



2022 ANNUAL REPORT



TOP ROW: Students Launch Artificial Floating Islands in DeKorte Park; NJSEA scientist analyzes data in the laboratory; Canvasbacks, photo Courtesy of M.E. Raine; BOTTOM ROW: Staff installs solar panel for study in Saw Mill Creek Wildlife Management Area; Staff installs Floating Island in Kearny Marsh to expand birding habitats

OVERVIEW

The New Jersey Sports and Exposition Authority (NJSEA) operates from DeKorte Park in Lyndhurst and the Meadowlands Sports Complex in East Rutherford. The agency holds the land lease for and provides for the ongoing operation of the renowned Sports Complex. The Authority is also the regional planning and zoning authority for the Meadowlands District, which consists of parts of 14 towns in Bergen and Hudson counties.

DeKorte Park



Meadowlands Sports Complex



OVERVIEW

The NJSEA's Lyndhurst campus houses the Meadowlands Research and Restoration Institute (MRRI), the agency's scientific arm. MRRI works to preserve, conserve and improve the environment through regular monitoring of Hackensack River water and sediment quality, and scientific research studies. One of MRRI's major focal points is working to improve District wetlands' resiliency to climate change and sea level rise.

Over the past five decades, hundreds of millions of people from around the world have experienced world-class sporting matches, concerts and other events at the Sports Complex, which includes MetLife Stadium, the Meadowlands Racetrack and the Meadowlands Arena.

In 2022, the NY/NJ region was selected as joint Host City for FIFA 2026 World Cup soccer matches to be played at MetLife Stadium in the Meadowlands Sports Complex. The Meadowlands Sports Complex also houses the Meadowlands Racetrack, the American Dream retail and entertainment center, and the Meadowlands Arena, which is currently used as a television production facility. The NJSEA Meadowlands EMS Department, the NJSEA Meadowlands Fire Department and the NJSEA Information Technology Department are also located within the Sports Complex.

The Meadowlands Arena is a hotspot for television productions. The Sports Complex also includes the Meadowlands EMS Department, Meadowlands Fire Department and NJSEA Information Technology Department.



Saw Mill Creek Wildlife Management Area



Meadowlands Fire Department Ladder Truck



MetLife Stadium



Meadowlands Arena



Meadowlands Racetrack

OVERVIEW

Wildwood Convention Center



Monmouth Park Racetrack



Atlantic Health Jets Training Center

The Authority also owns the Wildwood Convention Center and holds the land lease for the Monmouth Park Racetrack in Oceanport, home of the Haskell Invitational; the Favorites off-track wagering facility in Woodbridge; and the Atlantic Health Jets Training Center in Florham Park.

The NJSEA's educational component, the Meadowlands Environment Center (MEC), is also headquartered at DeKorte Park. The MEC, through a partnership between the NJSEA and Ramapo College of New Jersey, introduces children in Grades K-12 to the Meadowlands' natural resources and their critical environmental importance.

Informal STEM learning experiences focus on current issues such as climate change and sea level rise, supporting Governor Murphy's leadership on this matter through his implementation of Climate Change Education in Grades K-12.

As a regional planning and zoning agency, the NJSEA promotes economic growth in the Meadowlands District. Through appropriate, smart planning, the agency over the past five decades has attracted billions of dollars in economic development to the District, establishing the area as a foremost



Science Center



Meadowlands Environment Center



Aerial View of Meadowlands Warehouses



Aerial view of DeKorte Park

regional economic driver. Today the Meadowlands is a hub for warehouse and distribution centers due to its proximity to New York City, mass transit, and major roadways, airports, and seaports.

Simultaneously, the agency has cleaned up and closed more than 50 orphaned landfills since its founding, protected more than 3,500

acres of environmentally sensitive wetlands, and contributed to the key improvement of the Hackensack River and the Meadowlands District's overall, remarkable environmental renaissance. The Meadowlands, once defined by blight and pollution, today is a unique urban eco-system teeming with wildlife, especially birds.

The Meadowlands District municipalities in Bergen County are Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford, South Hackensack and Teterboro. Hudson County municipalities in the District are Jersey City, Kearny, North Bergen and Secaucus. ♦

TABLE OF CONTENTS



Canvasbacks, Northern Shovelers, Ruddy Ducks and Buffleheads Photo courtesy of M.E. Raine

Overview	2
Message from the Chairman	10
Board of Commissioners	12
Message from the President and CEO	14
Meadowlands Sports Complex	16
Spotlight on the Environment	18
Transportation & Economic Development	22
Floodplain Management	24
Public Programs	26
Parks	28
Education	30
Financial Report	32

MESSAGE FROM THE CHAIRMAN



JOHN BALLANTYNE
Chairman

The year 2022 was an exhilarating time at the New Jersey Sports and Exposition Authority. In response to a joint bid submitted by the NJSEA and the City of New York, FIFA selected NY/NJ as a joint Host City for 2026 World Cup matches to be held at MetLife Stadium in the Meadowlands Sports Complex.

It is no surprise that FIFA recognized the NY/NJ region as an ideal location to host the FIFA 2026 World Cup, which is widely considered to be the world's biggest sporting event. MetLife Stadium is a top-notch venue that has hosted large-scale events including Super Bowl XLVIII (2014) and WrestleMania 29 (2013). The complex was also the site of 1994 men's World Cup contests and 1999 women's World Cup matches.

The Authority's role in protecting and improving the environment and wildlife habitats also played a great role in a successful year. The NJSEA Meadowlands Research and Restoration Institute (MRRI) continued and completed studies of the Hackensack River and its marshes to help best increase resiliency against climate change and sea level rise.



Sharp-shinned Hawk

This work is in keeping with Governor Murphy's commitment to addressing the effects of climate change through proactive efforts. MRRI is among New Jersey's foremost research organizations. In addition, they have explored the Meadowlands' avian population

to find ways to best protect and increase habitat for the nearly 300 bird species that have been identified in the region, many on the State Threatened and Endangered Species lists.

We invite the public to learn more about the NJSEA's operations and activities by visiting our website, njsea.com, the MRRI website, <https://meadowlandsrri.com> and its Instagram page, [mrri_njmeadowlands](https://www.instagram.com/mrri_njmeadowlands). You



American Kestrel

can also contact us via email at info@njsea.com or by calling 201-460-1700. We would love to hear from you.

The Authority's numerous achievements in 2022 are a result of the vision and leadership of the NJSEA Board of Commissioners, and the dedication of the agency's dynamic professional staff. Through our efforts, we look forward to a very exciting and successful future. ♦

BOARD OF COMMISSIONERS



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LOUIS J. STELLATO



ROBERT B. YUDIN



NJSEA Pontoon Boat tours the Hackensack River



Great Blue Heron



Students prepare salads in Mobile Food Lab



Staff preparing a drone flight

MESSAGE FROM THE PRESIDENT & CEO



VINCENT PRIETO
President & CEO

I am proud to report that the New Jersey Sports and Exposition Authority enjoyed a thriving 2022. The Authority advanced its commitment to Meadowlands District residents and constituents.

The agency contributed to the region's economic growth through its role in bringing FIFA 2026 World Cup contests to MetLife Stadium and renting the Meadowlands Arena to major television production companies. The FIFA 2026 World Cup will bring fans from around the world to the Meadowlands, boosting the District and the State's tourism industry, including hotels, restaurants and other local businesses.

The cast and crew of the AMC production, *The Walking Dead*, patronized many District businesses.

The NJSEA's innovative educational arm, the Meadowlands Environment

Center (MEC), received valuable grants to further its superb enrichment programming for students in Grades K-12. The center is operated by Ramapo College, whose educators' creativity and forward-thinking approach to teaching are helping young people understand the crucial significance of protecting and preserving the environment. The MEC has long been a leader in teaching students about climate change and its effects, sustainability, and green building. Through its foresight, the MEC has greatly helped to promote and enhance Governor Murphy's initiatives to combat climate change and sea level rise.

Through a partnership with the Bergen County Audubon Society, the NJSEA held several environmentally themed public programs and twice-monthly nature walks, increasing the quality of life of residents who attended the events. People also visited the

Staff setting up equipment to be used in carbon sequestration study



NJSEA/BCAS Nature Walk



NJSEA's DeKorte Park in Lyndhurst, River Barge Park in Carlstadt and Mill Creek Marsh in Secaucus in droves, further establishing the NJSEA's park system as a treasure for all ages.

The NJSEA is pleased with its accomplishments over the past year, and looks forward to a great 2022. Under the vision, guidance and leadership of the Authority's Board of

Commissioners and the enthusiastic work of staff professionals, the NJSEA is poised to make a positive impact on the Meadowlands District in the years and decades to come. ♦

HIGHLIGHTS

In June, FIFA awarded the NY/NJ region 2026 World Cup soccer matches to be played at MetLife Stadium, located within the Meadowlands Sports Complex.

Visitors to the area from around the world will galvanize economic growth in the Meadowlands District and the State, bolster New Jersey's tourism industry, and constitute a point of pride and unity among both soccer fanatics and more casual spectators.

The NY/NJ region is an ideal World Cup host. MetLife Stadium is an internationally renowned venue that has hosted large-scale events including Super Bowl XLVIII (2014) and WrestleMania 29 (2013). The complex was also the site of 1994 men's World Cup contests and 1999 Women's World Cup matches.

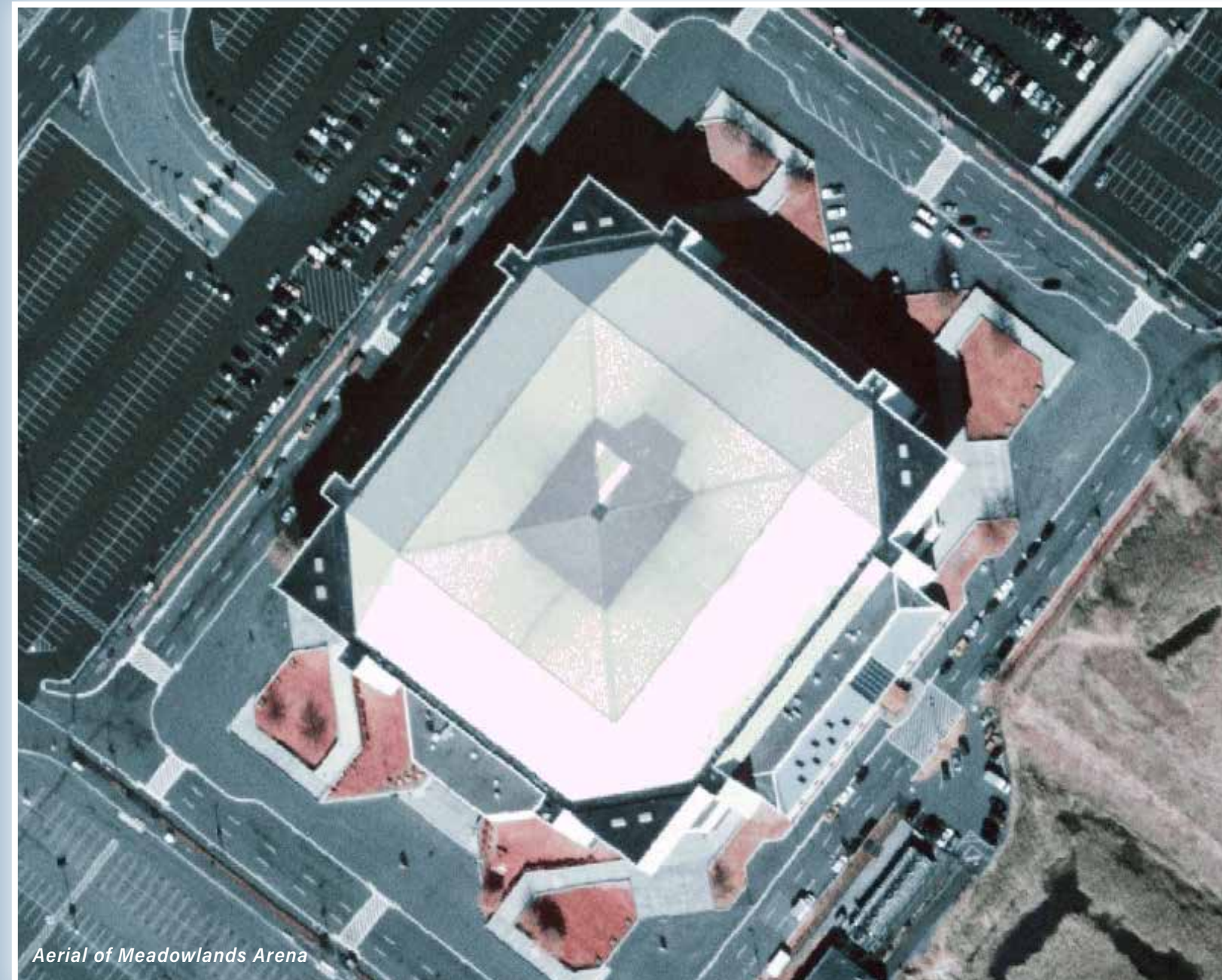
AMC used the Meadowlands Arena to film "Dead City," a spinoff of the popular "Walking Dead" series. AMC's new presence created 400 full-time positions in the State while adding to the local economy by boosting restaurants, hardware stores, UPS, FedEx,



Amazon and other businesses. In addition, the Authority contracted for the operation of the New Meadowlands Market, an outdoor flea market on the Complex grounds. Each week 500 to 1,200 vendors set-up shop. The Marketplace attracts more than 20,000 yearly visitors.

The NJSEA demolished the old Meadowlands Racetrack Grandstand, which will reduce budgetary costs in maintenance, utility and security. The Sports Complex gained 877 parking spaces for events, and the move adds significant security improvements around MetLife Stadium.

The Sports Complex also houses the Meadowlands Fire Department and Meadowlands EMS Department. In 2022, Meadowlands EMS responded to more than 3,000 emergency calls in and around the Complex. The Fire Department collaborated with Bergen County's Public Safety Operational Center to ensure that all fire communications are recorded and time stamped, allowing the Meadowlands operation to communicate directly with other departments in the event of a large-scale fire. The Fire Department in 2022 responded to 422 calls at the Complex. ♦



Aerial of Meadowlands Arena

The Meadowlands Research and Restoration Institute (MRRI) uses state-of-the-art equipment to conduct critical scientific research and monitoring of the District's wetlands and wildlife. MRRI studies especially seek to increase marsh resilience toward climate change and sea level rise, one of Governor Murphy's top environmental priorities.

In 2022, data gathered from a carbon sequestration study provided evidence that Meadowlands marshes sequester the harmful greenhouse gas while its mudflats emit carbon. This information will be used toward further research to best inform future marsh restoration projects throughout the Meadowlands District.

In addition, depth measurement mapping of the tidal creeks around the Sawmill Creek Wildlife Management Area were completed. The data calculated will help produce a hydrologic and sediment transport model being developed for the site. This model will help determine the best methods to ecologically restore the area and increase the potential for carbon sequestration. The project is funded by EPA



Staff prepares to launch Hazardous Algae Bloom Boat

Wetland Program Development Grant monies.

An ongoing Surface Elevation Table (SET) study brought to 11 the number of SETs in the District's wetlands. A SET is a portable mechanical device used for measuring elevation changes of wetland sediments. SETs provide a glimpse into whether low-lying coastal areas are keeping up with rising sea levels on an annual basis.

During the summer, MRRI launched a 22-foot Hazardous Algae Bloom (HAB) boat designed to mechanically remove and mitigate harmful flourishes. MRRI and the New Jersey Institute of Technology used the boat to survey HABs as part of the

Department of Environmental Protection funded program. In October, MRRI and NJIT hosted an Algae Bloom Mitigation Workshop at DeKorte Park. Participants exchanged ideas on the best ways to abate harmful algae blooms.

The Institute continuously monitors water and sediment quality and elevation in the Hackensack River. Data compiled helps researchers to develop policies and programs that improve the River's health. MRRI collects water samples at 14 sites on the lower Hackensack River and its tributaries every quarter. This assessment provides a general outlook of overall water quality in the Meadowlands estuary.



Staff prepares to mount GPS system in the Saw Mill Creek



Sora, photo courtesy of Ron Shields



Diamondback Terrapin, photo Courtesy of Joe Koscielny



Drone in flight

Regarding wildlife, MRRI's long-term avian point counts documented an increase in the diversity of bird species in the Meadowlands District, including a number of new species.

In 2022, MRRI's Diamondback Terrapin mark-and-recapture study yielded a total of 96 terrapins caught and, of those, nine recaptures. After scientists gather weight and other measurements, the terrapins are released back into the marsh. When combined

with data collected since 2008, the evidence strongly suggests that the Meadowlands' Terrapin population is a large and healthy one.

MRRI also implemented a protocol to detect and document secretive marsh birds. All of the target species were detected at least once, and some groundbreaking discoveries were made, the most interesting being the detection of Virginia Rails at five different sites during the breeding season. This indicates that there is

high quality, grassy wetland in the District. Additional avian monitoring projects undertaken in 2022 included dedicated winter waterfowl and migratory shorebird surveys, and dedicated counts of Threatened and Endangered Species.

The 2022 results from the Meadowlands bird banding station indicate that migratory birds are gaining mass in the District, and diversity is increasing. Staff

observed several new species. Moreover, birds that were tagged in previous years were recaptured, indicating that they are surviving over time. The banding data provided evidence that birds are successfully hatching chicks, and that adult and young birds are returning to the Meadowlands in consecutive years.

The MRRI drone program acquired a new high-precision drone with Real Time Kinematics (RTK) capability that allows mapping with centimeter accuracy. The drone completed more

than 120 hours of flight time mapping erosion, tree cover on landfills, landfill capping progress and changes in landfill elevation.

MRRI staff researched District Right To Know (RTK) hazardous material information for industrial facilities according to new County records. The information will be used to help update digital maps that provide emergency officials immediate access to critical information when every second counts, including continuously updated data on

hazardous materials stored in warehouse facilities, and current and historical aerial imagery.

A water level alert system and flood prediction maps developed by the agency helps first responders and the public, which is especially critical as the Meadowlands is a low-lying area. The email and text-based alerts for District towns are sent when water levels reach 5 feet above sea level and continue to be relayed as the levels rise. ♦

HIGHLIGHTS

TRANSPORTATION & ECONOMIC DEVELOPMENT

The Transportation group falls under the agency's Land Use Management (LUM) Department. In 2022, the Transportation Group and the Meadowlands Transportation Planning Board (MTPB) worked on the final stages of an updated, District-wide transportation plan. The update relies upon the participation of public and private sector stakeholders and will reflect recent and anticipated future growth in the District. This project will renew the transportation planning horizon to the year 2045. ♦

In addition, LUM is responsible for approving certain development plans in the Meadowlands District. Several of these projects over the past year were completed or made substantial progress. Amazon continued construction of a 357,521-square-foot, e-commerce sortation center within the Highland Cross Redevelopment Area in Rutherford. The first of four proposed warehouses, consisting of 70,520 square feet, was completed within the Van Keuren Avenue Redevelopment Area in Jersey City. An 113,646-square-foot warehouse facility was constructed in North Bergen. ♦



Aerial View of Meadowlands warehouse

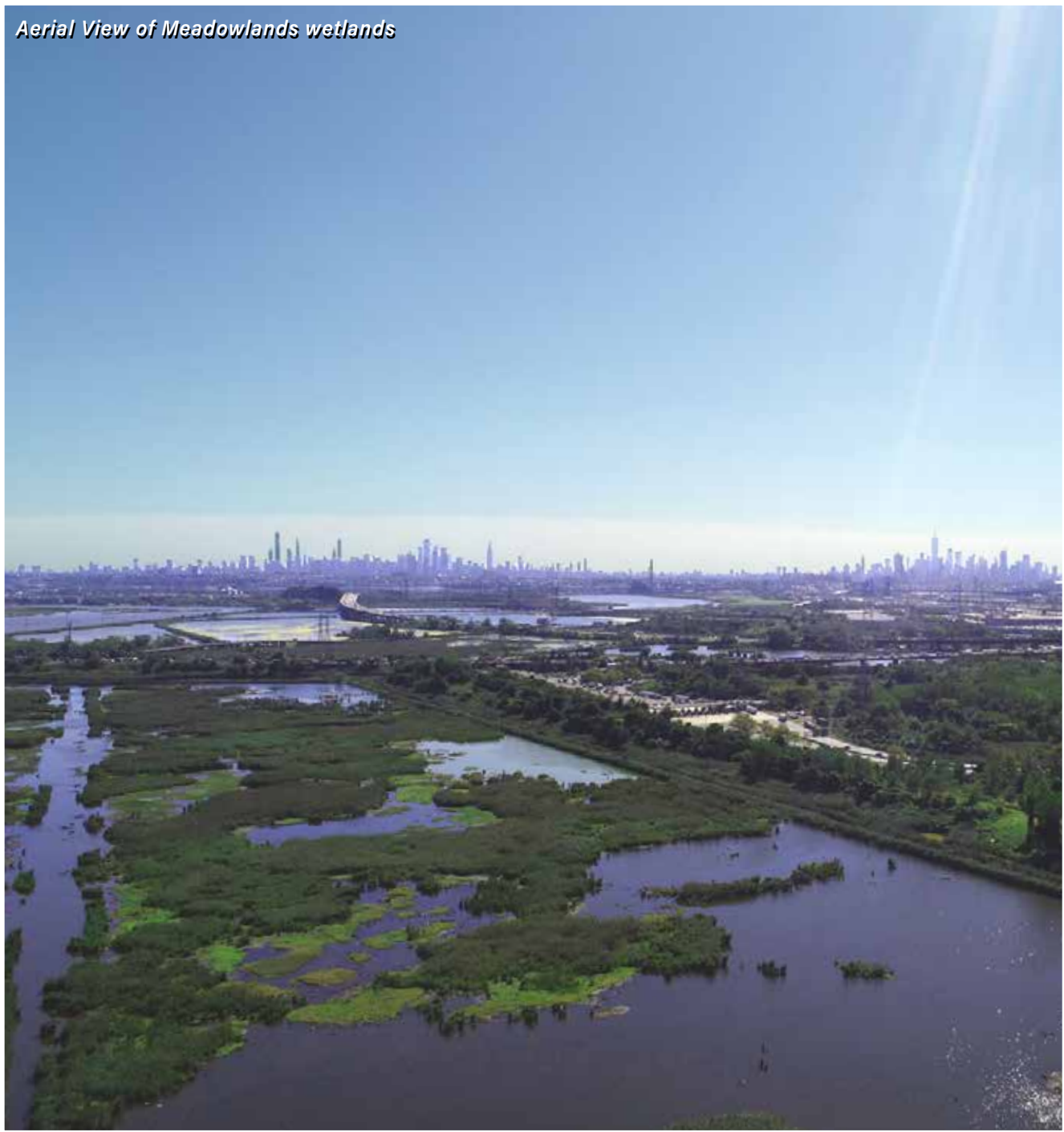
HIGHLIGHTS

The NJSEA addresses stormwater management and infrastructure with the goal of reducing flood-related losses and increasing the resiliency of the Meadowlands District to storm surges and tidal events. The Authority in 2022 completed a five-year update of its Floodplain Management Plan to further its mission of reaching these goals.

The update allowed the agency to continue participating in the FEMA Community Rating System (CRS) program. CRS provides discounts on flood insurance policies for property owners in the Meadowlands District within the FEMA Special Flood Hazard Area. There are approximately 2,800 flood insurance policies in the District eligible for the CRS program. It is anticipated that the NJSEA will provide a 15 percent reduction of flood insurance rates to qualified property owners. This represents a total savings of approximately \$750,000. ♦



Aerial View of Meadowlands wetlands



Close up of East Rutherford Tide Gates



Aerial of East Rutherford Tide Gates



2022 NJSEA HIGHLIGHTS

PUBLIC PROGRAMMING

The NJSEA provides many environmentally themed, family friendly public programs that introduce people to the District's parks and natural resources. The events, through crafts, games and other activities, instill in children at an early age the importance of environmental and wildlife preservation in the region and beyond.

In 2022, the NJSEA, through a partnership with the Bergen County Audubon Society, brought more than 1,000 visitors to its Native Plant Day, Meadowlands Birding Festival and Butterfly Day combined. The events included nature walks, talks, kid's games, scavenger hunts and costume contests. Native Plant Day occurs in April; Butterfly Day in July; and the Meadowlands Birding Festival in October. All events take place at DeKorte Park in Lyndhurst, the home of the NJSEA.

The Audubon Society and the NJSEA also host several monthly nature walks throughout the District for all ages. Destinations include

DeKorte Park, Mill Creek Marsh in Secaucus and Losen Slote Creek Park in Little Ferry.

The William D. McDowell Observatory, housed at DeKorte Park, provides the public with stargazing opportunities. The Observatory is open year-round on Wednesday evenings, weather permitting. Hours vary by season; visit njsea.com for more information. Visitors can see Jupiter, Saturn, Mars and several constellations, among other celestial bodies. From June through September, the agency conducts guided Pontoon Boat tours along the Hackensack River, offering an up-close experience of the River and its marshes. The leisurely, two-hour rides reveal a whole new environment including acres of preserved wetlands and a thriving ecosystem, all framed by a spectacular view of the Manhattan skyline.

Check meadowblog.net, email info@njsea.com or call 201-460-1700 for more information on NJSEA public programs.. ♦



NJSEA/BCAS Butterfly Day



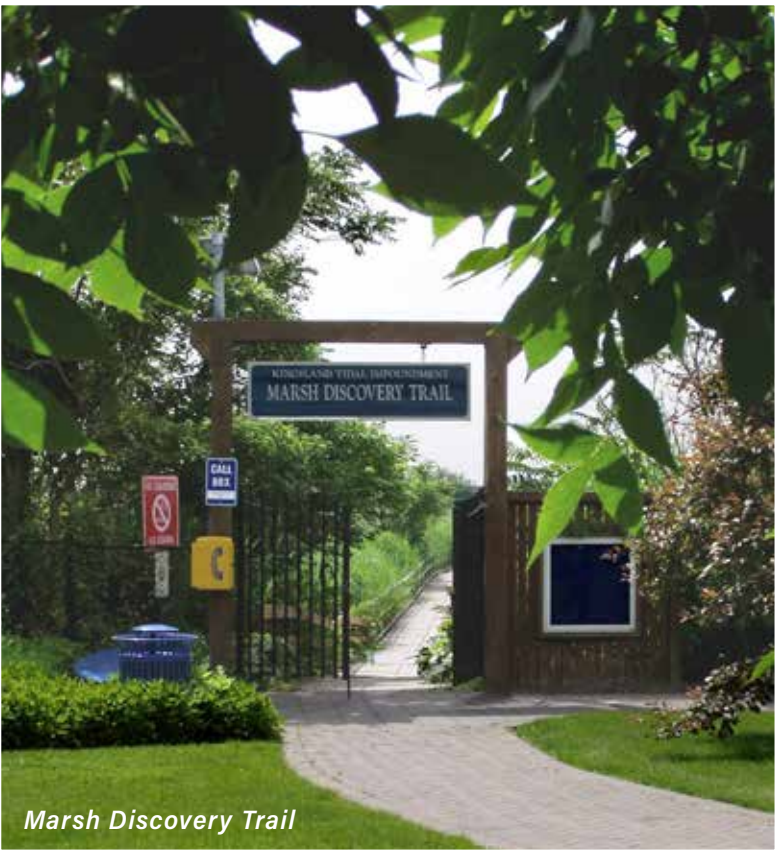
NJSEA/BCAS Festival of Birding, photo courtesy of Joe Koscielny



Meadowlands Birders



Stargazers at the William D. McDowell Observatory



Marsh Discovery Trail



River Barge Park



Mill Creek Marsh Photo courtesy of M.E. Raine

The NJSEA's three parks and natural areas, DeKorte Park in Lyndhurst, River Barge Park in Carlstadt, and Mill Creek Marsh in Secaucus, welcomed thousands of visitors in 2022. The three parks total 167 acres.

DeKorte Park features 3.5 miles of walking paths, panoramic views of wetlands and waterways, and birds galore, all framed by the

New York City skyline. DeKorte's most popular walkway, the Marsh Discovery Trail, is a half-mile boardwalk loop that extends over the park's tidal impoundment, also known as the Shorebird Pool. The trail includes bird-blinds, study docks, shaded and open classrooms, and several seating areas. It attracts nature lovers, bird watchers, schoolchildren

and those looking for tranquil relaxation.

In 2022, the parks' flora continued to bloom, including milkweed, hibiscus and coneflower. Milkweed is especially important. It is the only plant on which Monarch Butterflies lay their eggs. With the Monarch population in decline, milkweed is essential to helping their numbers increase.

The NJSEA's River Barge Park in Carlstadt along the Hackensack River draws all ages to participate in catch-and-release fishing for striped bass, white perch and more. Others read on the dock while enjoying the scenery. River Barge Park is popular with birders, who scope out nearby Osprey and Eagle nests. In 2022, all of the park's public boat slips were

rented. Many others used the park's dock to launch small boats, kayaks and other watercraft.

Mill Creek Marsh is a great place for birding; be on the lookout for migrating species such as Nelson's Sparrow, Semipalmated Sandpiper and Blue-winged Teal. Yearlong residents include the Great Blue Heron and Bald Eagle.

The most notable characteristic of the marsh are the dozens of ancient white cedar stumps that dot the waterway. They are the last remnants of a primeval forest that once covered a third of the area for hundreds of years. Today the rot resistant stumps serve as perches for Egrets and shorebirds. ♦

2022 NJSEA HIGHLIGHTS

The NJSEA Meadowlands Environment Center (MEC), operated through an agreement by Ramapo College of New Jersey, provides environmental education opportunities to schoolchildren in Grades K-12. The MEC in 2022 provided informal STEM education experiences to 13,131 students.

The team at the MEC has been a leader in designing and developing informal STEM activities that address climate change. Ramapo educators use the LEED-Platinum Science Center in activities focused on sustainable design and alternative energy.

The MEC uses DeKorte Park as a living classroom. Programs are tailored to academic grade levels. Students in Grades K-3 visit DeKorte Park's salt marsh and meet the animals that make this amazing habitat their home. Older grade-school children learn about New Jersey's geography in relation to migratory birds, and the benefits of composting. Middle-school students explore the basics of biodiversity and study the solar system, while

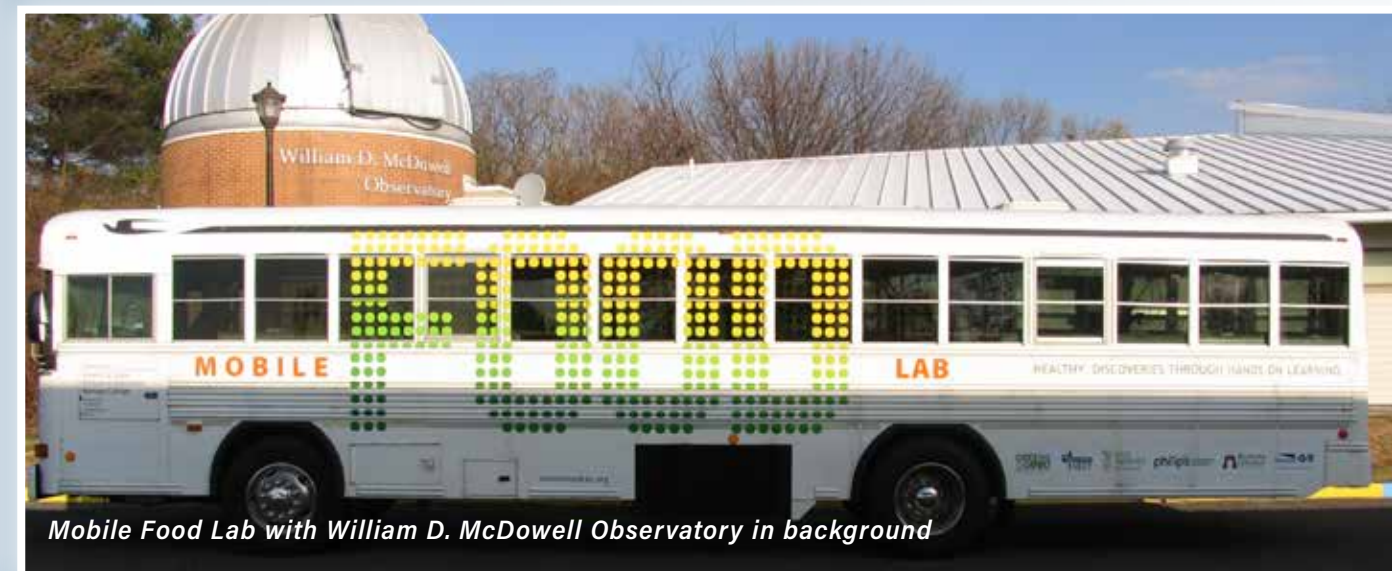


Students dipnet for microorganisms in Dekorte Park

MEADOWLANDS ENVIRONMENT CENTER



Students examine specimens under the microscope at the Science Center



Mobile Food Lab with William D. McDowell Observatory in background



MEC educator teaches about waves as part of a climate change program



Students prepare Artificial Floating Islands to place in DeKorte Park

high school students learn about “Urban Estuary Ecology” through fieldwork.

The MEC in 2022 was awarded a \$458,000 earmark from the Federal Government to collaborate with the NJSEA and the REED foundation for Autism to construct a hydroponic vertical farm in DeKorte Park using recycled shipping containers. The vertical farm will ultimately be used to train and provide employment opportunities for people living with autism. The MEC also instituted a \$25,000 grant for a Teaching, Research & Action to Combat Climate Change project funded by a private grantor.

In addition, educators taught lessons on hydroponics, healthy nutrition and food science. As part of its partnership with the Garfield school district, they prepared 360 individual nutrition education kits. Students tuned in to remote lessons, conducted experiments, and prepared food, all designed to foster healthy eating at home.

MEC staff assisted Ridgefield Park middle school students during the summer in creating Artificial Floating Islands (AFIs). The floating wetlands create mini-ecosystems on the water. They serve various functions, such as water purification; helping to mitigate the effects of climate change and sea level rise; providing habitat for fish, birds, and other species; and landscape improvement. The students launched their AFIs in DeKorte Park’s tidal impoundments. The AFIs flourished in the fall. ♦

2022 NJSEA

FINANCIAL REPORT

MEADOWLANDS WILDLIFE

STATEMENT OF REVENUES, EXPENSES & CHANGES IN THE POSITION
GOVERNMENTAL OPERATIONS
December 31, 2021

OPERATING REVENUES	
Fees & Charges	1,347,000.00
Lease Payments	888,000.00
Revenues from Composting Operation	193,000.00
Other	384,000.00
Total Revenues	2,812,000.00
OPERATING EXPENDITURES	
Governmental Operations	13,043,000.00
Environmental Center Operations	885,000.00
Solar Array 1-A	20,000.00
Other Expenditures	773,000.00
Total Operating Expenditures	14,721,000.00
Excess of Revenues over Expenditures prior to Non-Operating Cost	(11,909,000.00)
NON-OPERATING EXPENSES	
MAGNET Grants	371,000.00
Total Non-Operating Expenses	371,000.00
Net Excess of Revenue over Expenses	(12,280,000.00)

STATEMENT OF REVENUES, EXPENSES & CHANGES IN NET POSITION
BUSINESS-TYPE OPERATIONS
December 31, 2021

OPERATING REVENUES	
Sports Complex Revenues	12,780,000.00
Solid Waste Revenues	4,881,000.00
Convention Center	1,480,000.00
Other	10,408,000.00
Total Revenues	29,549,000.00
OPERATING EXPENSES	
Sports Complex	59,456,000.00
Solid Waste	6,441,000.00
Convention Center	4,334,000.00
Depreciation & Amortization	7,937,000.00
Payments Lieu Of Taxes (PILOT)	12,516,000.00
Total Operating Expenditures	90,684,000.00
Operating Loss	(61,135,000.00)
NON-OPERATING INCOME(EXPENSE)	
Other Income	33,168,000.00
Tourism Tax Revenue	5,840,000.00
Interest Income (Expense)	93,000.00
Total Non-Operating Income	39,101,000.00
Change in Net Position	(22,034,000.00)

Bay-breasted Warbler



Yellow-breasted Chat



Horned Lark



Bay-breasted warbler





NEW JERSEY SPORTS AND EXPOSITION AUTHORITY

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