.O.W." on the North Bergen tax map, and is accessed from this roadway via three driveways located along the eastern side of the property. To the west, the site contains frontage along, but not direct access to, the westbound New Jersey State Highway Route 3 ROW (Route 3), near its start as it diverges from Route 495.

The site is bounded to the north by the Town of Secaucus municipal boundary, with a warehouse and a self-storage facility located fronting Paterson Plank Road in the Town of Secaucus; to the northwest by a BP gas station along Route 3; to the south by the North Bergen Park and Ride commuter parking lot, owned by the Port Authority of New York & New Jersey and operated by NJ Transit; and to the east by a 150-foot-wide PSE&G ROW containing an electrical substation.

The applicant proposes to construct a double-faced 14 feet by 48 feet multi-message outdoor advertising billboard sign along its Route 3 frontage and remove an existing static billboard sign located on the site further east along the southerly property line. Bulk variance approvals are requested for the proposed billboard location along a ROW having a posted speed limit of 50 mph, and for the proposed billboard sign height of 75 feet above the grade level of the adjacent roadway surface.

**B. Response to the Public Notice**

There were no written comments in response to the public notice.

**III. PUBLIC HEARING (April 7, 2026)**

A public hearing was held at the Office of the NJSEA on Tuesday, April 7, 2026. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and John Speer, P.E., Senior Engineer.

**A. Exhibits**

The following is a list of the exhibits submitted by the applicant at the public hearing and marked for identification as follows:

<u>Number</u>	<u>Description</u>
A-1	“Aerial Site Plan”, drawing EX-01, prepared by L2A Land Design, LLC, dated March 27, 2026.

- A-2 “Outdoor Advertising Permit”, Permit No. 77392, issued by the New Jersey Department of Transportation to NJ Transit, date of issue October 27, 2025.
- A-3 “Preliminary & Final Major Site Plan, Proposed Multi-Message Outdoor Advertising Sign”, set of three drawings, prepared by L2A Land Design LLC, dated January 23, 2026, revised through March 27, 2026.
- A-4 Color rendering of “Site Plan”, drawing C-03, prepared by L2A Land Design LLC, dated January 23, 2026, revised through March 27, 2026.
- A-5 Photograph depicting existing billboard sign, labelled “Sign from Rt 3 travelling westbound - Panel 464”, undated.
- A-6 Two photographs including one side view and one front view depicting the modular panel used to create the billboard.
- A-7 Proposed billboard simulations entitled “Outfront/2600 Penhorn Avenue North Bergen, New Jersey,” including title sheet, westbound view, and eastbound view, prepared by Tomlinson Creative Services, Inc., dated January 7, 2026.
- A-8 “Impact Statement”, prepared by William Vogt, P.E. of L2A Land Design, dated March 5, 2026.

- A-9 "Traffic and Safety Assessment Report", prepared by John R. Corak, P.E. of Stonefield Engineering and Design, dated March 6, 2026.
- A-10 "Planning Memo", prepared by Thomas Ricci Jr., P.P., AICP of Stonefield Engineering and Design, dated April 1, 2026.
- A-11 Document set entitled "Public Benefit", prepared by Outfront, depicting billboards displaying various emergency messaging and public service announcements.

**B. Testimony**

Louis L. D'Arminio, Esq. of the firm Price Meese Shulman & D'Arminio, P.C. represented NJ Transit (the property owner and applicant) and Outfront Media (the licensee of NJ Transit and prospective operator of the proposed digital billboard sign) at the hearing. The following witnesses testified in support of the application:

1. Ashley Cyrus, NJ Transit;
2. William R. Vogt, P.E., L2A Land Design; and
3. Matthew Seckler, P.E., PTOE, P.P., Stonefield Engineering and Design.

Staff findings and recommendations are based on the entire record. A transcript of the public hearing was prepared and transcribed by Beth Calderone, a Certified Court Reporter.

**C. Public Comment**

Mark Leonard, Esq., Assistant General Counsel at Hartz Mountain Industries, provided comment at the public hearing.

#### IV. RECOMMENDATION

**A. Standards for the Granting of a Variance from the Provisions of N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit of the ROW adjacent to the proposed billboard location is 50 mph.**

The NJMC Zoning Regulations at N.J.A.C. 19:4-4.14(e)1 states in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that:*

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant;*

The subject property is located within the District's Intermodal A zone, and is approximately 14.66 acres in size, substantially larger than the minimum lot size of one acre required for the zone. The property contains frontage on Route 3 and is irregularly-shaped, particularly in the westerly portion of site, due to the curvature of Route 3 in the vicinity of the property.

The property is uniquely situated, located near the start of New Jersey State Highway Route 3 westbound as it diverges from New Jersey State Highway Route 495, and is proximate to heavily-traveled regional arterial roadways including Paterson Plank Road and West Side Avenue. An existing static billboard measuring 13.55 feet by 70.73 feet has been located on the subject property since the 1970s (T-45) along a portion of the site that does not contain direct frontage on Route 3. The existing sign is located adjacent to

the North Bergen Park & Ride commuter lot at a distance appearing to be greater than 50 feet from Route 3.

The applicant proposes to install a proposed 14 feet by 48 feet digital billboard sign in the westerly portion of the site, at a location along Route 3 having a posted speed limit of 50 mph for this portion of the roadway, whereas billboards in the District must be located within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof. However, both Routes 3 and 495 are state highways classified by the New Jersey Department of Transportation (NJDOT) as an Urban Principal Arterial Freeway/Expressway. The requested variance arises from this unique condition, which is not ordinarily found in the Intermodal A zone, and was not created by any action of the property owner or the applicant.

- ii. The granting of the variance will not adversely affect the rights of neighboring property owners or residents;*

The granting of the variance will not adversely affect the rights of neighboring property owners or residents. The subject property is located within the District's Intermodal A zone and contains frontage along the westbound Route 3 ROW. The site does not have direct access from Route 3. Adjacent land uses include a warehouse and self-storage facility located in the Town of Secaucus to the north, a gas station to the northwest, a commuter parking lot to the south, and an electrical substation to the east. There are no residential properties situated within 2,000 feet of the proposed billboard location (T-46).

The proposed billboard is similar in configuration to other billboard installations found along nearby roadways. The proposed billboard will be

oriented towards motorists traveling along Routes 3 and 495, which are classified as major state highways, and not towards any adjacent properties. As such, the granting of the requested variance to permit the billboard to be located adjacent to a portion of Route 3 having a posted speed limit of less than 55 mph will not interfere with the operations of the site and surrounding properties.

*iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner;*

The strict application of the regulations requiring the placement of a billboard sign within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, would result in exceptional practical difficulties and hardship as applied to the particular characteristics of the subject property. The site is located within the District's Intermodal A zone, fronting on the westbound Route 3 ROW.

The applicant proposes to install the proposed billboard sign near the convergence of two state highways. The posted speed limit for this portion of the Route 3 ROW is 50 mph, less than the minimum required 55 mph limit for billboard placement. Although the speed limit is less than 55 mph, Routes 3 and 495 function as high-volume state highways, with limited access along this portion of the Route 3 ROW, and not as local roads.

The proposed billboard is oriented towards motorists on the main travel lanes of Route 3 and 495. It has been sufficiently demonstrated that the proposed location is the optimal location to safely view the sign due to the curvature of the roadway as the sign is approached, as well as the existence of trees located within the sign's cone of vision further to the east.

- iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare;*

The granting of the requested variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. Public safety will not be compromised by the installation of the proposed billboard to be located adjacent to a portion of Route 3 that has a posted speed limit of less than 55 mph, and it will not result in any substantial adverse environmental impacts. The billboard will not interfere with the operations of the site and surrounding properties, and it is similar to other billboard installations found along Route 3 and other state ROWs. The billboard will be oriented towards motorists traveling along Routes 3 and 495.

Additionally, the applicant has obtained an outdoor advertising permit for the billboard from the NJDOT, which reviews public safety requirements as part of the state permitting process (T-48). The proposed digital billboard complies with the maximum billboard sign area permitted by the District zoning regulations, and it will comply with the District's billboard regulations governing the safety of its digital operations, including automatic dimming technology to adapt to ambient illumination levels, and a minimum time lapse of eight seconds between message changes.

- v. The variance will not have a substantial adverse environmental impact;*

The granting of the requested variance to permit the billboard to be located adjacent to a portion of Route 3 having a posted speed limit of less than 55

mph, will not result in any substantial adverse environmental impacts. The top of the proposed billboard foundation will be located above the FEMA 100-year flood elevation (Zone AE, Elevation 8 feet, as established on both the Preliminary (August 29, 2014) and Effective (August 28, 2019) FEMA Flood Insurance Rate Maps), and all equipment will be pole-mounted. The proposed billboard location avoids environmentally-sensitive areas on the site in the vicinity of Penhorn Creek/Cromakill Creek, and the proposed footprint of disturbance is minimal and in compliance with lot coverage and open space requirements. No scenic viewsheds will be negatively impacted, and eight native evergreen trees will be planted to mitigate proposed tree trimming and to provide screening at the base of the pole. However, as a 24-inch diameter deciduous tree is proposed to be removed to accommodate the proposed billboard sign, it is a recommended condition of this report that the applicant shall replace any trees removed with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer. Furthermore, the Hackensack Meadowlands District's performance standards for noise, vibration, airborne emissions, glare, hazardous and radioactive materials, and wastewater will not be exceeded by the requested variance.

- vi. The variance represents the minimum deviation from the regulations that will afford relief; and*

The requested variance to permit a billboard in an area of the subject property located adjacent to a portion of Route 3 having a posted speed limit of less than 55 mph represents the minimum deviation from the regulations that will afford relief. The posted speed limit for this portion of the roadway is 50 mph, less than the minimum required 55 mph for billboard placement. However, Route 3 is functionally a high-volume state

highway, not a local road, allowing for adequate billboard visibility for traveling motorists. An existing, larger static billboard located on the premises, in a location not immediately adjacent to a state highway, is proposed to be removed as part of the subject application.

The particular and unique site conditions detailed herein make the subject property an appropriate site to accommodate a billboard at the specified location, in a zone where billboards are permitted. The proposed billboard sign is compatible with the improvements on the subject property and other industrial and quasi-public uses in the vicinity. As such, the requested variance represents the minimum deviation from the regulations that will afford relief.

*vii. Granting the variance will not substantially impair the intent and purpose of these regulations;*

The District zoning regulations require that a billboard be installed within a right-of-way having a posted speed limit of 55 mph or higher, or within 50 feet thereof. The intent of this regulation is to ensure that billboards are directed to highways in appropriate locations and in appropriate zones. The subject site is within the Intermodal A zone, where billboards are a permitted use, and is located in the vicinity of a variety of industrial, utility, and transportation-related land uses. The billboard sign is proposed to be located adjacent to the westbound Route 3 ROW having a posted speed limit of 50 mph. This roadway is a high-volume state highway, not a local road, and will be sited to allow for adequate billboard visibility for traveling motorists. The proposed billboard sign will replace an existing, larger static billboard sign on the premises located more distant and not adjacent to a state highway. The proposed location of the billboard effectively meets the

intent of the regulations requiring that billboards be erected adjacent to higher-speed, high-capacity, limited access highways. Therefore, the proposed billboard at this particular location will not substantially impair the intent and purposes of the regulations.

**B. Standards for the Granting of a Variance from the Provisions of N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet above the grade level of the adjacent roadway surface is proposed.**

The NJMC Zoning Regulations at N.J.A.C. 19:4-4.14(e)1 states in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that:*

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant;*

The requested variance to permit the installation of the proposed billboard at a height of 75 feet above the grade level of the adjacent roadway surface of Route 3 West, whereas a maximum height of 30 feet above the grade level of the roadway is permitted, arises from conditions that are unique to the site. The site is located within the District's Intermodal A zone and is a large, irregularly-shaped, 14.7-acre parcel fronting the Route 3 West ROW near its start as it diverges from Route 495. There is no direct access to the site from Route 3.

The applicant proposes to remove an existing static billboard measuring 13.55 feet by 70.73 feet, which has been located on the subject property since the 1970s (T-45) along a portion of the site that adjoins the North Bergen Park & Ride commuter lot but does not contain direct frontage on Route 3. The applicant proposes to install a new 14 feet by 48 feet digital billboard sign in the westerly portion of the site directly fronting on Route 3. The maximum permitted sign height is proposed to be exceeded in order for the billboard to provide adequate visibility to motorists in a location directly adjacent to a state highway (as opposed to the existing billboard sign on the site that does not contain direct frontage on Route 3), as well as to sufficiently clear obstructions within the cones of vision, including vegetation on an adjacent property, sign bridges, and overpasses. These are unique conditions that were not created by the property owner.

- ii. *The granting of the variance will not adversely affect the rights of neighboring property owners or residents;*

The granting of the requested variance to permit the installation of a billboard having a height of 75 feet above the grade level of the adjacent roadway surface of Route 3 West, whereas a maximum height of 30 feet above the grade level of the roadway is permitted, will not adversely affect the rights of neighboring property owners or residents.

The subject property is located within the District's Intermodal A zone and contains frontage along the westbound Route 3 ROW. The site is bounded by a warehouse building and self-storage facility located to the north in the Town of Secaucus, a gas station to the northwest, a commuter parking lot to the south, and an electrical substation to the east. There are no residential

properties situated within 2,000 feet in any direction of the proposed billboard location (T-52).

The proposed billboard is similar in configuration to other billboard installations found along nearby roadways. The proposed billboard will be oriented towards motorists traveling along Route 3 and Route 495, which are classified as major state highways, and not towards any adjacent properties. As such, the granting of the requested variance will not interfere with the operations of the site and surrounding properties and will not adversely affect the rights of neighboring property owners.

*iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner;*

The applicant proposes to install a billboard sign having a maximum height of 75 feet above the grade level of the adjacent roadway surface of Route 3, whereas a maximum height of 30 feet above the grade level of the roadway is permitted.

The particular characteristics of the property present practical difficulties in the installation of the proposed billboard on the site, resulting in a proposed billboard height that exceeds the maximum permitted height. In order to accommodate a billboard on the subject property, which is a permitted use in the Intermodal A zone, the billboard must be visible to its intended audience of motorists on adjacent state ROWs. The sight line analyses from the submitted Traffic and Safety Assessment Report (Exhibit A-9) show that horizontal curves and the presence of overpasses limit visibility for approaching motorists. The proposed billboard sign height of 75 feet is proposed to sufficiently clear obstructions within a motorist's cone of

vision, including vegetation, sign bridges, and overpasses, in order to allow the sign to be safely viewed by the traveling public. The applicant's planner stated in the Planning Report (Exhibit A-10) that the vertical curvature of the roadway and the height of the trees in the vicinity of the site limits the amount of view time of the sign, thereby necessitating the variance request to erect a sign at the proposed height of 75 feet to allow it to be safely viewed by motorists. Therefore, the strict application of this regulation would result in peculiar and exceptional practical difficulties to the property owner.

- iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare;*

The granting of the requested variance to permit the billboard to exceed the maximum permitted height will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The height of the proposed billboard will not interfere with the operations of the site or surrounding properties, and is similar to other billboard installations found along Route 3 and other state ROWs. The billboard will be oriented towards motorists along Routes 3 and 495.

Additionally, the applicant has obtained an outdoor advertising permit for the billboard from the NJDOT, which reviews public safety requirements as part of the state permitting process. The proposed digital billboard complies with the maximum permitted billboard sign area required by District zoning regulations, and it will comply with the District's billboard regulations governing the safety of its digital operations, including

automatic dimming technology to adapt to ambient illumination levels, and a minimum time lapse of eight seconds between message changes.

- v. *The variance will not have a substantial adverse environmental impact;*

The granting of the requested variance to permit the proposed billboard on the subject premises at a maximum sign height of 75 feet above the grade of the adjacent Route 3 roadway surface will not result in any substantial adverse environmental impacts. The applicant proposes to trim the top of some trees within the sign's cone of vision in order to allow the sign to be viewed safely by motorists. However, if the trees were not trimmed, the height of the billboard sign would need to be taller than proposed to allow for adequate sign visibility (T-25). No scenic viewsheds will be negatively impacted, and eight native evergreen trees will be planted to mitigate proposed tree trimming and to provide screening. However, as a 24-inch diameter deciduous tree is proposed to be removed to accommodate the proposed billboard sign, it is a recommended condition of this report that the applicant shall replace any trees removed with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer. The top of the proposed billboard foundation will be located above the FEMA 100-year flood elevation (Zone AE, Elevation 8 feet, as established on both the Preliminary (August 29, 2014) and Effective (August 28, 2019) FEMA Flood Insurance Rate Maps), and all equipment will be pole-mounted.

The billboard sign is proposed to be erected on an upland portion of the site. The proposed billboard location avoids environmentally-sensitive areas on the site in the vicinity of Penhorn Creek/Cromakill Creek, and the proposed footprint of disturbance is minimal and in compliance with lot

coverage and open space requirements. The illumination levels of the billboard will meet all requirements for the operation of billboards pursuant to the District zoning regulations (T-30). District performance standards will not be exceeded for noise, vibration, airborne emissions, glare, hazardous and radioactive materials and wastewater by the billboard (T-54).

*vi. The variance represents the minimum deviation from the regulations that will afford relief; and*

The requested variance to permit the installation of the billboard at a height of 75 feet above the grade level of the adjacent roadway surface of the westbound Route 3 ROW, whereas a maximum height of 30 feet above the grade level of the roadway is permitted, represents the minimum deviation from the regulations that will afford relief. In order to accommodate a billboard on the subject property, which is a permitted use in the Intermodal A zone, the billboard must be visible to its intended audience of motorists traveling on Route 3. The applicant's traffic engineer provided a cone of vision analysis that establishes the appropriate viewing angle and read time that would be required to safely view the sign. If the requested variance were not granted, a billboard erected at a conforming height of 30 feet would be obstructed by existing roadway structures and vegetation on the subject property, obscuring the visibility of the billboard message and potentially creating an unsafe condition for the travelling public. The applicant has minimized the proposed sign height to the extent possible by proposing to trim the top of existing trees within the sign's cone of vision. The proposed height is the minimum height required to allow the billboard to be safely visible from the premises. As such, the requested variance

represents the minimum deviation from the regulations that will afford relief.

*vii. Granting the variance will not substantially impair the intent and purpose of these regulations;*

The requested variance to permit the installation of the billboard at a height of 75 feet above the grade level of the adjacent roadway surface of Route 3, whereas a maximum height of 30 feet above the grade level of the roadway is permitted, will not substantially impair the intent and purpose of the regulations. Although the billboard is proposed to be higher than the maximum permitted height of 30 feet above the roadway surface, the proposed sign height of 75 feet does not cause any significant negative visual impact for the surrounding area, which consists of a variety of industrial, utility, and transportation-related land uses. The proposed height of 75 feet is required in order for the billboard to sufficiently clear visual obstructions by nearby vegetation, sign bridges and overpasses, and thereby allow the sign to be safely viewed by the traveling public. The billboard will be oriented towards motorists traveling along state ROWs, and not towards any adjacent properties. As such, the granting of the requested variance will not substantially impair the intent and purpose of the regulations.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Variance from the Provisions of N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit of the ROW adjacent to the proposed billboard location is 50 mph.

Based on the record in this matter, the bulk variance application to permit a billboard to be located adjacent to New Jersey State Highway Route 3, which has a posted speed limit of 50 mph, is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITION:


1. Any tree(s) removed in association with the proposed location or construction of the proposed billboard sign shall be replaced with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer.

CONDITIONAL APPROVAL

Recommendation on  
Variance Request

5/18/2026

Date



Sara J. Sundell, P.E., P.P.  
Senior Director of Land Use Management

CONDITIONAL APPROVAL

Recommendation on  
Variance Request

5/18/26

Date



Robert Davidow, Esq.  
Senior Vice President  
Office of Legal & Regulatory Affairs


**B. Standards for the Granting of a Variance from the Provisions of N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet above the grade level of the adjacent roadway surface is proposed.**

Based on the record in this matter, the bulk variance application to permit a billboard with a maximum height of 75 feet above grade level of the adjacent New Jersey State Highway Route 3 roadway surface is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITION:

1. Any tree(s) removed in association with the proposed location or construction of the proposed billboard sign shall be replaced with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer.

CONDITIONAL APPROVAL

5/18/2026



Recommendation on  
Variance Request

Date

Sara J. Sundell, P.E., P.P.  
Senior Director of Land Use Management

CONDITIONAL APPROVAL

5/18/26



Recommendation on  
Variance Request

Date

Robert Davidow, Esq.  
Senior Vice President  
Office of Legal & Regulatory Affairs

**RESOLUTION 2026-22**

**RESOLUTION HONORING ROBERT J. DOWD  
FOR OUTSTANDING PUBLIC SERVICE TO THE NEW JERSEY SPORTS AND  
EXPOSITION AUTHORITY, THE PEOPLE OF THE MEADOWLANDS DISTRICT AND  
THE STATE OF NEW JERSEY**

**WHEREAS**, Robert J. Dowd has served the people of the Meadowlands District and the State of New Jersey with distinction and integrity as a Commissioner of both the New Jersey Sports and Exposition Authority and the former New Jersey Meadowlands Commission for more than 10 years, and through a 25-year law enforcement career, retiring as Chief of Police for the Township of North Bergen; and

**WHEREAS**, throughout his public service career, Robert J. Dowd brought exceptional leadership, sound judgment, and extensive experience in management, strategic planning, and public policy, which greatly benefited the Authority and contributed to informed decision making with lasting positive impact across the agency; and

**WHEREAS**, Robert J. Dowd has demonstrated an unwavering commitment to professional growth, education, and public service, as reflected in his extensive specialized training and coursework, as well as his service as a professor and instructor dedicated to mentoring and educating others; and

**WHEREAS**, Robert J. Dowd consistently shared his vast knowledge, expertise, and insight with fellow Commissioners and NJSEA staff, strengthening the Authority's mission of serving the public good; and

**WHEREAS**, Robert J. Dowd has been a steadfast advocate for the protection and stewardship of the Meadowlands District's unique environment, natural resources, and urban ecosystem; and

**WHEREAS**, as a member of the Authority's Committee on Science and the Environment, Robert J. Dowd worked closely with and strongly supported NJSEA staff in advancing innovative scientific research, environmental restoration initiatives, and sustainability efforts that enhanced the health of the Hackensack River, its wetlands, and the broader Meadowlands environment; and

**WHEREAS**, Robert J. Dowd has earned the admiration and respect of colleagues, staff, and all who have had the privilege of working with him through his professionalism, leadership, and enduring commitment to public service.

**NOW, THEREFORE, BE IT RESOLVED**, that the New Jersey Sports and Exposition Authority hereby recognizes and honors Robert J. Dowd for his exemplary service, steadfast dedication, and the lasting positive contributions he has made to the Meadowlands District, the Authority, and the State of New Jersey, and extends its sincere gratitude and best wishes for continued success and fulfillment in all future endeavors.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of May 28, 2026.

---

Christine Sanz  
Secretary

# EXECUTIVE SESSION

**RESOLUTION 2026-23**

**RESOLUTION AUTHORIZING THE  
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY  
TO CONDUCT A MEETING TO WHICH  
THE GENERAL PUBLIC SHALL NOT BE ADMITTED**

**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 New Jersey Sports and Exposition Authority (NJSEA) is of the opinion that those circumstances presently exist.

**BE IT RESOLVED** by the New Jersey Sports and Exposition authority (“Authority”) that it shall conduct a meeting to which the general public shall not be admitted 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.

This resolution shall become effective immediately.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of May 28, 2026.

---

Christine Sanz  
Secretary