STATE OF NEW JERSEY
NEW JERSEY SPORTS & EXPOSITION AUTHORITY
IN THE MATTER OF:
SP-755 MASTER PLAN UPDATE
HACKENSACK MEADOWLANDS DISTRICT
PUBLIC HEARING
TUESDAY, SEPTEMBER 10, 2019
One DeKorte Park Plaza
Lyndhurst, New Jersey
COMMENCING AT 6:00 PM
BEFORE:
SARA SUNDELL, Director of Land Use Management and Chief Planner
SHARON MASCARO, Deputy Director of Land Use Management and Deputy Chief Engineer
MIA PETROU, Principal Planner
CHERYL REZENDES, Principal Planner
ALSO PRESENT:
ADAM LEVY, ESQ., Vice President of Legal and Regulatory Affairs
STENOGRAPHICALLY REPORTED BY:
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SEPTEMBER 10, 2019 6:00 PM

MS. SARA SUNDELL: Good evening everyone. My name is Sara Sundell. I’m the Director of Land Use Management and the Chief Engineer of New Jersey Sports and Exposition Authority. Seated with me this evening are Adam Levy, Vice President of Legal and Regulatory Affairs; Sharon Mascaro, Deputy Chief Engineer and Deputy Director of Land Use Management; Mia Petrou, Principal Planner; and Cheryl Rezendes, Principal Planner.

The NJSEA is the Authority of the State of New Jersey responsible for the regional planning and zoning of the Hackensack Meadowlands District, a 30.3-square mile area encompassing portions of 14 municipalities in two counties, including Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford, South Hackensack, and Teterboro in Bergen County; and Jersey City, Kearny, North Bergen, and Secaucus in Hudson County.

We are here today to obtain comment on the proposed “Draft Hackensack Meadowlands District Master Plan update 2020.” A six-week public comment period which started on Monday, August 5, 2019 and ends on Monday, September 16, 2019 is being provided by the NJSEA to receive comments from the public on the Draft Master Plan update.

Pursuant to N.J.S.A. 5:10A-7(b), the NJSEA introduced the Draft Master Plan Update on August 5th, 2019. In addition to viewing at NJSEA offices, the draft plan and public notice of this hearing has been made available for download on the NJSEA website, and was hand-delivered to the clerk of each constituent District municipality.

Notice of this public hearing appeared in the August 5th 2019 edition of the New Jersey Register. Public notices were also published in the Record, the Jersey Journal, and the Star Ledger newspapers.

At this time, NJSEA staff will be providing a brief presentation on the proposed draft master plan update. At the conclusion of the presentation, we will open the floor to receive public comment. If you have not already done so, please sign in at the table located just outside of the auditorium if you’d like to make a comment, and we will work down the list at that time.

MIA PETROU: Good evening everybody.

I am Mia Petrou. I’m principal planner of Land Use Division of the NJSEA. I will be joined this evening at various times by my colleagues, Sharon Mascaro, Deputy Director of Land Use, Deputy Chief Engineer and Cheryl Rezendes, Principal Planner.

I’m going to get right into it. We have a lot of ground to cover.

The New Jersey Sports and Exposition Authority, more commonly associated with managing sports and entertainment facilities in the State is also responsible for the planning and zoning of the 30-square-mile Hackensack Meadowlands District, consisting of parts of 14 towns in two Counties, as you heard Sara mention in the opening statement. These land management responsibilities were assigned to the NJSEA upon its merger with the New Jersey Meadowlands Commission in 2015 pursuant to the Hackensack Meadowlands Agency Consolidation Act, where the NJSEA absorbed the operations of the NJMC.

The mandates for the stewardship of the Hackensack Meadowlands District, originally established in 1968, remain unchanged by the merger, and the NJSEA is therefore charged with three main responsibilities to protect the
Zoning regulations and redevelopment plans, worked occupancy certifications, and the preparation of management activities including zoning reviews, staff are responsible for the day-to-day land the 2004 plan. The NJSEA's Land Use Management Consolidation Act requirements prompted a review of plan had established a 25 to 30 year vision, the development potential on upland areas, particularly preservation. The plan also provided for additional remaining wetlands in the District for Planned area designations, and instead targeted master plan adopted for the District in more than 2004 plan NJMC Master Plan, which was the first new Meadowlands. This new vision was set forth in the Master Plan relating to current conditions in the Meadowlands District, which is the 1970 Comprehensive Land Use Plan. We have copies of our master plan here on the table if you want to take a look at them later. This plan envisioned development of the Meadowlands within large specially planned areas, which, in many cases were located primarily on wetlands. Over the years, increasing awareness and appreciation of wetlands and the valuable benefits they provide, not only for fish and wildlife, but for people too, resulted in a landmark change to the vision for the future of the Meadowlands. This new vision was set forth in the 2004 plan NJMC Master Plan, which was the first new master plan adopted for the District in more than 30 years. The 2004 plan eliminated Specially Planned area designations, and instead targeted remaining wetlands in the District for preservation. The plan also provided for additional development potential on upland areas, particularly through redevelopment. Although the 2004 master plan had established a 25 to 30 year vision, the Consolidation Act requirements prompted a review of the 2004 plan. The NJSEA's Land Use Management staff are responsible for the day-to-day land management activities including zoning reviews, occupancy certifications, and the preparation of zoning regulations and redevelopment plans, worked in cooperation with other divisions of the NJSEA, including our Executive, Natural resources, Solid Waste and finance divisions with support from the Rutgers Meadowlands Environmental Research Institute, the Meadowlands Conservation Trust, and our demographics consultant 4Ward Planning, to prepare the plan we are presenting and receiving comment on tonight. During staff research, it became increasingly apparent that the principles of the 2004 Master Plan are, for the most part, still valid, and that's its implementation has been largely effective. However, we recognized that updates certainly need to occur to address current issues and challenges facing the District, and that more in-depth studies of certain sectors are required that, for timing and resource reasons, are not included in this draft; issues such as flooding, transportation, housing, open space and the environment that require strategic planning. In many cases, as you'll hear planning efforts are already underway to address these important concerns. But in order to plan for the future, we first had to evaluate where we've been.

The first six chapters of the draft plan, shown on the slide before you, contain the research and evaluation that went into the 2004 Master Plan relating to current conditions in the District. The final three chapters contain the master plan update, which provides a policy perspective for the District for the next ten years, building on the 2004 plan. As part of the update, a new chapter on sustainability and resiliency is proposed and you will hear more about that later. We start with the goals and objectives of the draft plan, which establish the principals on which the plan is based, expanding upon those of the 2004 Plan. They include safeguarding and restoring the district's natural and historic resources; promoting a suitable array of land uses that promote the public health, safety and general welfare while supporting the Meadowlands economy, accommodating regional housing needs in suitable locations, promoting an effective transportation network, and increasing resiliency and promoting the use of sustainable energy in the District. One of the most common challenges we...
face here in the District is balancing these seemingly competing objectives.

In terms of Land use in the District, the map before you portrays the colorized patchwork of existing land uses on a parcel-by-parcel basis. The Hackensack River bisects the District in the middle. And on either side the green colors represent our natural areas, composing approximately 40 percent on the District’s land area, the largest presence in the district.

The largest active land use is our transportation category in dark grey on the map, representing twenty percent of the District Land area, which is indicative of the extensive transportation network that traverses the District, and it is followed by industrial uses in light grey, which are established in the District due in large part to its transportation network.

The plan update classifies properties as natural areas, developed areas, and other areas, which prompted the creation of a new category for the Meadowlands Sports Complex site, formerly designated as Recreational Land, since the amount of impervious surfaces it contains, did not fit into a natural area classification. This designation excludes Walden Swamp, which remains classified as a Wetland land use.

This plan also designates a new transitional land category, shown in orange, to account for sites under development that do not currently have an active land use. Transitional lands constitute almost 750 acres of the District, indicating a strong Meadowlands economy.

The plan reviews Meadowlands market trends and analyzes the 2004 Plan’s build-out estimates over a 25-year time frame in relation to development that’s actually occurred through today with approximately 10 years remaining on that build-out estimate.

This build-out analysis includes only new buildings and building footprint expansions that have occurred since 2004 and have received occupancy certification. It does not include buildings currently under construction.

Almost 4,000 housing units have been developed in the District to date, surpassing the 2004 estimates, largely due to NJSEA Affordable Housing policies that have facilitated housing construction in the District.

About 1.2 million square feet of new commercial development has also occurred primarily within the two NJSEA redevelopment areas, including Teterboro Landing and the Harrison Avenue Retail Center in Kearny. American Dream development is not included in this estimate.

The office market has remained stagnant, which is not an issue isolated to the Meadowlands District. The total estimate office development includes approximately 4 million square feet of development approved under Allied specially planned area approvals at Secaucus Junction dating back to the 1990s, which has not materialized to date. The vacancy rate for office in the District, approximately 18 percent in 2018, has actually been declining in recent years. However, this is primarily due to less availability as office space is being demolished to make way for other uses, which in the district, is largely industrial development.

Industrial development does continue to be the predominant land use presence in the District, benefitting from proximity to New York City and surrounding regions. Approximately 4.7 million square feet of new industrial development has been occupied in the district since 2004, not including mezzanines or other investment such as raising the roof of an existing building. Another 5.5 million square feet of new industrial development is currently under review by this office primarily within redevelopment areas.

Therefore, we can expect to make more progress on our development goals in the next ten years.

Finally, hotel development has resulted in 436 new hotel rooms since 2004, with more under development, particularly in Secaucus due to its proximity to New York City and along Paterson Plank Road in Carlstadt and East Rutherford in anticipation of the American Dream opening.

MS. SHARON MASCARO: Since the adoption of the 2004 Master Plan, the NJSEA has taken a more active role in affordable housing within the district.

In 2007, the courts affirmed that the NJMC, as predecessor to the NJSEA, had greater responsibility to plan and zone for affordable housing. To that end, in 2008, Interim Policies governing affordable housing development in the District were created by this agency and have been
Floodplain management is one of the core functions of the NJSEA. In addition to the preparation of a floodplain management plan, the NJSEA administers regulations for floodplain development, just updated this past August. The NJSEA is currently working on an updated floodplain management plan, scheduled to be adopted in 2021.

FEMA’s community rating system. Because of NJSEA’s floodplain management activities, property owner within the district currently receive a 15 percent discount on their flood insurance premiums. These activities include inspecting

A major player in these accomplishments has been the Meadowlands Conservation Trust, established in 1999. The hydrology of the District is not limited to wetland areas. Approximately three quarters of the district is located within a FEMA-designated special flood hazard area, more commonly known as the 100 year floodplain, which are the areas shown in blue on the map. Therefore flooding, as many of you know is one of the largest issues we face in the district.

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The NJSEA also participates in FEMA’s community rating system. Because of NJSEA’s floodplain management activities, property owner within the district currently receive a 15 percent discount on their flood insurance premiums. These activities include inspecting

The draft master plan also provides a summary of the housing plans prepared by our constituent municipalities’ including their current obligations and their plans/strategies to implement affordable housing development sites located within the district that are referred to in the municipal plans.

MS. PETROU: Meanwhile there are several environmental accomplishments achieved since 2004. In 2004, the district had approximately 2,500 acres of wetland sites preserved, restored, or within mitigation banks. Since that time, 1,050 acres of wetlands have been gained, within 44 total sites as shown on the map. This represents an increase of more than 40 percent in the last 15 years alone and is one of the largest successes of the 2004 plan.

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1. Building Regulations implemented in 2007 that incentivize sustainable development in the District, as well as the agency's 2008 Energy Master Plan, more than 50 megawatts of solar energy installations have been approved and over 42 megawatts installed through June 2019. This is more than double the NJSEA's 2008 goal of 20 megawatts by 2020. The collection of solar energy has become a more widespread use for portions of closed landfills, utilizing the top and/or south facing slope areas and allowing for wildlife habitat on the remainder. In 2012, the largest photovoltaic system in the District, totaling 3,000 kilowatts was installed on the NJSEA’s 1A Landfill, as you can see on the picture here on the other side. (Indicating)

Regarding our solid waste mandate, the Hackensack Meadowlands District is the State’s 22nd Solid Waste Management District in addition to each of the State’s 21 counties, and operates pursuant to a separate Solid Waste Management Plan. The proliferation of unregulated dumping and landfills in the region was the main impetus for the creation of the Hackensack Meadowlands District in 1968, as a public health mandate to provide for appropriate solid waste facilities. At the time the District was created, 5,000 tons of garbage per day were being dumped in the Meadowlands. Many landfills became orphan landfill after NJDEP required closure funding in 1982. Appropriate closure of landfills is important to collect gases and leachate that would otherwise impact the environment. Former landfill areas include the 1-A Landfill, now home to a photovoltaic system, the 1E Landfill, which has become passive open space supporting a diverse uplands habitat, and as you can see in the picture, the before and after of our own Dekorte Park, built on a former landfill.

**MS. MASCARO:** The extensive roadway system that traverses the District is among the most heavily traveled in the nation, so it is no surprise that transportation is the largest active land use in Meadowlands District.

The circulation Chapter of the Master Plan reviews different modes of transportation utilized by people in the district, not just roads, but mass transit, pedestrian, bicycles and air transportation. The chapter also discusses the movement of goods through the district. Since 2004, there have been several significant transportation planning initiatives that are described in the draft plan. In 2005, the Hackensack Meadowlands Transportation Planning District Act was enacted by the legislature, establishing the NJSEA as a Transportation Planning District. The TPD Act allows for assessment of fees on new developments that contribute to the travel demand burdens on the transportation system, and the utilization of those fees for transportation infrastructure projects that benefit the region.

As a result of the TPD Act, the Meadowlands District Transportation Plan was prepared and adopted in 2007. One major achievement of the TPD Act is the installation of the Meadowlands Adaptive Signal System for traffic reduction or MASSTR which was deployed in five phases between 2013 and 2017. Funded by a $10 million TIGER 11 Grant from the USDOT and using $2.5 million in TPD funds as the required NJSEA match, the project is an adaptive traffic control system, installed on 124 traffic signals in the region. It integrates adaptive traffic signal control software, vehicle image detection, and wireless and fiber communication technologies to operate signals using real-time data. This network of self-adaptive traffic signals efficiently reduce roadway congestion, delay, travel time, fuel consumption and airborne emissions. The MASSTR System is expanded as new traffic signals are installed in the region.

As noted in the Master Plan, the 2007 District Transportation Plan is currently being updated and is expected to identify and address current transportation network challenges, as well as future opportunities and improvements.

**MS. PETROU:** Now we get into the Plan sections of the document. The Systems Plan provides updated objectives for the various systems identified in the 2004 plan, for each of the categories you see here on the slide. The Systems Plan provides a framework of strategic action items that serve as the implementation strategy for the goals and objectives established by this Master Plan; in some cases, requiring additional study to formulate a comprehensive and effective response to the issues facing the District identified in this Update. For
example, our Natural Environment Systems Plan includes Strategic Action Plans to update the NJSEA Wetlands Program Plan, to prepare a new District Wildlife Management Plan and a Natural Resources Strategic Plan to preserve, protect and restore the Meadowlands ecosystem. We also plan to update the District Green Map to highlight recreational activities in the District and enhance ecotourism.

The Economic Development Systems Plan includes the preparation of amendments to District zoning regulations to respond to current conditions in the District and evolving uses, as well as changes to the official zoning map to implement the 2020 Land Use Plan.

The NJSEA is also in the process of preparing an updated Floodplain Management Plan for the District, as mentioned earlier, which is the basis for the Community Rating System. Resiliency Strategies are evaluated within a new plan to enhance protection of properties for both residents and businesses. The Transportation Systems Plan provides for an update to the Meadowlands District Transportation System Plan to identify and address current transportation network issues, challenges and opportunities and improvements that are needed.

Upon completion of a Meadowlands Housing Plan, we will work with stakeholders to enact regulations to codify affordable housing requirements in the District. In the interim period, we will continue to utilize our Interim Policies to ensure no opportunities are lost for the provision of affordable housing in suitable locations, and we will work with our constituent municipalities to address properties in the

One or more significant challenges we face relates to our Housing System Plan, due to lack of availability of Meadowlands-specific housing data, as census tracts are not contiguous to District boundaries. In many cases, our demographics are skewed by the large population of Jersey City, the majority of which is located beyond District borders. The plan recommends the creation of a District-specific demographic and housing market study, which will result in a Meadowlands Housing Plan to identify and recommend an implementation pathway to accommodate housing needs in the district.

For example, the Commercial Center Area Plan has expanded to include new retail centers since developed in Teterboro and Kearny. The plan also proposes a new Area plan category termed Sustainable Uplands Reserve. This classification applies to former landfill areas many of which were previously located in the Preserve planning area applicable to wetlands. This area plan envisions that some of these former landfills could be used for environmentally sound development, such as sustainable energy parks like the 1A Landfill photovoltaic installation, or being reserved as passive open space to provide for scarce uplands habitat in proximity to wetlands areas. As opposed to the Preserve Planning Area designation, which corresponds to the Environmental Conservation Zone, the proposed Reserve area would allow some use of properties for which vertical development is limited or unlikely, in order to promote landfill closure.

Overall, the plan provides for an expanded Preserve classification over the 2004
The master plan provides a review of resilience in regions affected by Superstorm Sandy. In 2014, a design for the Meadowlands region was selected as a winner of the competition. Construction of stormwater improvements is scheduled to begin in Spring of 2020. NJDEP is also developing an Operations and Maintenance Toolkit of best practices for managing regional stormwater infrastructure with grant funding from the National Disaster Resilience Grant Competition. The resulting construction of new stormwater infrastructure in the project area will require a multi-jurisdictional approach to operations and maintenance.

New Jersey’s climate is changing. Over the last century, New Jersey has experienced rising temperatures, increased rainfall, more frequent extreme weather events, and rising sea levels. Increases in local sea level result from a combination of global, regional and local changes, which are a consequence of activities, such as burning of fossil fuels, agriculture, and land cleaning.

In 2014 Rutgers University, on behalf of the New Jersey Climate Adaption Alliance, convened a Science and Technology Advisory panel, to help identify alternatives for practitioners to enhance New Jersey’s resilience to regional sea level rise, coastal storms and flood risk.

The 2016 STAP report presented a range of estimates of sea level rise magnitude for New Jersey, as well as the probability of those estimates occurring. The table on the screen summarizes two of these estimates, measured in feet. The central estimate equates to a 50 percent probability and the likely range to a 67 percent probability. Two greenhouse gas emissions scenarios are represented in this table as well. A high emissions scenario is anticipated to accelerate climate change, and thus speed the rate of sea level rise.

The maps on the screen detail the projected inundation footprints in the District in 2050 and 2100 at a potential sea level rise of two feet and three foot, respectively, which roughly corresponds to the projections at the upper end of the likely scenario in the previous table. The color gradient reflects the level of projected inundation and is based on land elevation. The STAP report, SLR estimates are being used by NJDEP to develop its climate change and resiliency programs.

The master plan provides a review of potential strategies available to address sea level rise. Strategies that are deemed to have potential utility in the District will be recommended for future in-depth study. The potential strategies include the following: Comprehensive planning,
1 overlay zones, floodplain regulations, construction codes, setbacks and buffers.
2 The NJSEA recognizes the importance of planning for resiliency in the face of sea level rise. It is recognized that not every strategy will be feasible for implementation by the NJSEA, but it is important to explore all strategies that may be applicable. Planning for resiliency cannot be conducted in a vacuum and it is essential that the NJSEA coordinate with its public and private partners to best prepare the District for the climate-related challenges ahead.

MS. PETROU: In Summary, this plan serves as an update of the 2004 plan for the District, which has been implemented with great success. Development has been occurring as planned on upland areas, primarily through redevelopment, and more wetlands have been preserved, restored or mitigated. Improvements in water quality have promoted an ever-increasing diversity of fish and wildlife. We have been able to balance clean energy objectives with wildlife habitat creation on former landfills.

We have facilitated the creation of affordable housing within our district boundaries, and have increased the efficiency of our regional transportation network through our MASSTR adaptive signal program. Overall, we feel the Master Plan accomplishes the balancing act inherent in fulfilling our varied objectives, and sets a path for the future. As the plan recognizes, we know there is a lot of work left to do to ensure the District is well-positioned to thrive environmentally, economically, and socially in the coming years, particularly in light of the challenges we are facing in relation to climate change.

We look forward to continue working with our stakeholders as we take the next steps in the process and continue to work on our strategic planning initiatives to implement the goals and objectives of our 2020 Master Plan Update. Thank you.

MS. SUNDELL: As far as our master plan schedule, we're still within our six week public comment period which extends through September 16th. After the comment period closes, the NJSEA will evaluate all of the public comments that were received, and incorporate resulting modifications into the Plan. The final plan will be then forwarded to the HMMC, which is the Hackensack Meadowlands Municipal Committee, who will have 120 days to convey its position. Thereafter, the final plan will be placed on the agenda of the Board of Commissioners meeting for adoption in January 2020, in order to meet the statutory adoption deadline of February 5, 2020.

At this time we would like to invite public comment. Staff is here to receive your comments on the draft plan. However, we will not be answering questions as the format for this hearing is not a Q & A session. We ask that oral comments be limited to no more than five minutes to ensure that everyone here who would like to make a comment is heard. Comments may also be submitted in writing, as I said mentioned before, through September 16th. And we're going to work down the list. Stephen Pellino.

PUBLIC COMMENT

STEPHEN PELLINO, ESQ: Stephen Pellino. I happen to serve as the Borough Attorney to the Borough of Ridgfield, and I'm here on behalf of my Mayor and Council and the residents of Ridgefield, and I have comments in two areas.

First of all, I assume you folks as planners and engineers know that there is a foot fired, from what I understand, it would be one of the largest polluters in the State of New Jersey. And I think the real key of understanding it, is the fact that not one kilowatt of power is going to go to New Jersey. It is all going to go to New York. So from our point of view, we think this is inimical to your goals. It certainly is not in the best interest of the Town of Ridgefield. Quite frankly, other than the dollars that it will generate, it is not in the best interest of North Bergen there either. And every environmental group that we know of is opposed to this plan, and I would on behalf of Ridgefield and its residents and its Mayor & Council, and all of the environmental
groups, implore you to look at that in terms of your master plan, and in terms of the zoning, which I assume has to coincide. It's crazy. It has no place here. There is no benefit to anything in New Jersey, to anyone in New Jersey, and it's again, I think contrary to your goals of conservation and preservation. So, a strong message from Ridgefield for you to consider. We don't need that, and do whatever you need to do is our urging, I say this respectfully, from a zoning and planning standpoint to make sure that this doesn't happen.

The second comment may be a little bit off point, because I recognize that you folks are planners and engineers from what I understand. But if I could convey a message that perhaps you could convey to your Commissioners, as I think this has been pointing out, the Meadowlands' concept has been in place since 1969. It is a concept that recognizes that we have a unitary system of planning and zoning. That's why we're here for the updated master plan. But essentially, to that system, is the fact that we share both the benefits and the detriments, and that's why, again, you folks our planners and engineers, but I think you know there is a tax sharing formula so that municipalities like Ridgefield who have little development, gets what is called Meadowlands Adjustment payments, we get some money in return for not developing most of our property in the Meadowlands. And for the last three years, I'd say, Ridgefield hasn't gotten and the other receiving towns, Kearny and Jersey City to some extent, but Ridgefield is a big one, hasn't gotten what they are supposed to get. And we were involved in litigation, and it got made up later on, we're out $385,000 for 2018, we filed a litigation. Again, recognizing that you're planners and engineers, my message is, the failure to share this on a regular basis, it's a timely basis, it is mandated by statute, undermines the whole mission.

And I also recognize the NJSEA, you don't generate the funds, it is a pass-through organization. You get the money from the State and you hand it out. But what I am asking is, to send a message to the Commissioners that they need to be proactive. They need to tell the governor, they need to tell the legislatures that they got to take care of this from a funding point of view, because the failure to do so, undermines the whole concept of, we are all in this together, we have a unitary plan, we share the benefits and the detriments. And in 2015, they changed the funding formula, created all kinds of problems and continued to roll forward. That's my second message, and again that's the message for you to bring, to kick upstairs to your Commissioners that they should be proactive in this and make sure that we share all the benefits and the detriments. Thank you.

MS. SUNDELL: Thank you for joining us. Are there any other members of the public who wish to provide a comment this evening?

NO RESPONSE

MS. SUNDELL: The public comment portion of this hearing is closed. And actually we are going to close the entire hearing right now because there are no public comments. I want to thank everyone for listening to our presentation, and presenting comments. Have a good evening. The public hearing is now closed.

(HEARING CLOSED @6:40 PM)

CERTIFICATE

I, BETH CALDERONE, License No. XIO1409, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the meeting at the place and on the date hereinbefore set forth.

A Notary Public of the State of New Jersey
BETH CALDERONE, Certified Court Reporter.