



Virtual Board Meeting

Thursday, April 22, 2021

10:00 a.m.



AGENDA
REGULAR SESSION
Remote Access Meeting via Zoom
Thursday, April 22, 2021 - 10:00 a.m.

Zoom Link: <https://us02web.zoom.us/j/86249734761>

Zoom via phone: **929-205-6099** / Meeting ID: **862 4973 4761**

I. **PLEDGE OF ALLEGIANCE**

II. **OPENING STATEMENT**

III. **ROLL CALL**

IV. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS** (Action)

- Approval of Regular Session Remote Meeting Minutes of March 25, 2021.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of March 2021.

V. **SPECIAL PRESENTATION**

Updates on Environmental Initiatives, Public Programs and Wildlife Happenings
Teresa Doss, Co-Director of Environmental Research & Ecological Restoration

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VII. **APPROVALS**

Resolution 2021-11 Resolution Authorizing NJSEA Staff to Investigate the Redevelopment Potential of Properties Identified as Block 84–Lots 2, 3, 4, 7, 8.01, 10, & 13 in the Borough of Carlstadt, New Jersey File No. SP-770

VIII. **CONTRACTS/AWARDS**

IX. **PUBLIC PARTICIPATION**

X. **EXECUTIVE SESSION**

Resolution 2021-12 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 legal matters, personnel matters and contract negotiations.

XI. **MOTION TO ADJOURN**



**REGULAR SESSION BOARD MEETING
MINUTES
REMOTE VIA ZOOM**

DATE: March 25, 2021
TIME: 10:00 a.m.
PLACE: Remote via Zoom
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

Joseph Buckelew, Vice Chairman
Vincent Prieto, President and CEO
Robert J. Dowd, Member
Armando Fontoura, Member
Michael H. Gluck, Esq., Member
Michael Griffin, NJ State Treasurer's Representative
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:

Woody Knopf, Member
Michael Gonnelli, Member

Also Attending:

Christine Sanz, Senior Vice President/Chief Operating Officer
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Sara Sundell, Director of Land Use Management and Chief Engineer
Thomas Marturano, Director of Solid Waste
Steven Cattuna, Chief of Staff
Brian Aberback, Public Information Officer
Terry Doss, Assistant Director for Natural Resource Management
Drew McQuade, Natural Resource Specialist
Lauren LaRusso, Governor's Authorities Unit
Colleen Mercado, Senior Operations Administrator

Vice Chairman Buckelew called the meeting to order.

- I. Opening Statement – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
- II. Roll Call

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes from the February 25, 2021 Regular Session Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Dowd the minutes of the Regular Session Remote Board Meeting held on February 25, 2021 were unanimously approved.

Chairman Ballantyne presented the minutes from the February 25, 2021 Executive Session Board meeting.

Upon motion made by Commissioner Dowd and seconded by Commissioner Yudin the minutes of the Executive Session Remote Board Meeting held on February 25, 2021 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of February 2021.

Upon motion by Commissioner Scardino and seconded by Commissioner Fontoura the cash disbursements over \$100,000 for the month of February 2021 were unanimously approved.

IV. SPECIAL PRESENTATION

Chairman Ballantyne stated that there would be a special presentation by Terry Doss, Assistant Director for Natural Resources Management, and Drew McQuade, Natural Resources Specialist, focusing on the significant bird population in the Hackensack Meadowlands. He said that Ms. Doss would be speaking about a Motus Wildlife Tracking System that uses latest cutting-edge technology to study the hundreds of species of migratory birds that use the Meadowlands as a critical stopover on their long journeys. He noted that the Motus system was being funded by an \$8,000 grant from the Bergen County Audubon Society (BCAS). Chairman Ballantyne extended a hearty thank you on behalf of the Board of Commissioners, to the BCAS for its continuous support of the NJSEA's science and environment initiatives.

President Prieto extended his sincere thanks to the BCAS for their very generous donation. He said that the NJSEA has enjoyed a fruitful partnership with Bergen Audubon and he is very happy to see the great work that is being done together. He stated that following Terry's presentation, Drew McQuade would be advising the Board about the new Breeding Bird Atlas project in which NJSEA staff and volunteers from organizations including the Bergen County Audubon Society will conduct a count of nesting avian species in the District, which has never been done before.

Commissioner Scardino said that he too wanted to thank Don Torino, President of the Bergen County Audubon for working so well with the NJSEA staff over the years. He said that it has been a magnificent partnership. Commissioner Scardino then introduced Terry Doss.

Motus Wildlife Tracking System

Ms. Doss provided a slide show presentation and spoke on the newest tool that will help increase their understanding and knowledge of migratory birds – the Motus Wildlife Tracking System, which she said will enable staff to look at migration routes in real time by using old-fashioned radio telemetry. She provided the following overview of the System:

- developed by Birds Canada in partnership with a number of researchers & organizations;
- International coordinated research network;
- birds are fitted with small geo-locators;
- Motus towers pick up the transmissions using radio signals to track the birds;
- the system is connected to the internet and downloads the tag identification numbers;
- researchers can see the whereabouts of birds at any point in time;

Ms. Doss presented a map of the towers around the world and pointed out there were very few in the New York/New Jersey area. She said that now due to the generous donation and quick action of BCAS, they will be placing one in the Meadowlands and will be able to capture this springs' migration. She stated that the NJSEA will manage and maintain the BCAS Motus tower and said that it would truly be a collaborative project which will inform not only NJSEA but scientists around the world. She said that staff looked forward to telling the Board more about this project in the future.

Meadowlands Breeding Bird Atlas

Mr. Drew McQuade presented a slide show and spoke of the following

Mr. McQuade stated that this would be the first district-wide effort staff has made on this topic. He presented a slide show and began by noting that that there has always been some form of avian research in the Meadowlands since the 1970's beginning back with Richard P. Kane and then the New Jersey Audubon Society. He spoke on the following:

- NJSEA's involvement with avian research, specifically:
 - Migration success through banding,
 - wintering populations – started this the last couple of years;
 - habitat use and diversity;
 - breeding surveys
- An overview of the Breeding Bird Atlas, specifically explaining:
 - what it is;
 - why it is important;
 - the kind of data staff will get from it; and
 - the methodology to be used.

Mr. McQuade concluded with the goals of the breeding bird atlas, some of which are:

- to develop a list of all bird species definitely known to breed in the Meadowlands;
- estimate the abundance of threatened and endangered species;
- prioritize habitats for restoration;
- establish protocol that can be repeated in the future; and
- to ultimately publish in a journal so that the world at large could know what's going on in the Meadowlands.

Mr. McQuade then responded to questions from the Board.

Ms. Doss noted that Mr. McQuade would be holding an evening webinar through the BCAS in April.

Mr. Don Torino said that he appreciated having the chance to speak to everyone and having a partnership with the NJSEA over the past thirteen years. He stated that he could not stress

enough how important these projects are. He said: “we have come such a long way; we have brought back the osprey, the peregrine and the bald eagles that are nesting in the Meadowlands”. He commented that great things have been done but the work was only half done and that this was the beginning of the next step. He concluded his comments by saying the species have come back and now the job is to make sure they can stay for generations to come.

Mr. Hugh Carolla of the Hackensack Riverkeeper made the following comments:

- he gave kudos to Don Torino for the way he helped grow the BCAS organization;
- he commented on the Motus Wildlife Tracking System saying it was great to hear there would be a Motus tower in the area;
- he commented on the Breeding Bird Atlas;
- he noted that they have an active and willing volunteer group of which a lot of them are active birders and he would be happy to get the training webinar information out to them.

Chairman Ballantyne spoke on some of the upcoming public events which NJSEA and BCAS were partnering on and stated that these events comply with the State’s outdoor gathering and social distancing protocols.

President Prieto said that these are absolutely fantastic programs and people do not want to miss out on them. He also complimented Don Torino and said that when you combine his and his fellow BCAS members’ knowledge with that of the NJSEA staff it provides the public with a complete learning experience.

Commissioner Scardino said that he just wanted to reiterate how grateful he was to Terry and Drew for a great presentation and to folks like Captain Bill and others, and particularly to Don Torino and BCAS for their participation and tremendous help to all of us and particularly to the environment.

V. PUBLIC PARTICIPATION ON RESOLUTIONS

Mr. John Pinho, Harrison resident, inquired about Resolution 2020-10 and wanted to know what was being done in Kearny.

Chairman Ballantyne responded that when that Resolution came up he would make sure the NJSEA engineer answered that for him.

VI. APPROVALS

Resolution 2021-07 Consideration of a Resolution Readopting the New Jersey Sports and Exposition Authority Regulations at N.J.A.C. 19:20

Mr. Levy stated that this Resolution was a rules re-adoption for the Sports Complex side regulations. He explained that the regulations included traffic rules for the complex, establishment of speed limits, location of handicap parking and bus stops; and also for rules related to procurement of professional services. He said that these rules were expiring April 11, 2021 so a notice of proposed re-adoption without changes was transmitted to Office of Administrative Law for publication in the April 5, 2021 NJ register and noted that this process triggers automatic renewal for another 7-year period. He said that a comment period

was not required because it was a short form filing. He noted that as part of their due diligence the Authority's tenants were contacted for comment and staff did not receive any feedback.

Chairman Ballantyne presented Resolution 2021-07. Upon motion made by Commissioner Scardino and seconded by Commissioner Yudin Resolution 2021-07 was unanimously approved by a vote of 12-0.

Resolution 2021-08 Consideration of a Resolution Readopting the Hackensack Meadowlands District Regulations Governing Building Code at N.J.A.C. 19:6.

Ms. Sundell stated that NJSEA is proposing to readopt, with technical changes, the District's Building Code at N.J.A.C. 19:6 which is due to expire on June 12, 2021. She explained that the readoption of N.J.A.C. 19:6 continues the existing rules for the review of construction projects in accordance with the NJ Uniform Construction Code in the District. She said that staff has prepared a Notice of Readoption, which includes updating references to the agency's name from New Jersey Meadowlands Commission to New Jersey Sports and Exposition Authority, and updating the former statute reference to the Hackensack Meadowlands Agency Consolidation Act at N.J.S.A. 5:10A-1 et seq. and one cross-referenced citation to the NJ Uniform Construction Code is also proposed to be updated. She noted that the proposed Notice of Readoption was forwarded to the Hackensack Meadowlands Municipal Committee (HMMC) and that the HMMC did not provide comment on this matter. She stated that staff is requesting that the Board readopt N.J.A.C. 19:6, Building Code, with the technical changes proposed, and authorize the staff to file a Notice of Readoption with the Office of Administrative Law for publication in the New Jersey Register.

Chairman Ballantyne presented Resolution 2021-08. Upon motion made by Commissioner Gluck and second by Commissioner Scala Resolution 2021-08 was unanimously approved by a vote of 12-0.

Resolution 2021-09 Consideration of a Resolution Authorizing the Appropriation of \$550,000 to New Meadowlands Stadium Company, LLC (NMSC) in Connection with the 2021 Army/Navy Football Game as Authorized by an Agreement Dated October 16, 2017 By and Between the New Jersey Sports and Exposition Authority (NJSEA) and NMSC.

President Prieto stated that this Resolution had to do with the Army/Navy game which will be held at the end of year. He explained that this appropriation was negotiated back in 2017 and noted that it had also been done for Wrestlemania and many other large events in an effort to bring economic development to the region. He said that this was a great initiative and that NJSEA keep up with the sports and entertainment part of bringing great venues to New Jersey.

Chairman Ballantyne presented Resolution 2021-09. Upon motion made by Commissioner Fontoura and second by Commissioner Dowd Resolution 2021-09 was unanimously approved by a vote of 12-0.

VII. CONTRACTS/AWARDS

Resolution 2021-10 Consideration of a Resolution Authorizing the President and CEO to Enter into a License Agreement with the Occidental Chemical Corporation for Restoration and Enhancement of Wetlands on NJSEA Owned Property Known as Block 287, Lot 31 in the Town of Kearny.

Mr. Marturano explained that this license agreement would enable Occidental Chemical to take some open water that is in one of the NJSEA-owned parcels and create a vegetated wetland on approximately five acres of land. He stated that this stemmed from the historical distribution of chromate ore that happened throughout Hudson County and noted that two sites that NJSEA purchased from Kearny a while ago both have chromate ore waste on them. He said that as part of the remediation there would be some wetland impacts; and that the federal agencies have requested that in addition to the remediation work, that Occidental Chemical perform an enhancement for the wetland impacts.

Chairman Ballantyne presented Resolution 2021-10. Upon motion made by Commissioner Gluck and second by Commissioner Scardino Resolution 2021-10 was unanimously approved by a vote of 12-0.

VIII. PUBLIC PARTICIPATION

Mr. John Pinho of Harrison made the following comments:

- he recently heard that NJDEP had approved the plan for capping of the landfill and wanted to know if this information was accurate and was it now fully approved.
- asked about the status of the fill;
- he said he experienced some gas in the area at the landfill Monday evening. He said they weren't overwhelming and were not over 30 ppb.

Chairman Ballantyne and President Prieto responded to Mr. Pinho's comments.

Chairman Ballantyne stated that the NJSEA had finally received a communication from the NJDEP concerning parts of the NJSEA's closure application and the Authority's technical staff and consultants have reviewed the letter and will expeditiously respond to the Department. He said that NJSEA's goal is to achieve a safe and effective closure of the landfill as quickly as possible and hopes to work out any remaining details with the NJDEP and specifically with the input of Kearny at all times in an efficient and rapid manner to get it closed as quickly as possible.

President Prieto responded that with the good weather, they are getting a lot of fill and doing very well and are ahead of schedule.

Chairman Ballantyne stated that staff had reported that as of Monday there were no exceedances at the landfill.

Before adjourning, Commissioner Yudin asked for an update on the situation in Little Ferry with the ATV's and trespassing. He said he felt it was very important to have boots on the ground to enforce a ban.

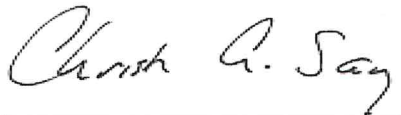
Ms. Sanz responded that they did not have any additional updates since last month but they do anticipate having that meeting with the DEP and the conservation officers within the next month or so. She said staff will definitely be following up with DEP and will also notify Little Ferry to be on alert.

IX. ADJOURNMENT

With no further business, motion was made to adjourn by Commissioner Gluck and seconded by Commissioner Fontoura with all in favor.

Meeting adjourned at 11:03a.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 Remote Board Meeting held on March 25, 2021.



Christine Sanz
Assistant Secretary

March 25, 2021

Commissioner	Roll Call	2021-07	2021-08	2021-09	2021-10
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Knopf	--	--	--	--	--
Plofker	P	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y

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



CASH DISBURSEMENTS
\$100,000 OR MORE
MARCH 2021

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF EAST RUTHERFORD	225,000.00	I	PILOT SETTLEMENT WEST SIDE 3RD ADDENDUM: 2021
GIBBONS P.C.	318,648.72	A	LEGAL SERVICES - AUTHORITY TRANSACTIONS COUNSEL: MAY 2020 & FEB 2021
NRG BUSINESS SOLUTIONS	451,287.32	J/L	ELECTRICITY CHARGES: FEB 2021
PUBLIC SERVICE ELECTRIC & GAS COMPANY	171,921.95	J/L	ELECTRIC TRANSMISSION: FEB 2021
EAST RUTHERFORD - SC TOTAL			
	<u>1,166,857.99</u>		

MONMOUTH PARK RACETRACK MAINTENANCE RESERVE/CAPITAL

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	556,032.22	A	CAFO SPECIAL ASSESSMENT AGREEMENT: 2ND QUARTER 2021
MPR MAINTNANCE R/C TOTAL			
	<u>556,032.22</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
HBC COMPANY, INC.	551,455.56	A	MASSTR PREVENTATIVE MAINTENANCE: SEP 2020 - FEB 2021
WASTE MANAGEMENT OF NEW JERSEY	125,435.72	A	KEEGAN LANDFILL SOIL PLACEMENT & GRADING AND WASTE REMOVAL SERVICE: APR 2021
LYNDHURST TOTAL			
	<u>676,891.28</u>		



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 2021-11

**RESOLUTION AUTHORIZING NJSEA STAFF TO
INVESTIGATE THE REDEVELOPMENT POTENTIAL OF
PROPERTIES IDENTIFIED AS
BLOCK 84 - LOTS 2, 3, 4, 7, 8.01, 10, & 13
IN THE BOROUGH OF CARLSTADT, NEW JERSEY
FILE NO. SP-770**

WHEREAS, N.J.S.A. 5:10A-7(j) authorizes the New Jersey Sports and Exposition Authority (NJSEA) to determine the existence of areas in need of redevelopment or rehabilitation and to approve or undertake redevelopment projects therein; and

WHEREAS, N.J.A.C. 19:3-5.1 *et seq.* provides the regulations governing redevelopment within the Hackensack Meadowlands District, including the process and criteria for establishing redevelopment areas and the preparation and adoption of redevelopment plans; and

WHEREAS, a petition dated June 5, 2020, was submitted by Michael J. Pembroke, on behalf of Russo Meadowlands Park, LLC, requesting that the NJSEA investigate the redevelopment potential of its property located at Block 84, Lot 2, in the Borough of Carlstadt; and

WHEREAS, the petition included a copy of Resolution #2020-51 of the Mayor and Council of the Borough of Carlstadt, dated February 5, 2020, requesting the inclusion of the subject property within the Hackensack Meadowlands District's existing Paterson Plank Road Redevelopment Area in the Borough of Carlstadt; and

WHEREAS, the NJSEA staff, while conducting a review of the petition for the subject property, determined that the conditions on and around properties in its vicinity may also merit a redevelopment investigation; and

WHEREAS, the NJSEA staff proposes to conduct a redevelopment investigation of properties located at Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt; and

WHEREAS, the NJSEA staff must request authorization from the NJSEA Board of Commissioners to conduct an investigation of areas that may potentially be deemed in need of redevelopment; and

WHEREAS, the NJSEA staff requests authorization to conduct an investigation of the properties located at Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt to examine their redevelopment potential; and

WHEREAS, the NJSEA staff has compiled preliminary information regarding the subject properties in accordance with the requirements of N.J.A.C. 19:3-5.2 to support this request; and

WHEREAS, the NJSEA staff requests authorization to prepare an "In Need of Redevelopment Report" pursuant to N.J.A.C. 19:3-5.4, and to hold a public hearing to obtain public comment on the report and its findings.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJSEA staff is hereby authorized to conduct an investigation of the properties located at Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt to examine their redevelopment potential.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJSEA staff is hereby authorized to prepare an "In Need of Redevelopment Report" pursuant to N.J.A.C. 19:3-5.4 and hold a public hearing to obtain public comment on the report and its findings.

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 April 22, 2021.



Vincent Prieto
Secretary



MEMORANDUM

To: NJSEA Board Members and Vincent Prieto, President/CEO

From: Sara J. Sundell

Date: April 22, 2021

Subject: Request for Authorization to Conduct a Redevelopment Investigation of Certain Properties in the Borough of Carlstadt (File No. SP-770)

In a letter dated June 5, 2020, the New Jersey Sports and Exposition Authority (NJSEA) received a petition from Michael J. Pembroke, on behalf of Russo Meadowlands Park, LLC ("Petitioner"), requesting that the NJSEA investigate the redevelopment potential of its property located at Block 84, Lot 2, in the Borough of Carlstadt. Along with the petition, the Petitioner submitted Resolution #2020-51 of the Mayor and Council of the Borough of Carlstadt, dated February 5, 2020, requesting the inclusion of the subject property within the Hackensack Meadowlands District's existing Paterson Plank Road Redevelopment Area in the Borough of Carlstadt.

While conducting a review of the petition for the subject property, the NJSEA staff determined that the conditions on and around properties in the vicinity of the subject property may also merit a redevelopment investigation. Therefore, the NJSEA staff proposes to conduct a redevelopment investigation of the properties located at Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt.

The NJSEA staff undertook a preliminary analysis of the subject properties and prepared a summary report of its findings. Pursuant to N.J.A.C. 19:3-5.2, the NJSEA staff requests authorization from the Board of Commissioners to conduct an investigation of the redevelopment potential of the properties at Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt to determine whether they contain the conditions to be designated an area in need of redevelopment. The results of this investigation will be compiled in an "In Need of Redevelopment" report, in accordance with the requirements of N.J.A.C. 19:3-5.4.

Authorization is also requested to hold a public hearing to obtain public comment on this report and its findings.

**PRELIMINARY INFORMATION
TO SUPPORT THE REQUEST FOR AUTHORIZATION
TO INVESTIGATE THE REDEVELOPMENT POTENTIAL OF
PROPERTIES IDENTIFIED AS
BLOCK 84 – LOTS 2, 3, 4, 7, 8.01, 10, & 13
IN THE BOROUGH OF CARLSTADT, NEW JERSEY
FILE NO. SP-770**

April 12, 2021

In a letter dated June 5, 2020, the New Jersey Sports and Exposition Authority (NJSEA) received a petition from Michael J. Pembroke, on behalf of Russo Development, LLC (“Petitioner”), requesting that the NJSEA investigate the redevelopment potential of the property located at Block 84, Lot 2, in the Borough of Carlstadt. The subject property is owned by Russo Development, LLC.

In support of the petition, the Petitioner submitted a copy of a resolution of the Mayor and Council of the Borough of Carlstadt, Resolution #2020-51, dated February 5, 2020, requesting that the NJSEA commence the process of including the subject property within the Hackensack Meadowlands District’s (“District”) existing Paterson Plank Road Redevelopment Area. Additionally, a Planning Report dated February 10, 2021, was submitted on behalf of the Petitioner by Sean Moronski, PP, AICP, of Langan Engineering and Environmental Services, Inc.

Upon a review of the subject Petition, the NJSEA staff believes that the subject property, as well as other parcels in the vicinity of the property in question, may contain characteristics that merit investigation for potential redevelopment opportunities. Pursuant to N.J.A.C. 19:3-5.3(f), this request for authorization may include additional properties to be investigated that were not identified in the original petition.

Specifically, the properties proposed to be included within a redevelopment investigation area (“Study Area”) include Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt.

Pursuant to N.J.A.C. 19:3-5.2, the NJSEA staff must request authorization from the Board of Commissioners to conduct an investigation of areas that may potentially be deemed in need of redevelopment. The request must include the following:

1. The block and lot number designation of the properties;
2. The existing zoning and land use of the properties;
3. A map showing the boundaries of the area to be investigated;
4. A description of all existing structures on each site; and
5. A statement indicating why the property may be in need of redevelopment.

The NJSEA staff conducted a preliminary review of the properties in the Study Area. The Study Area is comprised of seven tax lots, totaling approximately 28.6 acres in area. The chart in **Figure 1 – Properties Within Redevelopment Study Area** provides the area of each individual lot within the overall Study Area.

Figure 1 – Properties Within Redevelopment Study Area

BLOCK	LOT	PROPERTY ADDRESS	LOT AREA (ACRES)	ZONE	LAND USE
84	2	651 TWELFTH ST	16.40	Light Industrial B	Industrial (vacant)
84	3	600 SIXTEENTH ST	3.82	Light Industrial B	Warehouse
84	4	600 SIXTEENTH ST	1.70	Light Industrial B	Warehouse
84	7	626 SIXTEENTH ST	2.18	Light Industrial B	Warehouse
84	8.01	666 SIXTEENTH ST	2.18	Light Industrial B	Light Industrial
84	10	601 SIXTEENTH ST	1.63	Light Industrial B	Warehouse
84	13	TWELFTH ST	0.69	Light Industrial B	Twelfth Street ROW

28.60 ACRES TOTAL

The properties within the Study Area are delineated in red on **Figure 2 – Location Map**. The Study Area is bounded by the District boundary line to the west; the northern border of Block 84, Lots 2 and 13 to the north; Berry’s Creek and associated wetlands in the District’s Environmental Conservation zone to the east; and properties within the Paterson Plank Road Redevelopment Area to the south.

Properties in the immediate vicinity of the Study Area are primarily industrial in nature, with some commercial development, consisting of a restaurant/catering facility and a multi-tenanted retail building, located along Route 17 northbound to the west of the study area. To the north, immediately adjoining the Study Area, there is new warehouse development, consisting of a 63,883-square-foot warehouse currently under construction, and a recently completed 193,805-square-foot warehouse, on properties which are partially located out-of-District in the Borough of Wood-Ridge. A residential neighborhood also exists approximately 1,000 feet to the north of the Study Area, and includes properties within the Borough of Wood-Ridge and an in-District portion of the Borough of Moonachie, generally situated between Blum Boulevard and Moonachie Avenue.

All of the properties within the Study Area are located in the Hackensack Meadowlands District’s Light Industrial B zone, as shown on **Figure 3 – Zoning Map**.

A brief summary of the structures existing on each property in the Study Area follows:

- Block 84, Lot 2: The subject property is an inactive, primarily vacant, site of a former chemical plant, with two decrepit industrial buildings remaining on the site.
- Block 84, Lots 3 and 4: This property is improved with an existing warehouse and distribution facility, occupied by a beverage distributor, spanning both lots.
- Block 84, Lot 7: The subject property is improved with a 42,000-square-foot warehouse facility.
- Block 84, Lot 8.01: The subject property is improved with a 36,000-square-foot food processing facility.

- Block 84, Lot 10: The subject property contains an existing multi-tenanted warehouse facility.
- Block 84, Lot 13: The subject property is identified as the Twelfth Street ROW, and does not contain any structures.

Statement of Redevelopment Potential

The basis for the investigation of the overall Study Area stems from access constraints and both regional and site-specific environmental concerns.

- Access

Access to the westerly portion of the Study Area is via a right turn from the shoulder of New Jersey State Route 17 northbound onto Berry Avenue, prior to the Moonachie Avenue exit ramp. This point of access then requires an at-grade crossing of the Norfolk Southern Bergen County Branch Main Line (NS Main Line), before entering the Study Area. The NS Main Line ROW also accommodates the NJ Transit Pascack Valley Line passenger rail service.

Within the Study Area, Twelfth Street, an unimproved ROW, runs north/south adjacent to the Study Area's westerly boundary. Access to properties in the easterly portion of the Study Area is available via Sixteenth Street from New Jersey State Route 120 (Paterson Plank Road). The traveled way of Sixteenth Street is narrowed by the presence of vehicles, including tractor trailers, parked and/or staged on both sides of the ROW, causing public safety concerns. The property located at Block 84, Lots 3 and 4, is the only property in the study area that contains access to both Sixteenth Street and Berry Avenue.

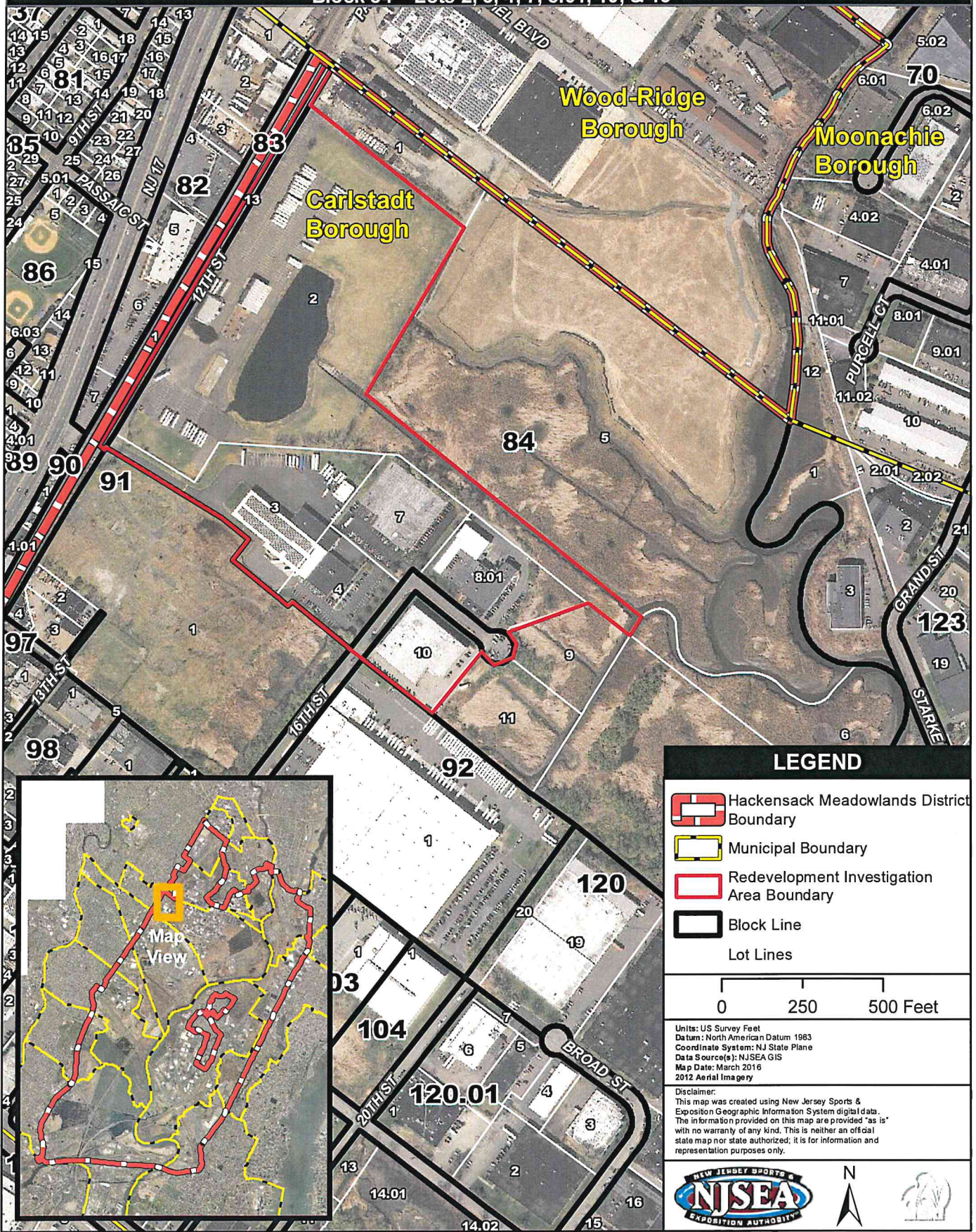
- Environmental Concerns

Selected properties in the Study Area contain a history of contamination. A portion of the Study Area is included within the US Environmental Protection Agency's (USEPA) Berry's Creek Study Area (BCSA). The BCSA is a consortium of over 100 Potentially Responsible Parties that is working to clean up Berry's Creek tidal waterways and marshes. Tributaries to Berry's Creek that are included within the BCSA are present on Block 84, Lot 2. The property at Block 84, Lot 2, known as the Henkel Property, is also listed as a Known Contaminated Site by the New Jersey Department of Environmental Protection (NJDEP), and is identified as the Diamond Shamrock Chemicals Co. site (PI# 015054). The Petitioner cites the environmental conditions of the subject property as a basis for their petition to deem the property as in need of redevelopment.

Conclusion

Based on the above information, the NJSEA staff requests authorization to conduct a more detailed study of the subject properties to analyze their redevelopment potential. The findings of this investigation will be compiled into an "In Need of Redevelopment Report," in accordance with the requirements of N.J.A.C. 19:3-5.4, and a public hearing will be held to obtain public comment on the report and its findings.

Figure 2 – Location Map
Redevelopment Investigation – Borough of Carlstadt
Block 84 – Lots 2, 3, 4, 7, 8.01, 10, & 13



LEGEND

- Hackensack Meadowlands District Boundary
- Municipal Boundary
- Redevelopment Investigation Area Boundary
- Block Line
- Lot Lines

0 250 500 Feet

Units: US Survey Feet
 Datum: North American Datum 1983
 Coordinate System: NJ State Plane
 Data Source(s): NJSEA GIS
 Map Date: March 2016
 2012 Aerial Imagery

Disclaimer:
 This map was created using New Jersey Sports & Exposition Geographic Information System digital data. The information provided on this map are provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and representation purposes only.

**Figure 3 – Existing Zoning
Redevelopment Investigation - Borough of Carlstadt
Block 84 – Lots 2, 3, 4, 7, 8.01, 10, & 13**

