



Virtual Board Meeting
Thursday, January 28, 2020

10:00 a.m.



AGENDA
REGULAR SESSION
Remote Access Meeting via Zoom
Thursday, January 28, 2021 - 10:00 a.m.

Zoom Link: <https://us02web.zoom.us/j/89896062796>

Zoom via phone: **929-205-6099** / Meeting ID: **898 9606 2796**

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 December 17, 2020.
- Approval of Regular Session Remote Special Meeting Minutes of December 30, 2020.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of December 2020.

V. **SPECIAL PRESENTATION**

Year of the Environment - Terry Doss, Assistant Director for Natural Resource Management

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VII. **APPROVALS**

Resolution 2021-01 Consideration of a Resolution Issuing a Decision on the Bulk Variance Application Submitted as Part of File No. 19-260 TKT Property LLC/Terminal Lane-Site Imp (Variance) Block 132, Lot 1 in Carlstadt

Resolution 2021-02 Consideration of a Resolution Issuing a Decision on the Bulk Variance Application Submitted as Part of File No. 19-490 Vineland/200 Harrison Avenue – Technical Major Subdivision & Variances. Block 284, Lot 3.02 in Kearny

Resolution 2021-03 Consideration of a Resolution Certifying the Meadowlands Adjustment Payments for CY2021

VIII. **CONTRACTS/AWARDS**

IX. **PUBLIC PARTICIPATION**

X. **EXECUTIVE SESSION**

Resolution 2021-04 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 the following matter:

- Approval of Executive Session Meeting Minutes of December 17 and December 30, 2020

XI. **MOTION TO ADJOURN**



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

DATE: December 17, 2020
TIME: 10:00 a.m.
PLACE: Remote via Zoom
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

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

Absent:

Robert J. Dowd, Member
Armando Fontoura, 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
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
Thomas Marturano, Director of Solid Waste
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Brian Aberback, Public Information Officer
Ana Acanfora, Co-Director of Finance
Mark Goldsack, Assistant Director of Finance
Lauren LaRusso, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal
Colleen Mercado, Senior Operations Administrator

Chairman Ballantyne called the meeting to order.

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

Chairman Ballantyne stated that prior to moving on with the meeting there was a resolution that had come before the Board and he requested that President Prieto walk the Board through it.

President Prieto stated that it was a bittersweet moment and it was with great honor and privilege that he could offer up this resolution. He began by saying that the resolution had to do with a tremendous employee that he had gotten to know by working with on a day to day basis. He said that she has an unbelievable work ethic, unbelievable dedication, and she was the calm in the storm all the time; making sure everything got done. He continued by saying that she has always been there for every other colleague to give them ideas and her thoughts. President Prieto noted that she has been in this family for 35 years and he could not be prouder to see these types of employees who put in day in and day out without ever complaining. He said it was with great pleasure to say that Christine Ferrante would be retiring at end of this year and that she would be sorely missed; adding that to replace her was an incredible task. He wished Christine the very best in her retirement and hoped that she would come back to say hello and visit. He said that 3 ½ decades was a tremendous service that she had done for this organization and the greater good for the state of New Jersey. He concluded by congratulating Christine; saying that it had been a pleasure working with her and thanked her very much for her service.

Commissioner Scardino spoke and stated that he has known Christine for many years. He said that he knew her late wonderful mother and knows her father, Steve. He commented that Christine came on board only a couple of years after he had started and so he was going to take credit for hiring her. He continued by saying that Christine was second to none and that President Prieto said it all; all he could do was repeat it but he wouldn't because he had said it so well. He wished Christine nothing but the very best in her future and hoped that she had a lot of good plans for herself. Commissioner Scardino concluded by saying "God Bless, Christine and thank you for everything".

Chairman Ballantyne read Resolution 2020-35 into the record.

Resolution Honoring Christine Ferrante for 35 Years of Outstanding Public Service to the Meadowlands and the State of New Jersey.

WHEREAS, Christine Ferrante began her career with the Hackensack Meadowlands Development Commission as Secretary, Lab Operations/Park Planning on Aug. 19, 1985; and

WHEREAS, Christine Ferrante wore many "hats" and held the following titles at the Agency: Secretary, Park Planning/Wetlands; Administrative Assistant to the Executive Director; Executive Assistant to the Executive Director and Legal Counsel; and currently, Executive Assistant/Paralegal; and

WHEREAS, Christine Ferrante will retire from the NJSEA on December 31, 2020; and

WHEREAS, during her distinguished career, Christine Ferrante's professionalism, diverse and superior skills, insight, adaptability, and absolute and unwavering dedication to performing at the highest levels have greatly served the Agency and contributed to its success while benefitting the public good; and

WHEREAS, Christine Ferrante has always and willingly given her time to help and assist any and all of her colleagues by instilling her vast knowledge of the Agency with unfailing good nature and;

WHEREAS, Christine Ferrante's intellect, ingenuity and tireless hard work were instrumental in preparing countless documents, communications, special projects and legal instruments; and

WHEREAS, Christine Ferrante has been a critical point of contact for the Agency with many governmental agencies and the public including the Attorney General's Office, Governor's Office, numerous outside counsel, members of the public attending agency meetings and many others; and

WHEREAS, the work she has done has been an asset to all working at the Agency, including the organization and maintenance of its most critical files and information; and

WHEREAS, Christine Ferrante has always been a tremendously kind and loyal friend, compassionate and trusted colleague, and consummate professional to all who have known and worked with her.

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Sports and Exposition Authority that Christine Ferrante is hereby Honored for 35 Years of Outstanding Public Service to the New Jersey Sports and Exposition Authority, New Jersey Meadowlands Commission, Hackensack Meadowlands Development Commission, the People of the Meadowlands District and the State of New Jersey.

Commissioner Scardino requested to have the honor of making the motion and added that the resolution was absolutely beautiful, well written and so appropriate.

Upon motion made by Commissioner Scardino and seconded by Commissioner Stellato Resolution 2020-35 was unanimously approved by a vote of 11-0.

Chairman Ballantyne then personally thanked Christine and added that he had gotten to know her over the last five years and certainly her professionalism had been outstanding. He shared that the Board had some difficult meetings over the last year and that she had always been the one thing that was a constant. He said that Christine had been almost a touch stone to both himself and President Prieto and when they had the most difficult meetings they could always look over at her and she was a constant of support, strength and certainly made him feel much more confident as the Chairman going through those meetings. He then thanked Christine for all her professionalism and friendship. Chairman Ballantyne stated that it had been a pleasure working with her. He congratulated Christine and wished her all the love and happiness in return.

Mr. Aberback read the following statement from Christine Ferrante as she was unable to connect on audio: "I'm speechless. Thank you so much. It's been a wonderful and exciting 35 years; and never a dull moment. It's been a great pleasure working with so many talented people. I made some life-long friends and I will miss everyone".

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes from the November 19, 2020 Regular Session Board meeting. Upon motion made by Commissioner Yudin and seconded by Commissioner Gluck the minutes of the Regular Session Remote Board Meeting held on November 19, 2020 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of November 2020.

Upon motion by Commissioner Scala and seconded by Vice Chairman Buckelew, the cash disbursements over \$100,000 for the month of November 2020 were unanimously approved.

IV. PUBLIC PARTICIPATION ON RESOLUTIONS - None

V. APPROVALS

Resolution 2020-31 Resolution Authorizing Changes to the Official Signatories for NJSEA Accounts

Ms. Acanfora stated that due to the recent reorganization in the Finance Department, the Resolution before the Board was to approve a change in the official signatories for NJSEA accounts.

Chairman Ballantyne presented Resolution 2020-31. Upon motion made by Commissioner Buckelew and seconded by Commissioner Scardino Resolution 2020-31 was unanimously approved by a vote of 11-0.

Resolution 2020-32 Resolution Authorizing the Placement of Excess Liability, Excess Marine Liability, Excess Public Officials, Storage Tank Liability, Drone Hull and Liability and Additional Boat Hull Insurance

Mr. Goldsack stated that the resolution before the Board would authorize the Authority to bind the remaining six policies that would complete the insurance package for 2021. He noted that the majority of the policies being authorized were for excess liability with policies for above ground storage tanks and marina operations included. He noted that the total premium for these policies was \$215,444.00.

Chairman Ballantyne presented Resolution 2020-32. Upon motion made by Commissioner Buckelew and seconded by Commissioner Plofker. Resolution 2020-32 was unanimously approved by a vote of 11-0.

VI. AWARDS/CONTRACTS

Resolution 2020-33 Resolution Authorizing the President and CEO to Extend a Contract with Waste Management of New Jersey for Soil Placement Services at Keegan Landfill.

Mr. Marturano stated that the resolution before the Board was for an extension of the contract entered into last year with Waste Management for placement of soil to comply with the Administrative Consent order that the Authority had with NJDEP. He said that good progress had been made over the year 2020 and that additional soil was required to be brought in and placed in order to meet the final subgrades that are necessary prior to the ultimate closure of the site. Mr. Marturano noted that the activity would definitely end in 2021 but was not sure of the month due to things such as weather and soil delivery. He did not anticipate this going too far past the year 2021.

Chairman Ballantyne asked Mr. Marturano whether he had an estimate of how much soil had to come in.

Mr. Marturano responded by saying approximately 120,000 to 125,000 yards.

Commissioner Scardino inquired as to how long it would be before they could say that the landfill was finally and completely closed.

Mr. Marturano replied that it was hard to say as they still did not have any of the approvals from NJDEP for the Closure Plan. He continued by saying if they were to finish soil placement this year assuming approvals from DEP came in, they were looking at 18-24 months if everything was to go through smoothly.

Chairman Ballantyne presented Resolution 2020-33. Upon motion made by Commissioner Scardino and seconded by Commissioner Plofker. Resolution 2020-33 was unanimously approved by a vote of 11-0.

VII. PUBLIC PARTICIPATION - None

VIII. EXECUTIVE SESSION

Resolution 2020-34 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.

Chairman Ballantyne presented Resolution 2020-34. Upon motion made by Commissioner Scardino and seconded by Commissioner Gluck Resolution 2020-34 was unanimously approved by a vote of 11-0.

Executive Session commenced at 10:30 a.m.

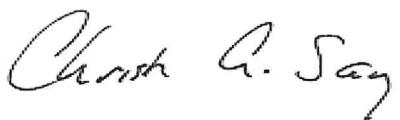
Regular Session re-commenced at 10:41 a.m.

IX. ADJOURNMENT

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

Meeting adjourned at 10:42a.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 December 17, 2020.



Christine Sanz
Assistant Secretary

December 17, 2020

Commissioner	Roll Call	2020-31	2020-32	2020-33	2020-34	2020-35
Ballantyne, Chairman	P	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y	Y
Dowd	--	--	--	--	--	--
Fontoura	--	--	--	--	--	--
Gluck	P	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--
Knopf	P	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y	Y

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



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

DATE: December 30, 2020
TIME: 10:00 a.m.
PLACE: Remote via Zoom
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

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

Absent:

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
Steven Cattuna, Chief of Staff
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Brian Aberback, Public Information Officer
Ana Acanfora, Co-Director of Finance
Lauren LaRusso, Governor's Authorities Unit
Colleen Mercado, Senior Operations Administrator

Chairman Ballantyne called the meeting to order.

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

III. EXECUTIVE SESSION

Resolution 2020-36

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 the following matter:

- Approval of a license agreement with the Department of Health, State of New Jersey, for the operation of a COVID-19 vaccination site at the NJSEA's facilities located at the Meadowlands Sports Complex, and authorization to procure goods and services in support of operation at the site.

Chairman Ballantyne presented Resolution 2020-36. He stated that it was anticipated that the above subject matter(s) would be made public upon completion of said matter.

Upon motion by Commissioner Scardino and seconded by Commissioner Fontoura, with all in favor, Resolution 2020-36 was approved.

Executive Session commenced at 10:10 a.m.

Public Session re-commenced at 10:25 a.m.

IV. PUBLIC PARTICIPATION ON RESOLUTIONS - None

V. APPROVALS

Resolution 2020-37 Approval of a license agreement with Department of Health, State of New Jersey for operation of a COVID-19 vaccination site at NJSEA facilities located at the Meadowlands Sports Complex and authorization to procure goods and services in support of operations at the site.

Chairman Ballantyne asked Mr. Levy to walk the Board through Resolution 2020-37

Mr. Levy stated that the Resolution would authorize the execution of a license agreement with the Department of Health (DOH) for the operation of a COVID-19 vaccination site at the Meadowlands Racetrack and would authorize the NJSEA to purchase goods and services in support of the site on an emergent basis. He said that the Center for Disease Control recently approved emergency use authorization of the COVID-19 vaccine to be distributed throughout the United States. He said that the DOH would be overseeing the State's vaccination efforts and required facilities throughout the State in which immunizations could be provided in a safe and orderly manner. Mr. Levy advised that the DOH required the use of a portion of the Meadowlands Racetrack paddock floor level as an immunization site and that this would be one of six mega sites throughout the State. He continued by saying that pursuant to executive order and pursuant to State public bidding laws and the Authority's enabling statute, the NJSEA was able to waive the need for public bidding and advertising both for entering into the license agreement as well as to procure goods and services for the site on an emergent basis. He noted that the license agreement would permit the operation of the site for a period of

approximately 180 days with a few 30-day extensions, if necessary; adding that the expected effective date of the agreement would be January 2 with the licensed premises to become active beginning mid-January. Under this arrangement he said that the NJSEA would undertake procurement of goods and services and would also be acting as a landlord, which would include possibly providing services like security, medical waste disposal, emergency medical services, clean up and set up. He concluded by stating that Resolution 2020-37 would authorize the President and CEO to enter into a license agreement with the New Jersey Department of Health for the previously mentioned term, as well as to procure the necessary goods and services needed for the operation of the site. He then asked if anyone had any questions.

The following questions and comments were made by the Commissioners:

Chairman Ballantyne asked Mr. Levy if the NJSEA would be providing emergency services.

Mr. Levy replied saying that emergency medical services were one of the things the DOH would be looking for and NJSEA obviously has the capabilities on-site/in-house. He added that the Authority may need to procure additional services, additional equipment and that Mr. Duffy could speak a little bit more on that.

Commissioner Fontoura commented that there were two of these mega sites in the works in Essex County and that necessary services could be expensive and said for example, one ambulance may not be enough; two ambulances may not be enough as things pick up. He then asked if NJSEA knew what they would be responsible for, how they would be reimbursed and by whom: State COVID funds or the federal government provider?

Mr. Levy responded by saying that the NJSEA would be reimbursed and that there would be an administrative service fee added onto the reimbursement. He noted that Ms. Acanfora, Mr. Duffy and Ms. Sanz were working closely with Trenton in terms of the process and that it would be done on a reimbursable basis. He said he was not exactly sure of the source of funding but the NJSEA's agreement had a boilerplate related to the federal funding as well as State funding; so in either event the Authority would be covered. He added that the NJSEA would be receiving a license fee as well; separate from the reimbursement of goods and services.

Commissioner Scardino referred to Mr. Levy's statement regarding the NJSEA being responsible for sanitation; the cleanliness and also the disposal of waste. He asked if NJSEA had the capacity, the knowledge to do that and how it was going to work.

Mr. Levy replied that the Authority obviously has a medical department and as such has experience dealing with and disposing of medical waste. The site would be a vaccination site so it would be limited to the medical waste coming out of a vaccination site. He added that in the event the Authority did engage in providing those services and needed to expand the capacity, NJSEA would go out and procure additional services and possibly expand the current contract. He said that Mr. Duffy could speak a little bit more in terms of the exact services they were thinking about.

Mr. Duffy stated that the agreement was not set in stone but at this point the Authority would be providing daily cleaning not the disinfecting cleaning. He said NJSEA really didn't want that responsibility at this point. He continued by saying that as far as medical waste was concerned, DOH has the opportunity to use the company NJSEA uses but they had not asked as yet. Mr. Duffy said that in terms of procurement, the DOH had not given a direct list of all the things they would want the Authority to procure other than draperies, for which staff had

already gotten a couple of quotes but which they hadn't reviewed with them as yet. He continued by saying the Authority had been asked to provide EMT's 12 hours a day, with a standby ambulance. He said that they would need an additional ambulance to cover the site, seven days a week. He said that with American Dream opened and the on-going activities at the Sports Complex, the Authority didn't physically have enough ambulances. He noted that NJSEA had made the DOH aware of this from the beginning. Mr. Duffy went on to say the Authority had the EMT staff to fulfill the need and that they would also be partnering with MetLife in regards to providing the security that they had asked for in the space. He said that at this point they had asked for two security guards, however, he was sure the State Police were going to have a presence as requested by President Prieto, as well as National Guard and personnel from Hackensack Hospital in terms of operating the building itself.

Commissioner Yudin said that he wanted to get on record that someone was going to have a discussion with the New Jersey Department of Health to make sure every effort is made to follow protocols, and that people who get shots are the people who are eligible to get shots at that time, whether it is 1, 1A, 1B and that they will take every precaution that they can to make sure people who are not eligible to get the shots at that time, do not lie and sneak in.

President Prieto stated that he was sure Mr. Levy could ask that question on behalf of the NJSEA and how protocol was going to be handled.

Mr. Levy replied that there was obviously going to be a lot of contact with the DOH and OEM and that would be one of the things staff would be sure to communicate.

Chairman Ballantyne then asked Mr. Duffy to explain how the procurement would be done.

Mr. Duffy responded that DOH would send a written request for what they required NJSEA to procure along with a request for a quote or possibly multiple quotes, but they had only asked for draperies so far. He noted the prior discussion of medical waste and that they had not asked NJSEA to do anything with it. He concluded by saying the other services were basically in-house services that the Authority had the capability to provide already.

Upon no further questions or comments, Chairman Ballantyne thanked the entire staff who had worked on this Resolution, putting it together and certainly recognizing that this was going to truly protect the health and welfare of the citizens of the State of New Jersey, and the fact that they were going to end up saving a lot of lives by having the vaccination site here in the Meadowlands. He went on to say that he felt it was really terrific leadership from the Governor to be able to make these executive orders happen to protect the public safety of the citizens of the State of New Jersey.

Chairman Ballantyne presented Resolution 2020-37. Commissioner Yudin made a motion to move the resolution and Commissioner Fontoura seconded it. Commissioner Yudin then asked the Chairman for a roll call.

Roll call:

Chairman Ballantyne: Yes

President Prieto: Yes

Commissioner Dowd: Yes

Commissioner Fontoura: Yes

Commissioner Gluck: Yes

Commissioner Griffin: Yes
Commissioner Knopf: Yes
Commissioner Plofker: Yes
Commissioner Scala: Yes
Commissioner Scardino: Yes
Commissioner Stellato: Yes
Commissioner Yudin: Yes

Resolution 2020-37 was approved unanimously with a 12-0 vote. Commissioner Fontoura and Commissioner Yudin indicated their votes were enthusiastically and extremely enthusiastically made, respectively.

Chairman Ballantyne again congratulated President Prieto and staff for putting such a resolution together to be able to protect the public health; he said it was greatly appreciated.

President Prieto thanked Chairman Ballantyne for the kind words. He said everyone thought that this was something great, especially here in Bergen County with great access through major roads and that it just made all the sense in the word. He concluded by saying he thought it was a fantastic resolution.

VI. PUBLIC PARTICIPATION - None

VII. ADJOURNMENT

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

Chairman Ballantyne wished everyone a safe, healthy and prosperous New Year.

Meeting adjourned at 10:45 a.m.

I certify that on information and belief this is a true and accurate transcript of the Minutes of the Regular Session of the New Jersey Sports and Exposition Authority Remote Board Meeting held on December 30, 2020.



Christine Sanz
Assistant Secretary

December 30, 2020

Commissioner	Roll Call	2020-36	2020-37
Ballantyne, Chairman	P	Y	Y
Buckelew, Vice Chairman	--	--	--
Prieto	P	Y	Y
Dowd	P	Y	Y
Fontoura	P	Y	Y
Gluck	P	Y	Y
Gonnelli	--	--	--
Knopf	P	Y	Y
Plofker	P	Y	Y
Scala	P	Y	Y
Scardino	P	Y	Y
Stellato	P	Y	Y
Yudin	P	Y	Y
Treasury Rep Griffin	P	Y	Y

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



CASH DISBURSEMENTS
 \$100,000 OR MORE
 DECEMBER 2020

SPORTS COMPLEX

	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
NRG BUSINESS SOLUTIONS	348,177.71	J/L	ELECTRICITY CHARGES: NOV 2020
PUBLIC SERVICE ELECTRIC & GAS	120,271.84	J/L	ELECTRIC TRANSMISSION: NOV 2020
SPORTS COMPLEX TOTAL	<u>468,449.55</u>		

MONMOUTH PARK RACETRACK MAINTENANCE RESERVE/CAPITAL

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	207,995.17	A	CAFØ SPECIAL ASSESSMENT AGREEMENT: 1ST QTR 2021
MPR MAINTENANCE TOTAL	<u>207,995.17</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
NORTH BERGEN, TOWNSHIP OF	109,513.26	I	REAL ESTATE AGREEMENT: FY 2020
LYNDHURST TOTAL	<u>109,513.26</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 2021-01

**RESOLUTION ISSUING A DECISION ON THE
BULK VARIANCE APPLICATION
SUBMITTED AS PART OF FILE NO. 19-260
TKT PROPERTY LLC/TERMINAL LANE - SITE IMP. (VARIANCE)
BLOCK 132, LOT 1
IN THE BOROUGH OF CARLSTADT**

WHEREAS, an application for one bulk variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Brian Giblin, Esq., of the firm Giblin & Gannaio, on behalf of TKT Property LLC, for the premises located along Terminal Lane, identified as Block 132, Lot 1, in the Borough of Carlstadt, New Jersey; and

WHEREAS, the premises is located in the Hackensack Meadowlands District's (District) Light Industrial A zone; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards, whereas a minimum setback of 35 feet to a new vehicular use area is proposed within the 50-foot-wide required front yard along Terminal Lane.; and

WHEREAS, notice of the requested use variance relief was given to the public and all interested parties as required by law and was published in The Record newspaper; and

WHEREAS, an electronic public hearing was held virtually using Zoom video conferencing on Tuesday, October 27, 2020, before Sara Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, Deputy Director of Land Use Management and Deputy Chief Engineer; Mia Petrou, P.P. AICP, Supervising Planner; and Ronald Seelogy, P.E., P.P., Principal Engineer; and

WHEREAS, a comprehensive report dated January 14, 2021, has been prepared indicating the recommendations of the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs in this matter; and

WHEREAS, a copy of the recommendation and comprehensive report was provided to the applicant on January 14, 2021; and

WHEREAS, the report recommends the approval of the requested bulk variance from N.J.A.C. 19:4-8.2(b)1, to permit a minimum front yard setback of

35 feet to a new vehicular use area within the 50-foot-wide required front yard along Terminal Lane; and

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

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

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application, to permit a minimum front yard setback of 35 feet to a new vehicular use area within the 50-foot-wide required front yard along Terminal Lane conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the TKT Property LLC/Terminal Lane - Site Imp. (Variance) application for a bulk variance from N.J.A.C. 19:4-8.2(b)1 to permit a minimum front yard setback of 35 feet to a new vehicular use area within the 50-foot-wide required front yard along Terminal Lane is hereby **APPROVED** for the reasons set forth in the recommendation dated January 14, 2021.

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 January 28, 2021.



Vincent Prieto
Secretary



MEMORANDUM

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

From: Sara J. Sundell

Date: January 28, 2021

Subject: Variance Recommendation - TKT Property LLC/Terminal Lane - Site Imp. (Variance) (File No. 19-260)

An application for one bulk variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Brian Giblin, Esq., of the firm Giblin & Gannaio, on behalf of TKT Property LLC, for the premises located along Terminal Lane, identified as Block 132, Lot 1, in the Borough of Carlstadt, New Jersey. The subject premises is located in the Hackensack Meadowlands District's Light Industrial A zone. The variance is sought in connection with the applicant's proposal to construct a paved vehicular use area on the subject property within the required front yard facing Terminal Lane.

Specifically, the applicant is requesting variance relief from the following:

1. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards. The applicant is proposing vehicle parking spaces located at a minimum 35-foot setback from the front lot line adjoining Terminal Lane, whereas a minimum 50-foot-wide front yard setback is required.

An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, October 27, 2020.

In a comprehensive report dated January 14, 2020, the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the approval of the bulk variance requested above in Item 1. A copy of the comprehensive report and variance recommendation was provided to the applicant on January 14, 2020.

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

**RECOMMENDATION ON THE VARIANCE APPLICATION OF
TKT Property LLC/Terminal Lane - Site Imp. (Variance)
FILE # 19-260**

I. INTRODUCTION

An application for one bulk variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Brian Giblin, Esq., of the firm Giblin & Gannaio, on behalf of TKT Property LLC, for the premises located along Terminal Lane, identified as Block 132, Lot 1, in the Borough of Carlstadt, New Jersey. The subject premises is located in the Hackensack Meadowlands District's (District) Light Industrial A zone. The variance is sought in connection with the applicant's proposal to construct a paved vehicular use area on the subject property within the required front yard facing Terminal Lane.

Specifically, the applicant is requesting relief from:

1. N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards. The applicant is proposing vehicle parking spaces located at a minimum 35-foot setback from the front lot line adjoining Terminal Lane, whereas a minimum 50-foot-wide front yard setback is required.

Notice was given to the public and all interested parties as required by law. The public notice was published in The Record newspaper. No written objections were received. An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, October 27, 2020. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

The property in question is a 1.08-acre parcel containing frontage along Terminal Lane to the south and Washington Avenue to the west. The site is currently vacant, but was formerly occupied by a satellite dish antenna farm that ceased operations and was subsequently removed. The property is encumbered by 10-foot-wide Borough of Carlstadt Sewer Authority easement on the easterly and northerly portions of the lot. Properties to the north and east are industrial and commercial in nature, including a warehouse and distribution facility located on Lots 5, 6 and 7 and an office building located on Lot 9. No access is currently provided to Terminal Lane.

The applicant proposes to form a zoning lot of record joining the subject property, Block 132, Lot 1, with the properties identified as Block 132, Lots 5, 6 and 7, for zoning purposes. The property owner is proposing to construct a paved vehicular use area and driveway within the required front yard facing Terminal Lane to provide an additional 15 automobile and 20 truck parking spaces to be utilized by the aforementioned adjacent warehouse and distribution facility located on Lots 5, 6, and 7. No new structures or loading doors are proposed.

B. Response to the Public Notice

No written comments were submitted to this Office prior to the public hearing.

III. PUBLIC HEARING (October 27, 2020)

A public hearing was held on Tuesday, October 27, 2020. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon Mascaró, P.E., Deputy Director of Land Use

Management and Deputy Chief Engineer, Mia Petrou, P.P., AICP, Supervising Planner, and Ronald Seelogy, P.E., P.P., Principal Engineer.

A. Exhibits

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

<u>Number</u>	<u>Description</u>
A-1	"Site Plan," Sheet 1 of 7, prepared by Schwanewede/Hals Engineering on November 25, 2019, last revised on July 23, 2020.
A-2	"Grading and Drainage Plan," Sheet 2 of 7, prepared by Schwanewede/Hals Engineering on November 25, 2019, last revised on April 10, 2020.
A-3	"Soil Erosion and Sediment Control Plan," Sheet 3 of 7, prepared by Schwanewede/Hals Engineering on November 25, 2019, last revised on April 10, 2020.
A-4	"Truck Turning Plan," Sheet 4 of 7, prepared by Schwanewede/Hals Engineering on November 25, 2019, last revised on April 10, 2020.
A-5	"Lighting and Landscaping Plan," Sheet 5 of 7, prepared by Schwanewede/Hals Engineering on November 25, 2019, last revised on April 10, 2020.
A-6	"Detail Sheet," Sheet 6 of 7, prepared by Schwanewede/Hals Engineering on November 25, 2019, last revised on April 10, 2020.
A-7	"Survey," Sheet 7 of 7, prepared by Schwanewede/Hals Engineering on November 25, 2019, last revised on September 15, 2020.

- A-8 "Neighborhood Aerial Exhibit," prepared by Schwanewede/Hals Engineering, undated.
- A-9 "Site Aerial Exhibit," prepared by Schwanewede/Hals Engineering, undated.
- A-10 "Photo 1," prepared by Schwanewede/Hals Engineering, undated.
- A-11 "Photo 2," prepared by Schwanewede/Hals Engineering, undated.
- A-12 "Photo 3," prepared by Schwanewede/Hals Engineering, undated.
- A-13 "Photo 4," prepared by Schwanewede/Hals Engineering, undated.
- A-14 "Photo 5," prepared by Schwanewede/Hals Engineering, undated.

B. Testimony

Brian Giblin, Esq., of the firm Giblin & Gannaio, represented TKT Property LLC at the hearing. The following witnesses testified in support of the application:

1. Thomas E. Tucci, TKT Property, LLC;
2. Joseph Vince, P.E., P.P., P.L.S., Schwanewede/Hals Engineering;
- and
3. John Corak, P.E., Stonefield Engineering & Design.

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

C. Public Comment

No members of the public were present at the public hearing.

IV. RECOMMENDATIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards, whereas a minimum setback of 35 feet to a new vehicular use area is proposed within the 50-foot-wide required front yard along Terminal Lane.

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

1. *Concerning bulk variances:*

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

The requested variance to permit vehicular use areas within a required front yard arises from conditions that are unique to the site. The subject property is a nonconforming, irregularly-shaped narrow lot having two front yards. The site has frontage on Washington Avenue to the west and Terminal Lane to the south. Approximately 580 feet of frontage is provided along Terminal Lane, a distance roughly 10 times longer than its frontage of 53.67 feet along Washington Avenue. The site's irregular northerly lot line is stepped in the westerly portion of the site, resulting in a narrowing of the lot depth at that location. District zoning

regulations prohibit the placement of vehicular use areas within the required 50-foot front yard setback or within five feet from side and rear property lines. The provision of new parking areas with adequate and appropriate site circulation is limited by the long and narrow configuration of the subject lot.

In addition, since there is a stream located near the lot's eastern property line, a minimum 50-foot-wide waterway buffer is required between any vehicular use area and the stream's mean high water line or top of bank.

Since the warehouse facility was originally constructed, the County of Bergen installed a center concrete barrier and widened the Washington Avenue right of way, resulting in a loss of approximately eight to ten feet of frontage along Lots 5, 6 and 7. These takings by the County have made it more difficult for trucks to maneuver in and out of the narrow 19.55-foot-wide two-way site driveway off of Washington Avenue to access the warehouse facility on Lots 5, 6 and 7. Some vehicles entering the facility from Washington Avenue have overshot the driveway and collided with an existing retaining wall on the north side of the driveway. In addition, wheels from entering trucks encroach on neighboring Lot 3 due to the narrow driveway width. This combination of characteristics creates a unique condition that affects the ability of the property owner of Lots 5, 6 and 7 to provide access to their facility in a safe, fully compliant and functional manner.

The applicant is proposing to combine Lot 1 with Lots 5, 6 and 7 through a zoning lot of record in order to provide additional

automobile and truck parking, as well as a secondary access driveway along Terminal Road, for the existing warehouse and distribution facility located on Lots 5, 6 and 7. The proposed truck parking spaces will be located directly opposite of the existing loading doors along the existing building's southerly façade, resulting in an efficient site layout. The location and configuration of the existing improvements on the warehouse site result in a unique situation where the only remaining area where a functional parking layout can be configured is within the required front yard along Terminal Lane.

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

The granting of the requested variance to allow a vehicular use area in the required front yard along Terminal Lane will not adversely affect the rights of neighboring property owners. No residential properties are located proximate to the site. The site is located within a fully-developed commercial/industrial area. There will be no detrimental impact to the neighbor across Terminal Lane to the south, which is currently operating a topsoil processing facility. The proposed automobile and truck parking area will benefit neighboring property owners by allowing all parking required by the regulations to be accommodated on the site, and will prevent any potential spillover of parking demand onto neighboring properties or in the street.

The proposed secondary driveway access along Terminal Road will result in fewer trucks overshooting the driveway and encroaching

upon neighboring Lot 3 at the Washington Avenue driveway entrance. No increase in traffic generated by the site is anticipated. Furthermore, the proposed automobile and truck parking area will not create any negative visual impacts to neighboring properties or impede their ability to function as intended. Landscaping and a solid and continuous fence will be provided to screen the parking area from adjoining properties and streets.

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

The strict application of the regulations will result in practical difficulties and undue hardship upon the property owner. Lot 1 is a long and narrow parcel fronting on two streets and is therefore, required to maintain minimum, unobstructed 50-foot-wide front yards along its southerly and westerly frontages. In addition, its irregular lot shape results in a narrowing of the lot depth in the westerly part of the site by approximately half. The site is further constrained by a minimum required 50-foot-wide waterway buffer to the stream along its easterly boundary.

Turning movements of vehicles entering and exiting the warehouse facility on Lots 5, 6 and 7 are negatively impacted by the construction of a center concrete median and widening of Washington Avenue. Also, the applicant proposes to locate parking in the required front yard along Terminal Lane since parking in the remaining yards, and on Lots 5, 6 and 7, is maximized to the greatest extent possible.

Given these unique conditions and physical characteristics, practical difficulties are evident in the attempt to provide functional and compliant parking and circulation areas on the site. Furthermore, the area of parking intrusion into the site's required front yard is minimal, as a minimum setback of 42 feet will be provided from the proposed parking area to the curblineline of the Terminal Lane travel way.

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

There will be no substantial detriment to the public good and no adverse effects to the public health, safety, morals, order, convenience, prosperity or general welfare by the granting of the requested variance. The surrounding neighborhood properties principally consist of warehouse and distribution uses, with some sites already containing pre-existing, non-conforming front yard parking. The applicant is proposing to locate parking spaces and drive aisles in the required front yard along Terminal Lane.

The location of the parking within the required Terminal Lane front yard of Lot 1 is required to achieve a functional site layout for the existing facility on Lots 5, 6 and 7, and is not the result of site overdevelopment. With the exception of the proposed location of parking areas, the proposal conforms to all other bulk requirements of the Light Industrial A zone. Furthermore, the required amount of parking and landscaping will be provided. The proposed

parking within the Terminal Lane front yard will be set back 42 feet from the Terminal Lane curb line, and the required 50-foot minimum front yard setback will continue to be maintained to all structures.

Of the site's 80 automobile parking spaces, approximately three spaces, in addition to 20 truck parking spaces, are to be located within the required front yard parallel to the front lot line along Terminal Lane. Public safety will not be compromised by the requested variance. The proposed driveway along Terminal Lane will assist in providing a safer secondary entrance to the facility, and will help to minimize the need for trucks to enter the site utilizing the substandard 19.55-foot-wide driveway along Washington Avenue. Vehicles will not be backing out of the site into Terminal Lane from the proposed location, headlight glare will not be directed toward Terminal Lane and emergency vehicle access will be improved. Striped crosswalks will be provided on-site for pedestrian safety linking the proposed parking area to the existing building. No increase in traffic generated by the site is anticipated.

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

The granting of the requested variance will not have any adverse environmental impacts. The area's aesthetics will not be adversely impacted by the proposed location of parking in the required front yard. Landscape screening will be provided and, overall, the proposed development will provide 26.6 percent open space whereas a minimum of 15 percent open space is required. The

proposed automobile parking within the required front yard is parallel to the front lot line, and will not result in glare directed toward vehicles traveling on Terminal Lane. The proposed detention and water quality surface basins will reduce the stormwater peak runoff rate and will remove total suspended solids from surface runoff. The location of the proposed parking spaces and drive aisles within the 50-foot front yard setback along Terminal Lane will not cause the NJSEA's performance standards regarding noise, vibrations, airborne emissions, hazardous materials, or glare to be exceeded.

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

The requested variance represents the minimum deviation from the regulations that will afford relief. A total of 79 parking spaces are required to serve the existing uses located on Lots 5, 6, and 7, whereas 80 parking spaces will be provided within the lots comprising the zoning lot of record. Of the total number of parking spaces provided, 3 automobile parking spaces, in addition to 20 truck parking spaces, are proposed on Lot 1 in the Terminal Lane required front yard due to the lack of practicable alternative locations to achieve a conforming parking layout. Providing a conforming 50-foot front yard setback would eliminate some auto parking, resulting in a parking deficiency. The proposed parking configuration on this particular property balances the applicable zoning requirements with the site constraints. Furthermore, to minimize any visual impacts of the parking spaces and drive aisles in the front yard, the applicant proposes to install screening

consisting of landscaping and a solid and continuous fence running along the Terminal Lane frontage.

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

The requested variance to permit parking and drive aisles in the front yard facing Terminal Lane will not impair the intent and purpose of the regulations. The principal intents of prohibiting vehicular use areas within the required front yard are to minimize the visual impacts to neighboring properties and to ensure sufficient light, air, and open space to the subject property and adjoining properties. Although some of the parking spaces and drive aisles along Terminal Lane will be located within the required 50-foot front yard setback, the applicant has proposed a solid and continuous fence supplemented by landscaping that will minimize any visual impacts of the proposed parking from the right-of-way.

Public safety will not be compromised, as adequate drive aisle width is provided to accommodate vehicle movements. Emergency vehicle access to the site will be improved. The intrusion into the front yard setback is due to proposed vehicle parking areas, and not due to the placement of structures. Therefore, the intent and purpose of the regulations will not be significantly impaired by the requested variance.

The approval of the variance request will contribute to and promote the intent of the District Master Plan by allowing the site to be utilized in a safe, orderly, and efficient manner.

V. SUMMARY OF CONCLUSIONS

- A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.2(b)1, which prohibits vehicular use areas in required front yards, whereas a minimum setback of 35 feet to a new vehicular use area is proposed within the 50-foot-wide required front yard along Terminal Lane.

Based on the record in this matter, the bulk variance application to permit a minimum setback of 35 feet to a new vehicular use area within the 50-foot-wide required front yard along Terminal Lane is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

1/14/2021

Date



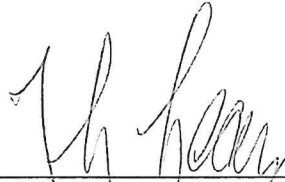
Sara J. Sundell, P.E., P.P.
Director of Land Use Management

Approval

Recommendation on
Variance Request

1/14/21

Date



Frank Leanza, Esq.
Senior Vice President
Chief of Legal & Regulatory Affairs

RESOLUTION 2021-02

**RESOLUTION ISSUING A DECISION ON THE
BULK VARIANCE APPLICATION
SUBMITTED AS PART OF FILE NO. 19-490
VINELAND/200 HARRISON AVENUE - TECHNICAL MAJOR
SUBDIVISION & VARIANCES
BLOCK 284, LOT 3.02
IN THE TOWN OF KEARNY**

WHEREAS, an application for three bulk variances has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by John S. Krauser of the Vineland Construction Company for the premises located at 200 Harrison Avenue and identified as Block 284, Lot 3.02, in the Town of Kearny, New Jersey; and

WHEREAS, the property is located in the Harrison Avenue Retail Center of the Hackensack Meadowlands District's Kearny Area Redevelopment Area and contains a Wawa convenience store and fuel service station; and

WHEREAS, the bulk variances are sought in connection with the applicant's proposal for a technical major subdivision to subdivide the property identified as existing Block 284, Lot 3.02, into proposed Block 284, Lots 3.002, 3.003 and 3.004; and

WHEREAS, the applicant requested bulk variance relief from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.002 is 2.09 acres:

WHEREAS, the applicant also requested bulk variance relief from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.003 is 0.99 acres; and

WHEREAS, the applicant also requested bulk variance relief from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.004 is 0.98 acres; and

WHEREAS, notice of the requested bulk variance relief was given to the public and all interested parties as required by law and was published in The Jersey Journal newspaper; and

WHEREAS, an electronic public hearing was held virtually using Zoom video conferencing on Tuesday, November 10, 2020, before Sara Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, Deputy Director of Land Use Management and Deputy Chief Engineer; Mia Petrou, P.P. AICP, Supervising Planner; and William Moran, P.E., P.P., Principal Engineer; and

WHEREAS, a comprehensive report dated January 14, 2021, has been prepared indicating the recommendations of the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs in this matter; and

WHEREAS, a copy of the recommendation and comprehensive report was provided to the applicant on January 14, 2021; and

WHEREAS, the report recommends the approval of the requested bulk variance from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.002 is 2.09 acres; and

WHEREAS, the report also recommends the approval of the requested bulk variance from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.003 is 0.99 acres; and

WHEREAS, the report also recommends the approval of the requested bulk variance from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.004 is 0.98 acres; and

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

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

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.002 is 2.09 acres, does conform with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.003 is 0.99 acres, does conform with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.004 is 0.98 acres, does conform with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Vineland/200 Harrison Avenue - Technical Major Subdivision & Variances application from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, to provide for the creation of proposed Block 284, Lot 3.002, which is 2.09 acres in area, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 14, 2021.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Vineland/200 Harrison Avenue - Technical Major Subdivision & Variances application from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, to provide for the creation of proposed Block 284, Lot 3.003, which is 0.99 acres in area, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 14, 2021.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Vineland/200 Harrison

Avenue - Technical Major Subdivision & Variances application from Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, to provide for the creation of proposed Block 284, Lot 3.004, which is 0.98 acres in area, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 14, 2021.

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 January 28, 2021.



Vincent Prieto
Secretary



MEMORANDUM

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

From: Sara J. Sundell

Date: January 28, 2021

Subject: Variance Recommendation - Vineland/200 Harrison Avenue - Technical Major Subdivision & Variances (File No. 19-490)

An application for three bulk variances has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by John S. Krauser of the Vineland Construction Company, for the premises identified as Block 284, Lot 3.02, in the Town of Kearny, New Jersey. The subject premises is located in the Harrison Avenue Retail Center within the Hackensack Meadowlands District's Kearny Area Redevelopment Area. The bulk variances are sought in connection with the application for a proposed technical major subdivision, which results in the creation of three lots.

Specifically, the applicant proposes to subdivide the subject property, currently identified as Block 284, Lot 3.02, into Block 284, proposed Lots 3.002, 3.003 and 3.004 and requests variance relief from the following:

1. Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.002 is 2.09 acres.
2. Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.003 is 0.99 acres.
3. Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.004 is 0.98 acres.

An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, November 10, 2020.

In a comprehensive report dated January 14, 2021, the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs

recommended the approval of the bulk variances requested above in Items 1, 2 and 3. A copy of the comprehensive report and variance recommendation was provided to the applicant on January 14, 2021.

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

**RECOMMENDATION ON THE VARIANCE APPLICATION OF
Vineland/200 Harrison Avenue - Technical Major Subdivision & Variances
FILE # 19-490**

I. INTRODUCTION

Applications for three bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by John S. Krauser of the Vineland Construction Company, for the premises identified as Block 284, Lot 3.02, in the Town of Kearny, New Jersey. The subject premises is located in the Harrison Avenue Retail Center of the Hackensack Meadowlands District's (District) Kearny Area Redevelopment Area. The bulk variances are sought in connection with the application for a proposed technical major subdivision, which proposes the creation of three lots. Specifically, the applicant proposes to subdivide the subject property, currently identified as Block 284, Lot 3.02, into proposed Block 284, Lots 3.002, 3.003, and 3.004, and requests variance relief from the following:

1. Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.002 is 2.09 acres.
2. Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.003 is 0.99 acres.
3. Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.004 is 0.98 acres.

Public notice of this hearing was published in The Jersey Journal newspaper on October 23, 2020. No written objections were received. An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, November 10, 2020. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

The subject property, identified as Block 284, Lot 3.02, consists of approximately 4.067 acres. The site contains frontage on Harrison Avenue, and is currently improved with a Wawa convenience store and fuel service station. The property is a component of the Kearny Wal-Mart Supercenter commercial complex, which also includes a Taco Bell restaurant and a multi-tenanted retail strip development.

The retail complex is located in the Harrison Avenue Retail Center of the NJSEA's Kearny Area Redevelopment Area, and is bordered by a variety of industrial uses. The area is located proximate to the Route 280 right-of-way (ROW) to the south and the NJ Transit Kingsland Rail Line right-of-way (ROW) to the west, which serve as the Hackensack Meadowlands District's jurisdictional boundaries.

The applicant proposes to subdivide existing Lot 3.02 into proposed Lot 3.002, consisting of 2.09 acres, proposed Lot 3.003, consisting of 0.99 acres, and proposed Lot 3.004, consisting of 0.98 acres. The subject property is currently developed with a Wawa convenience store with a fuel service station within the portion of the site designated as proposed Lot 3.002. A proposed AutoZone retail store has received zoning approval from the Town of Kearny, pursuant to the NJSEA's opt-out provisions, for the portion of the site designated as proposed Lot

3.003. The portion of the site designated as proposed Lot 3.004 is currently vacant, but is a prospective development site. There are several utility easements and stormwater management facilities existing on the proposed lots. The purpose of the proposed subdivision is to create specific lots for each of the three distinct development pads on the subject premises.

The subject property is part of a Zoning Lot of Record, pursuant to N.J.A.C. 19:4-3.22, comprised of Block 284, Lots 2.02, 3.02, 4.021 and 4.022, which encompasses approximately 27.13 acres in total. The proposed lots will remain subject to the provisions of the Zoning Lot of Record, and will continue to function as one unit for the purposes of zoning.

The properties proposed to be subdivided are accessed via a shared driveway along their southerly property line, which provides three points of access to Harrison Avenue, including, from east to west, (1) a signalized intersection at the intersection of Bergen Avenue; (2) an unsignalized, sign-controlled intersection via an existing site driveway between proposed Lots 3.003 and 3.004; and (3) a second unsignalized right-turn-in/right-turn-out driveway to the west of proposed Lot 3.004.

Bulk variances are required for proposed Lots 3.002, 3.003, and 3.004, as each proposed lot will provide a minimum lot area of less than the three acres required.

B. Response to the Public Notice

No written comments were submitted to this Office prior to the public hearing.

III. PUBLIC HEARING (November 10, 2020)

An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, November 10, 2020. NJMC staff in attendance were Sara J. Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer;

Sharon Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia Petrou, P.P., AICP, CFM, Supervising Planner; and William Moran, P.E., P.P., Senior Engineer.

A. Exhibits

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

<u>Number</u>	<u>Description</u>
A-1	"Existing Aerial Photo," Sheet 1 of 1, prepared by NorthStarDesign, LLC, dated November 2, 2020.
A-2	"Proposed Aerial Photo," Sheet 1 of 1, prepared by NorthStarDesign, LLC, dated November 2, 2020.
A-3	"Subdivision of Block 284, Lot 3.02, Overview Sheet & Topographic Map," Sheet 1 of 2 and Sheet 2 of 2, prepared by Valley Land Services, LLC,, dated November 2, 2020.
A-4	"Overall Plan," Sheet C1.0, 2 of 15, prepared by NorthStarDesign, LLC, dated October 16, 2019, last revised May 29, 2020.
A-5	Color rendered, "Site Plan," Sheet C1.1, 3 of 15, prepared by NorthStarDesign, LLC, dated October 16, 2019, last revised May 29, 2020.
A-6	Preliminary and Final Site Plan set, AutoZone (Store #3660), Sheets C0.0 through F1.1, 15 sheets, prepared by NorthStarDesign, LLC, dated October 16, 2019, last revised May 29, 2020.

B. Testimony

Francis DeVito, Esq., of the firm, Francis J. DeVito, PA, represented the applicant Auto Zone Northeast, LLC, at the hearing. The following witnesses testified in support of the application:

1. Thomas Pugsley, P.E., NorthStarDesign, LLC;
2. Martin Santini, AIA, P.P.;
3. William Sullivan, Esq., Scarinci Hollenbeck; and
4. Heather Dagenais, Valley Land Services, LLC.

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

C. Public Comment

No members of the public were present at the public hearing.

IV. RECOMMENDATION(S)

- A. Standards for the Granting of a Bulk Variance from the Provisions of Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.002 is 2.09 acres.**

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

1. *Concerning bulk variances:*

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

The subject property is located within the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area, which has been redeveloped, to date, with a Wal-Mart Supercenter and other complementary commercial development parcels, including separate lots containing a Taco Bell restaurant and a multi-tenanted retail strip development.

The property proposed to be subdivided has been partially redeveloped with an existing Wawa convenience store and fuel service station in the eastern portion of the existing lot, to be fully contained within the confines of proposed Lot 3.002. Existing Lot 3.02 exhibits a slightly irregular, long and narrow configuration, with side lot lines significantly shorter than its front and rear lot lines, containing approximately 760 feet of frontage on Harrison Avenue and approximately 722 feet of frontage on a shared private access road along its rear lot line, within the retail complex. The existing lot area of the subject property totals 4.067 acres, whereas the proposed lot area is 2.09 acres.

The requested variance to create a lot smaller than the minimum three acre requirement arises from the unique characteristics of the subject parcel resulting from the ongoing redevelopment of the site. The subdivision is proposed to further the implementation of the established vision for the redevelopment of the area as a retail center, anchored by the development of a "big box" retail store (the

Wal-Mart Supercenter) on Lot 2.02, consisting of approximately 19 acres, with complementary commercial uses occurring on smaller development pads within the 27-acre commercial complex. All lots within the commercial complex (Block 284, Lots 2.02, 3.02, 4.021, and 4.022) would continue to remain united through the Zoning Lot of Record should the subdivision application ultimately be approved. Although the proposed lot area is smaller than required, the redevelopment of the Harrison Avenue Retail Center would continue to progress via the requested subdivision and associated bulk variance.

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

The granting of the requested variance to permit a lot area of 2.09 acres, whereas a minimum lot area of three acres is required, will not adversely affect the rights of neighboring property owners or residents. The subject property is located within the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area, which is primarily retail in nature, with an overall lot area of 27.13 acres within a Zoning Lot of Record, inclusive of the subject property. No residential properties are located in the immediate vicinity. The character of the neighborhood will not be adversely impacted by the creation of a lot with an area smaller than required, as the proposed lot will remain joined to the Wal-Mart Supercenter commercial complex via the established Zoning Lot of Record. The subject lot has been developed with a Wawa convenience store and fuel service station, and there will be no changes to the existing structures or site layout as a result of the

subdivision. Ingress and egress for the proposed lot will remain unchanged.

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

The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner. The ability to provide the minimum required lot area of three acres within the proposed subdivision is constrained by the location and configuration of existing development and vehicular use areas within the retail center, as well as the location of an existing stormwater detention facility and utility easements.

Existing Lot 3.02 totals 4.067 acres, whereas the proposed lot area is 2.09 acres. The subject property exhibits a slightly irregular, long and narrow configuration, with side lot lines significantly shorter than its front and rear lot lines, containing approximately 760 feet of frontage on Harrison Avenue and approximately 722 feet of frontage on a shared private access road within the retail complex along its rear lot line.

There is no practicable alternative to the configuration of the proposed subdivision, as Harrison Avenue forms the northerly lot line, and the property's existing easterly and southerly boundaries adjoin existing driveways within the Wal-Mart Supercenter development. Shifting the proposed westerly lot line further west

would achieve a conforming lot area, but, in the process, would adversely impact the site's redevelopment efforts, as the existing Wawa development on the subject property is fully contained within the confines of the proposed lot lines of Lot 3.002. Therefore, potential alternative subdivision configurations to provide a conforming lot area would result in exceptional practical difficulties and undue hardship to the property owner.

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

There will be no substantial detriment to the public good and no adverse effects to the public health, safety, morals, order, convenience, prosperity or general welfare by granting the requested variance for a lot area less than three acres. All development on existing and adjacent properties will continue to function as currently existing, and the proposed lot will remain unified with the Wal-Mart Supercenter commercial complex through the Zoning Lot of Record. Access for firefighting and emergency vehicles will remain unchanged under the proposed lot configuration. The requested variance will promote the area's prosperity by supporting the continued redevelopment of the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area by providing a separate and distinct tax lot to accommodate existing and promote future development on the site in an orderly manner.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to permit a proposed lot area of 2.09 acres, whereas a minimum lot area of three acres is required. The area of proposed Lot 3.002 is currently improved with a Wawa convenience store and fuel service station, with accessory vehicular use areas, open space, and utilities. The requested variance will not result in the over-intensification of site development, as all lot coverage, FAR, and open space requirements will continue to be met in its proposed subdivided state. The proposed subdivision will not disturb environmentally sensitive areas or stormwater facilities. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The lot area of existing Lot 3.02 totals 4.067 acres. The existing Wawa development on the subject property is proposed to be fully contained within the confines of the proposed lot lines of Lot 3.002, measuring 2.09 acres. Proposed Lot 3.002 will conform to all other bulk requirements of the Harrison Avenue Retail Center zone of the Kearny Area Redevelopment Plan, and will continue to be subject to the Zoning Lot of Record in effect within the larger 27-acre retail center. Therefore, the requested variance to provide a minimum lot area of 2.09 acres, whereas a minimum lot area of

three acres is required, represents the minimum deviation from the District zoning regulations that will afford relief.

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

The granting of the requested variance for the creation of a 2.09-acre lot, whereas a minimum lot area of three acres is required, will not substantially impair the intent and purpose of these regulations and the Kearny Area Redevelopment Plan. Rather, for the reasons stated herein, the requested variance will promote the purposes of the District Zoning Regulations to promote the orderly and comprehensive development of the District, and to promote development in accordance with good planning principles that relates the type, design, and layout of such development to both the particular site and surrounding environs. The requested variance will further the goals of the Kearny Area Redevelopment Plan to promote the provision of productive commercial ratables for the Town of Kearny, while promoting high standards of creative layout, design, and construction in the development and use of the land.

All lots within the Wal-Mart Supercenter complex (Block 284, Lots 2.02, 3.02, 4.021, and 4.022) remain joined as a unified retail center through the Zoning Lot of Record, and the proposed lot will rely on internal site circulation for access. As a result, the proposed lot would not function as a stand-alone lot of less than three acres, but will function as a component of a 27-acre regional commercial complex. The proposed variance will promote the intent and

purpose of the District Zoning Regulations and the Kearny Area Redevelopment Plan by supporting the continued redevelopment of the Harrison Avenue Retail Center.

B. Standards for the Granting of a Bulk Variance from the Provisions of Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.003 is 0.99 acres.

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

1. *Concerning bulk variances:*

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

The subject property is located within the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area, which has been redeveloped, to date, with a Wal-Mart Supercenter and other complementary commercial development parcels, including separate lots containing a Taco Bell restaurant and a multi-tenanted retail strip development.

Existing Lot 3.02 exhibits a slightly irregular, long and narrow configuration, with side lot lines significantly shorter than its front and rear lot lines, containing approximately 760 feet of frontage on Harrison Avenue and approximately 722 feet of frontage on a

shared private access road along its rear lot line, within the retail complex. The portion of the property proposed to be subdivided and identified as proposed Lot 3.003 is currently vacant, although the Town of Kearny has approved an approximately 7,400-square-foot AutoZone retail store pursuant to the District's opt-out provisions. A Wawa convenience store and fuel service station exists in the eastern portion of the existing lot, within the confines of proposed Lot 3.002. The existing lot area of the subject property totals 4.067 acres, whereas the proposed lot area is 0.99 acres.

The requested variance to create a lot smaller than the minimum three acre requirement arises from the unique characteristics of the subject parcel resulting from the ongoing redevelopment of the site. The subdivision is proposed to further the implementation of the established vision for the redevelopment of the area as a retail center, anchored by the development of a "big box" retail store (the Wal-Mart Supercenter) on Lot 2.02, consisting of approximately 19 acres, with complementary commercial uses occurring on smaller development pads within the 27-acre commercial complex. All lots within the commercial complex (Block 284, Lots 2.02, 3.02, 4.021, and 4.022) would continue to remain united through the Zoning Lot of Record should the subdivision application ultimately be approved. Although the proposed lot area is smaller than required, the redevelopment of the Harrison Avenue Retail Center would continue to progress via the requested subdivision and associated bulk variance.

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

The granting of the requested variance to permit a lot area of 0.99 acres, whereas a minimum lot area of three acres is required, will not adversely affect the rights of neighboring property owners or residents. The subject property is located within the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area, which is primarily retail in nature, with an overall lot area of 27.13 acres within a Zoning Lot of Record inclusive of the subject property. No residential properties are located in the immediate vicinity. The character of the neighborhood will not be adversely impacted by the creation of a lot with an area smaller than required, as the proposed lot will remain joined to the Wal-Mart Supercenter commercial complex via the established Zoning Lot of Record.

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

The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner. The ability to provide the minimum required lot area of three acres within the proposed subdivision is constrained by the location and configuration of existing development and vehicular use areas within the retail center, as well as the location of an existing stormwater detention facility and utility easements.

Existing Lot 3.02 totals 4.067 acres, whereas the proposed lot area is 0.99 acres. The subject property exhibits a slightly irregular, long and narrow configuration, with side lot lines significantly shorter than its front and rear lot lines, containing approximately 760 feet of frontage on Harrison Avenue and approximately 722 feet of frontage on a shared private access road within the retail complex along its rear lot line.

There is no practicable alternative to the configuration of the proposed subdivision, as Harrison Avenue forms the northerly lot line, and the property's southerly boundary encompasses existing parking and driveways associated with the existing Wal-Mart Supercenter development. The proposed lot's easterly lot line would be coincident with the boundary of the existing Wawa convenience store and fuel service station on the portion of the property proposed to be identified as Lot 3.002. Proposed Lot 3.003's westerly boundary is formed by an existing site driveway bisecting the existing lot, providing access between Harrison Avenue and the shared private road along the property's southerly lot line. Therefore, the strict application of the regulations requiring a minimum three-acre lot size is impracticable, and would result in exceptional practical difficulties and undue hardship to the property owner.

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

There will be no substantial detriment to the public good and no adverse impacts to the public health, safety, morals, order, convenience, prosperity or general welfare by granting the requested variance for a lot area of less than three acres. All existing development will continue to function as currently exists, and the proposed lot will remain unified with the Wal-Mart Supercenter commercial complex through the Zoning Lot of Record.

The requested variance will promote the area's prosperity by supporting the continued redevelopment of the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area by providing a separate and distinct tax lot to accommodate future development on the site in an orderly manner.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to permit a proposed lot area of 0.99 acres, whereas a minimum lot area of three acres is required. The portion of the property proposed as Lot 3.003 is currently vacant, but is the site of an approved AutoZone retail store. The proposed subdivision will not impact any environmentally sensitive areas or stormwater facilities. The requested variance will not result in the over-intensification of site development, as all lot

coverage, FAR, and open space requirements will continue to be met by the AutoZone development in its proposed subdivided state. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The lot area of existing Lot 3.02 totals 4.067 acres. The lot lines of proposed Lot 3.003 are formed by existing physical conditions on and adjacent to the property that result in defined boundaries, including an existing Wawa development on a 2.09-acre portion of the existing lot in the easterly area of the site, existing site driveways to the south and west, and Harrison Avenue to the north. Development on proposed Lot 3.003 will conform to all other bulk requirements of the Harrison Avenue Retail Center within the Kearny Area Redevelopment Plan, and will continue to be subject to the Zoning Lot of Record in effect within the larger 27-acre retail center. Therefore, the requested variance to provide a minimum lot area of 0.99 acres, whereas a minimum lot area of three acres is required, represents the minimum deviation from the District zoning regulations that will afford relief.

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

The granting of the requested variance for the creation of a 0.99-acre lot, whereas a minimum lot area of three acres is required, will not substantially impair the intent and purpose of these regulations and the Kearny Area Redevelopment Plan. Rather, for the reasons stated herein, the requested variance will promote the purposes of the District Zoning Regulations to promote the orderly and comprehensive development of the District, and to promote development in accordance with good planning principles that relates the type, design, and layout of such development to both the particular site and surrounding environs. The requested variance will further the goals of the Kearny Area Redevelopment Plan to promote the provision of productive commercial ratables for the Town of Kearny, while promoting high standards of creative layout, design, and construction in the development and use of the land.

All lots within the Wal-Mart Supercenter complex (Block 284, Lots 2.02, 3.02, 4.021, and 4.022) remain joined as a unified retail center through the Zoning Lot of Record, and the proposed lot will rely on internal site circulation for access. As a result, the proposed lot would not function as a stand-alone lot of less than three acres, but will function as a component of a 27-acre regional commercial complex. The proposed variance will promote the intent and purpose of the District Zoning Regulations and the Kearny Area Redevelopment Plan by supporting the continued redevelopment of the Harrison Avenue Retail Center.

C. Standards for the Granting of a Bulk Variance from the Provisions of Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.004 is 0.98 acres.

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

1. *Concerning bulk variances:*

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

The subject property is located within the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area, which has been redeveloped, to date, with a Wal-Mart Supercenter and other complementary commercial development parcels, including separate lots containing a Taco Bell restaurant and a multi-tenanted retail strip development.

Existing Lot 3.02 exhibits a slightly irregular, long and narrow configuration, with side lot lines significantly shorter than its front and rear lot lines, containing approximately 760 feet of frontage on Harrison Avenue and approximately 722 feet of frontage on a shared private access road along its rear lot line, within the retail complex. The portion of the property proposed to be subdivided and identified as proposed Lot 3.004 is currently vacant. A Wawa

convenience store and fuel service station exists in the easternmost portion of the existing lot, within the confines of proposed Lot 3.002, and an AutoZone retail store has been approved by the Town of Kearny for the portion of the existing lot identified as proposed Lot 3.003. The existing lot area of the subject property totals 4.067 acres, whereas the proposed lot area is 0.98 acres.

The requested variance to create a lot smaller than the minimum three acre requirement arises from the unique characteristics of the subject parcel resulting from the ongoing redevelopment of the site. The subdivision is proposed to further the implementation of the established vision for the redevelopment of the area as a retail center, anchored by the development of a “big box” retail store (the Wal-Mart Supercenter) on Lot 2.02, consisting of approximately 19 acres, with complementary commercial uses occurring on smaller development pads within the 27-acre commercial complex. All lots within the commercial complex (Block 284, Lots 2.02, 3.02, 4.021, and 4.022) would continue to remain united through the Zoning Lot of Record should the subdivision application ultimately be approved. Although the proposed lot area is smaller than required, the redevelopment of the Harrison Avenue Retail Center would continue to progress via the requested subdivision and associated bulk variance.

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

The granting of the requested variance to permit a lot area of 0.98 acres, whereas a minimum lot area of three acres is required, will

not adversely affect the rights of neighboring property owners or residents. The subject property is located within the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area, which is primarily retail in nature, with an overall lot area of 27.13 acres within a Zoning Lot of Record inclusive of the subject property. No residential properties are located in the immediate vicinity. The character of the neighborhood will not be adversely impacted by the creation of a lot with an area smaller than required, as the proposed lot will remain joined to the Wal-Mart Supercenter commercial complex via the established Zoning Lot of Record.

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

The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner. The ability to provide the minimum required lot area of three acres within the proposed subdivision is constrained by the location and configuration of existing development and vehicular use areas within the retail center, as well as the location of an existing stormwater detention facility and utility easements.

Existing Lot 3.02 totals 4.067 acres, whereas the proposed lot area is 0.98 acres. The subject property exhibits a slightly irregular, long and narrow configuration, with side lot lines significantly shorter than its front and rear lot lines, containing approximately 760 feet

of frontage on Harrison Avenue and approximately 722 feet of frontage on a shared private access road within the retail complex along its rear lot line.

There is no practicable alternative to the configuration of the proposed subdivision, as Harrison Avenue forms the northerly lot line, and the property's southerly, easterly, and westerly boundaries are formed by existing site driveways within the existing Wal-Mart Supercenter development. Therefore, the strict application of the regulations requiring a minimum three-acre lot size is impracticable, and would result in exceptional practical difficulties and undue hardship to the property owner.

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

There will be no substantial detriment to the public good and no adverse impacts to the public health, safety, morals, order, convenience, prosperity or general welfare by granting the requested variance for a lot area of less than three acres. All existing development will continue to function as currently exists, and the proposed lot will remain unified with the Wal-Mart Supercenter commercial complex through the Zoning Lot of Record.

The requested variance will promote the area's prosperity by supporting the continued redevelopment of the Harrison Avenue Retail Center of the Kearny Area Redevelopment Area by

providing a separate and distinct tax lot to promote future development of the site in an orderly manner.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to permit a proposed lot area of 0.98 acres, whereas a minimum lot area of three acres is required. The portion of the property proposed as Lot 3.004 is currently vacant. The proposed subdivision will not impact any environmentally sensitive areas or stormwater facilities. In addition, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The lot area of existing Lot 3.02 totals 4.067 acres. The lot lines of proposed Lot 3.004 are formed by existing physical conditions on and adjacent to the property that result in defined boundaries, including Harrison Avenue to the north and existing site driveways to the south, east, and west. Any future development on proposed Lot 3.004 will continue to be subject to the Zoning Lot of Record in effect within the larger 27-acre retail center. Therefore, the requested variance to provide a minimum lot area of 0.98 acres, whereas a minimum lot area of three acres is required, represents the minimum deviation from the District zoning regulations that will afford relief.

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

The granting of the requested variance for the creation of a 0.98-acre lot, whereas a minimum lot area of three acres is required, will not substantially impair the intent and purpose of these regulations and the Kearny Area Redevelopment Plan. Rather, for the reasons stated herein, the requested variance will promote the purposes of the District Zoning Regulations to promote the orderly and comprehensive development of the District, and to promote development in accordance with good planning principles that relates the type, design, and layout of such development to both the particular site and surrounding environs. The requested variance will further the goals of the Kearny Area Redevelopment Plan to promote the provision of productive commercial ratables for the Town of Kearny, while promoting high standards of creative layout, design, and construction in the development and use of the land.

All lots within the Wal-Mart Supercenter complex (Block 284, Lots 2.02, 3.02, 4.021, and 4.022) remain joined as a unified retail center through the Zoning Lot of Record, and the proposed lot will rely on internal site circulation for access. As a result, the proposed lot would not function as a stand-alone lot of less than three acres, but will function as a component of a 27-acre regional commercial complex. The proposed variance will promote the intent and purpose of the District Zoning Regulations and the Kearny Area Redevelopment Plan by supporting the continued redevelopment of the Harrison Avenue Retail Center.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.002 is 2.09 acres.

Based on the record in this matter, the bulk variance application to permit a minimum lot area of 2.09 acres for proposed Lot 3.002, whereas a minimum lot area of three acres is required, is hereby recommended for approval.

APPROVAL
Recommendation on
Variance Request

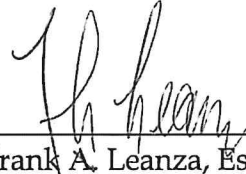
1/14/2021
Date



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

APPROVAL
Recommendation on
Variance Request


1/14/21
Date




Frank A. Leanza, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

B. Standards for the Granting of a Bulk Variance from the Provisions of Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.003 is 0.99 acres.

Based on the record in this matter, the bulk variance application to permit a minimum lot area of 0.99 acres for proposed Lot 3.003, whereas a minimum lot area of three acres is required, is hereby recommended for approval.

<u>APPROVAL</u>	<u>1/14/2021</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Director of Land Use Management


<u>Approval</u>	<u>1/14/2021</u>	
Recommendation on Variance Request	Date	Frank A. Leanza, Esq. Senior Vice President Office of Legal & Regulatory Affairs

C. Standards for the Granting of a Bulk Variance from the Provisions of Section IV.C, Table 1, Bulk Requirements of the Harrison Avenue Retail Center within the District's Kearny Area Redevelopment Plan, which requires a minimum lot area of three acres, whereas the area of proposed Block 284, Lot 3.004 is 0.98 acres.

Based on the record in this matter, the bulk variance application to permit a minimum lot area of 0.98 acres for proposed Lot 3.004, whereas a minimum lot area of three acres is required, is hereby recommended for approval.

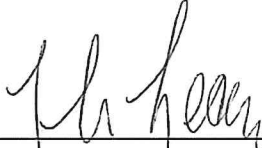
APPROVAL
Recommendation on
Variance Request

1/14/2021
Date


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

Approval
Recommendation on
Variance Request

1/14/21
Date


Frank A. Leanza, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

RESOLUTION 2021-03

**RESOLUTION CERTIFYING THE
MEADOWLANDS ADJUSTMENT PAYMENTS FOR CY2021**

WHEREAS, pursuant to P.L. 2015, c.19, the New Jersey Sports and Exposition Authority is required on or before February 1 of each year, to certify to the financial officer of each constituent Hackensack Meadowlands municipality an amount known as the Meadowlands Adjustment Payment; and

WHEREAS, the Meadowlands Adjustment Payments for the adjustment year 2021 have been computed and are shown on the schedule attached hereto; and

WHEREAS, the tax sharing computations are currently being reviewed and verified by the independent auditing firm of Mercadien, P.C. Due to the pandemic, communications with municipalities and school districts were hampered and delayed. Therefore the calculation is subject to revision.

NOW THEREFORE BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the Meadowlands Adjustment Payments, as shown on the attached schedule, are hereby certified to the financial officers of each constituent municipality.

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 January 28, 2021.



Vincent Prieto
Secretary

2021 MEADOWLANDS TAX SHARING SCHEDULE

EXHIBIT A

MUNICIPALITY	ADJUSTMENT PAYMENT REC (PAY)	RECEIVABLE		
		DUE 5/15/2021	DUE 8/15/2021	DUE 11/15/2021
CARLSTADT	(\$2,392,712)	0	0	0
EAST RUTHERFORD	(\$315,592)	0	0	0
LITTLE FERRY	(\$1,259,120)	0	0	0
LYNDHURST	(\$681,651)	0	0	0
MOONACHIE	(\$786,978)	0	0	0
NORTH ARLINGTON	\$1,145,483	381,828	381,828	381,827
RIDGEFIELD	\$790,930	263,643	263,643	263,643
RUTHERFORD	(\$199,219)	0	0	0
SOUTH HACKENSACK	(\$494,217)	0	0	0
TETERBORO	\$0	0	0	0
JERSEY CITY	\$1,048,878	349,626	349,626	349,626
KEARNY	\$6,562,016	2,187,339	2,187,338	2,187,339
NORTH BERGEN	(\$1,989,073)	0	0	0
SECAUCUS	(\$1,428,746)	0	0	0
TOTAL	(\$1)	3,182,436	3,182,435	3,182,435
TOTAL RECEIVABLE	\$ 9,547,307			
TOTAL PAYABLE	\$ (9,547,308)			

**2021 MEADOWLANDS TAX SHARING SCHEDULE
EXHIBIT A-1**

	2018 PRE-ADJUSTMENT PAYMENT	2019 PRE-ADJUSTMENT PAYMENT	2020 PRE-ADJUSTMENT PAYMENT	ADJUSTMENT PAYMENT THREE - YEAR AVERAGE 2021	ADJUSTMENT PAYMENT 2020
CARLSTADT	(\$2,872,595)	(\$2,600,986)	(\$1,704,554)	(\$2,392,712)	(\$2,809,661)
EAST RUTHERFORD	(\$363,672)	\$15,210	(\$598,313)	(\$315,592)	(\$119,727)
LITTLE FERRY	(\$1,319,624)	(\$1,251,186)	(\$1,206,551)	(\$1,259,120)	(\$1,080,087)
LYNDHURST	(\$1,026,823)	(\$877,988)	(\$140,141)	(\$681,651)	(\$924,275)
MOONACHIE	(\$827,838)	(\$731,680)	(\$801,415)	(\$786,978)	(\$655,015)
NORTH ARLINGTON	\$1,104,299	\$1,159,556	\$1,172,594	\$1,145,483	\$1,115,716
RIDGEFIELD	\$803,596	\$755,481	\$813,712	\$790,930	\$801,628
RUTHERFORD	(\$215,449)	(\$179,633)	(\$202,574)	(\$199,219)	(\$82,511)
SOUTH HACKENSACK	(\$443,187)	(\$525,051)	(\$514,413)	(\$494,217)	(\$470,904)
TETERBORO	\$0	\$0	\$0	\$0	\$0
JERSEY CITY	\$1,061,693	\$1,032,630	\$1,052,312	\$1,048,878	\$1,063,358
KEARNY	\$6,353,769	\$6,783,165	\$6,549,113	\$6,562,016	\$6,478,614
NORTH BERGEN	(\$1,982,280)	(\$1,881,028)	(\$2,103,912)	(\$1,989,073)	(\$1,905,365)
SECAUCUS	(\$271,890)	(\$1,698,491)	(\$2,315,858)	(\$1,428,746)	(\$1,411,772)
BERGEN COUNTY	(\$5,161,293)	(\$4,236,277)	(\$3,181,655)	(\$4,193,076)	(\$4,224,836)
HUDSON COUNTY	\$5,161,293	\$4,236,277	\$3,181,655	\$4,193,076	\$4,224,836
	\$0	\$0	\$0	\$0	\$0

2020 TAX SHARING DISTRIBUTION

	2017 COMPARISON YEAR			1970 BASE YEAR			EQUALIZATION INCREASE/DECREASE OF TRUE VALUE IN COMPARISON YEAR (Col. 3 - 6)	2017 MUNICIPAL TAX RATE (ADJUSTED) (8)	2017 EFFECTIVE TAX RATE (Col. 8 * Col. 2) (9)	2017 INCREASE OF H.M. PUPILS OVER BASE YEAR 1970 (10)	2017 COST PER PUPIL IN COMPARISON YEAR (11)
	2017 AGGREGATE VALUATION (1)	2017 EQUALIZATION RATIO NISA54:1.35.1 * (2)	2017 AGGREGATE TRUE VALUATION (Col. 1/Col.2) (3)	1970 AGGREGATE ASSESSED VALUATION (4)	1970 EQUALIZATION RATIO NISA54:1.35.1 (5)	1970 AGGREGATE TRUE VALUATION (Col. 4/Col.5) (6)					
CARLSTADT	\$1,296,192,390	68.20 %	\$1,900,575,352	\$72,295,483	72.05 %	\$100,340,712	\$1,774	\$1,210	0		
EAST RUTHERFORD	\$830,512,891	90.54	\$917,288,371	\$41,975,219	89.51	\$870,393,925	\$2,073	\$1,877	0		
LITTLE FERRY	\$204,291,300	99.82	\$204,659,667	\$14,203,275	98.28	\$14,451,847	\$3,274	\$3,268	0		
LYNDHURST	\$674,313,003	80.22	\$840,579,660	\$12,098,803	69.11	\$17,506,588	\$2,868	\$2,301	119	\$ 15,349	
MOONACHIE	\$388,114,664	90.92	\$426,874,905	\$49,175,466	106.62	\$46,122,178	\$2,355	\$2,141	0		
NORTH ARLINGTON	\$328,200	98.05	\$334,727	\$330,900	68.96	\$479,843	\$2,991	\$2,932	0		
RIDGEFIELD	\$220,757,100	80.43	\$274,471,093	\$20,349,950	90.05	\$22,598,501	\$2,378	\$1,912	0		
RUTHERFORD	\$183,277,154	90.76	\$201,936,045	\$15,347,700	102.94	\$14,909,365	\$2,668	\$2,422	0		
SOUTH HACKENSACK	\$82,628,000	87.64	\$94,281,150	\$6,072,150	76.34	\$187,026,680	\$2,703	\$2,369	0		
TETERBORO	\$0	102.50	\$0	\$18,602,200	108.48	\$86,327,063	\$1,138	\$1,166	0		
JERSEY CITY	\$61,841,100	21.88	\$282,637,569	\$15,980,900	90.1	\$17,148,046	\$7,817	\$1,710	0		
KEARNY	\$82,718,400	28.44	\$290,832,321	\$31,008,267	82.27	\$17,756,848	\$11,298	\$3,213	82	\$ 9,086	
NORTH BERGEN	\$321,505,200	41.90	\$767,315,513	\$26,623,623	78.46	\$33,932,734	\$5,458	\$2,287	0		
SECAUCUS	\$2,322,825,242	56.91	\$4,081,576,598	\$95,145,123	72.35	\$131,506,735	\$3,531	\$2,010	728	\$ 16,884	
BERGEN COUNTY	\$3,880,414,702	NA	4,861,000,990	\$250,451,146	NA	\$288,405,613	NA	NA	119	NA	
HUDSON COUNTY	\$2,788,889,942	NA	5,422,382,001	\$168,757,913	NA	\$220,867,173	NA	NA	810	NA	
ALL MUNICIPALITIES	\$6,669,304,644	NA	10,283,382,991	\$419,209,059	NA	\$509,272,786	NA	NA	929	NA	

	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
	2017 COUNTY PORTION OF TAX RATE	2017 MUNICIPAL/SCHOOL VET./SC. PORTION OF TAX RATE	2017 APPORTIONMENT RATE (COL. 9 * COL. 13)	PERCENT OF H.M.D. LAND AREA FOR EACH MUNICIPALITY	2017 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR (Col. 7 * Col. 9)	LESS PORTION OF COUNTY TAX PERCENT (Col. 16 * Col. 12)	(SECTION 13:17 - 67) 2017 TAXES COLLECTED LESS COUNTY TAXES POST 1970 RATABLES (Col. 14 * Col. 7)	DIRECT RETENTION (60% OF COL. 18)	TOTAL SUBJECT TO TAX SHARING (COL. 18 - COL. 19)	GUARANTEE PAYMENTS
CARLSTADT	13.304 %	86.696 %	1.0490216%	12.193 %	\$21,782,839	\$2,897,989	\$18,884,850	\$11,330,910	\$7,553,940	\$0
EAST RUTHERFORD	15.246	84.754	1.5908326%	10.298	\$16,337,294	\$2,490,784	\$13,846,510	\$8,307,906	\$5,538,604	\$0
LITTLE FERRY	7.425	92.575	3.0253510%	2.283	\$6,215,992	\$461,537	\$5,754,455	\$3,452,673	\$2,301,782	\$0
LYNDHURST	9.649	90.351	2.0789765%	10.168	\$18,928,911	\$1,827,416	\$17,111,496	\$10,266,898	\$6,844,598	\$0
MOONACHIE	10.968	89.032	1.9061751%	4.381	\$8,151,916	\$894,102	\$7,257,814	\$4,354,688	\$2,903,126	\$0
NORTH ARLINGTON	7.975	92.025	2.6981730%	2.441	(\$4,255)	(\$339)	(\$3,915)	(\$2,349)	(\$1,566)	\$0
RIDGEFIELD	12.068	87.932	1.6812598%	5.227	\$4,815,804	\$581,171	\$4,234,633	\$2,540,780	\$1,693,853	\$0
RUTHERFORD	9.549	90.451	2.1907232%	2.994	\$4,529,786	\$432,549	\$4,097,237	\$2,458,342	\$1,638,895	\$0
SOUTH HACKENSACK	9.729	90.271	2.1385200%	0.467	\$2,045,088	\$198,967	\$1,846,121	\$1,107,673	\$738,448	\$0
TETERBORO	24.201	75.799	0.8838163%		\$0	\$0	\$0	\$0	\$0	\$0
JERSEY CITY	25.933	74.067	1.266457%	4.991	\$4,529,802	\$1,174,714	\$3,355,089	\$2,013,053	\$1,342,036	\$0
KEARNY	14.740	85.260	2.7394038%	17.881	\$8,134,078	\$1,198,963	\$6,935,115	\$4,161,069	\$2,774,046	\$0
NORTH BERGEN	19.244	80.756	1.8468897%	6.908	\$16,772,464	\$3,227,693	\$13,544,771	\$8,126,863	\$5,417,908	\$0
SECAUCUS	24.144	75.856	1.5247056%	19.768	\$79,396,404	\$19,169,468	\$60,226,936	\$36,136,162	\$24,090,774	\$0
BERGEN COUNTY	NA	NA	NA	50.452	\$82,813,375	\$9,784,176	\$73,029,201	43,817,521	\$29,211,680	\$0
HUDSON COUNTY	NA	NA	NA	49.548	\$108,832,748	\$24,770,838	\$84,061,911	50,437,147	\$33,624,764	\$0
ALL MUNICIPALITIES	NA	NA	NA	100.000	\$191,646,123	\$34,555,014	\$157,091,112	94,254,668	\$62,836,444	\$0

	(22)	(23)	(24)	(25)	(26)	(27)	(28)
	SCHOOL SERVICE PAYMENTS (Col. 10 * Col. 11)	APPORTIONMENT PAYMENTS (% IN COL. 15 * COL. 20 TOTAL - COL. 21 AND COL. 22 TOTALS)	TOTAL CREDIT DUE MUNICIPALITY (TOTAL OF COLUMNS 21+22+23)	2020 PRE-ADJUSTMENT PAYMENT (Col. 24 - 20)	ADJUSTMENT FOR 2018 RECALCULATION	ADJUSTMENT FOR 2019 RECALCULATION	TOTAL 2020 ADJUSTMENT PAYMENT
CARLSTADT	\$0	\$5,849,386	\$5,849,386	(\$1,704,554)	\$0	\$0	(\$1,704,554)
EAST RUTHERFORD	\$0	\$4,940,291	\$4,940,291	(\$598,313)	\$0	\$0	(\$598,313)
LITTLE FERRY	\$0	\$1,095,231	\$1,095,231	(\$1,206,551)	\$0	\$0	(\$1,206,551)
LYNDHURST	\$1,826,531	\$4,877,926	\$6,704,457	(\$140,141)	\$0	\$0	(\$140,141)
MOONACHIE	\$0	\$2,101,711	\$2,101,711	(\$801,415)	\$0	\$0	(\$801,415)
NORTH ARLINGTON	\$0	\$1,171,028	\$1,171,028	\$1,172,594	\$0	\$0	\$1,172,594
RUTHERFORD	\$0	\$2,507,565	\$2,507,565	\$813,712	\$0	\$0	\$813,712
RIDGEFIELD	\$0	\$1,436,321	\$1,436,321	(\$202,574)	\$0	\$0	(\$202,574)
SOUTH HACKENSACK	\$0	\$224,035	\$224,035	(\$514,413)	\$0	\$0	(\$514,413)
TETERBORO	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JERSEY CITY	\$0	\$2,394,348	\$2,394,348	\$1,052,312	\$0	\$0	\$1,052,312
KEARNY	\$745,052	\$8,578,107	\$9,323,159	\$6,549,113	\$0	\$0	\$6,549,113
NORTH BERGEN	\$0	\$3,313,996	\$3,313,996	(\$2,103,912)	\$0	\$0	(\$2,103,912)
SECAUCUS	\$12,291,552	\$9,483,364	\$21,774,916	(\$2,315,858)	\$0	\$0	(\$2,315,858)
BERGEN COUNTY	\$1,826,531	\$24,203,494	\$26,030,025	(\$3,181,655)	\$0	\$0	(\$3,181,655)
HUDSON COUNTY	\$13,036,604	\$23,769,815	\$36,806,419	\$3,181,655	\$0	\$0	\$3,181,655
ALL MUNICIPALITIES	\$14,863,135	\$47,973,309	\$62,836,444	\$0	\$0	\$0	\$0

	2016 COMPARISON YEAR			1970 BASE YEAR			1970 BASE YEAR			2016 COMPARISON YEAR			2016 COUNTY PORTION OF TAX RATE
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
	AGGREGATE ASSESSED VALUATION	EQUALIZATION RATIO NISA54:1.35:1 *	AGGREGATE TRUE VALUATION (Col. 1/Col.2)	AGGREGATE ASSESSED VALUATION	EQUALIZATION RATIO NISA54:1.35:1	AGGREGATE TRUE VALUATION (Col. 4/Col.5)	EQUALIZATION INCREASE/DECREASE OF TRUE VALUE IN COMPARISON YEAR (Col.3 - 6)	2016 MUNICIPAL TAX RATE (ADJUSTED)	2016 EFFECTIVE TAX RATE (Col.8 * Col.2)	INCREASE OF H.M. PUPILS OVER BASE YEAR 1970	COST PER PUPIL IN COMPARISON YEAR		
CARLSTADT	\$1,290,482,260	86.42 %	\$1,493,268,063	\$72,295,483	72.05 %	\$100,340,712	\$1,392,927,351	\$1,999	\$1,728	0		12,902 %	
EAST RUTHERFORD	\$781,375,794	89.72	\$870,904,808	\$41,975,219	89.51	\$46,894,446	\$824,010,362	\$1,956	\$1,755	0		15,802	
LITTLE FERRY	\$205,978,600	96.79	\$212,809,795	\$14,203,275	98.28	\$14,451,847	\$198,357,948	\$3,288	\$3,182	0		7,541	
LYNDHURST	\$686,782,263	85.10	\$807,029,687	\$12,098,803	69.11	\$17,506,588	\$789,523,099	\$2,802	\$2,385	93	\$	8,543	
MOONACHIE	\$388,123,777	85.54	\$453,733,665	\$49,175,466	106.62	\$46,122,178	\$407,611,487	\$2,291	\$1,960	0		11,836	
NORTH ARLINGTON	\$328,200	94.65	\$346,751	\$30,900	68.96	\$479,843	\$133,092	\$3,172	\$3,002	0		8,005	
RIDGEFIELD	\$232,391,800	84.31	\$275,639,663	\$20,349,950	90.05	\$22,598,501	\$253,041,162	\$2,290	\$1,931	0		11,774	
RUTHERFORD	\$183,383,507	94.35	\$194,365,137	\$15,347,700	102.94	\$14,909,365	\$179,455,772	\$2,702	\$2,462	0		9,461	
SOUTH HACKENSACK	\$82,628,000	84.09	\$98,261,387	\$6,072,150	76.34	\$7,954,087	\$90,307,300	\$2,609	\$2,272	0		9,029	
TETERBORO	\$0	105.47	\$0	\$18,602,200	108.48	\$17,148,046	\$0	\$1,085	\$1,144	0		24,403	
JERSEY CITY	\$61,528,800	23.66	\$260,054,100	\$15,980,900	90.1	\$17,736,848	\$242,317,252	\$7,719	\$1,826	0		24,557	
KEARNY	\$76,517,500	29.50	\$259,381,356	\$31,008,267	82.27	\$37,690,856	\$221,690,500	\$10,979	\$3,239	77	\$	16,396	
NORTH BERGEN	\$315,860,900	45.98	\$686,952,806	\$26,623,623	78.46	\$33,932,734	\$653,020,072	\$5,405	\$2,485	0		19,412	
SECAUCUS	\$2,178,236,697	57.37	\$3,796,821,853	\$95,145,123	72.35	\$131,506,735	\$3,665,315,118	\$3,705	\$2,126	724	\$	24,267	
BERGEN COUNTY	\$3,851,474,202	NA	4,406,358,956	\$250,451,146	NA	\$288,405,613	\$4,135,101,389	NA	NA	93	NA	NA	
HUDSON COUNTY	\$2,632,143,897	NA	5,003,210,115	\$168,357,913	NA	\$220,867,173	\$4,782,143,942	NA	NA	801	NA	NA	
ALL MUNICIPALITIES	\$6,483,618,099	NA	9,409,569,071	\$419,209,059	NA	\$509,272,786	\$8,917,444,331	NA	NA	894	NA	NA	

	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	MUNICIPAL/SCHOOL VET./S.C. PORTION OF TAX RATE	2016 APPORTIONMENT RATE (COL. 9 * COL. 13)	PERCENT OF H.M.D. LAND AREA FOR EACH MUNICIPALITY	2016 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR (Col. 7 * Col. 9)	LESS PORTION OF COL. 12 COUNTY TAX PERCENT (Col. 16 * Col. 12)	(SECTION 13:17 - 67) 2016 TAXES COLLECTED LESS COUNTY TAXES POST 1970 RATABLES (Col. 14 * Col. 7)	DIRECT RETENTION (60% OF COL. 18)	TOTAL SUBJECT TO TAX SHARING (COL. 18 - COL. 19)	GUARANTEE PAYMENTS	SCHOOL SERVICE PAYMENTS (Col. 10 - Col. 11)
CARLSTADT	87.098 %	1.5050534%	12.193 %	\$24,069,785	\$3,105,484	\$20,964,301	\$12,578,581	\$8,385,720	\$0	\$0
EAST RUTHERFORD	84.198	1.4776749%	10.298	\$14,461,382	\$2,285,188	\$12,176,194	\$7,305,716	\$4,870,478	\$0	\$0
LITTLE FERRY	92.459	2.9420454%	2.283	\$6,311,750	\$475,969	\$5,835,781	\$3,501,469	\$2,334,312	\$0	\$0
LYNDHURST	91.457	2.1812495%	10.168	\$18,830,126	\$1,608,658	\$17,221,468	\$10,332,881	\$6,888,587	\$0	\$1,186,587
MOONACHE	88.164	1.7280144%	4.381	\$7,989,185	\$945,600	\$7,043,585	\$4,226,151	\$2,817,434	\$0	\$0
NORTH ARLINGTON	91.995	2.7616899%	2.441	(\$3,995)	(\$320)	(\$3,676)	(\$2,206)	(\$1,470)	\$0	\$0
RIDGEFIELD	88.226	1.7036441%	5.227	\$4,886,225	\$575,304	\$4,310,921	\$2,586,553	\$1,724,368	\$0	\$0
RUTHERFORD	90.539	2.2290702%	2.994	\$4,418,201	\$418,006	\$4,000,195	\$2,400,117	\$1,600,078	\$0	\$0
SOUTH HACKENSACK	90.971	2.0668611%	0.467	\$3,051,782	\$185,255	\$1,866,526	\$1,119,916	\$746,610	\$0	\$0
TETERBORO	75.597	0.8648297%	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JERSEY CITY	75.443	1.3775822%	4.991	\$4,424,713	\$1,086,577	\$3,338,136	\$2,002,882	\$1,335,254	\$0	\$0
KEARNY	83.604	2.7079346%	17.881	\$7,180,555	\$1,177,324	\$6,003,231	\$3,601,939	\$2,401,292	\$0	\$0
NORTH BERGEN	80.588	2.0026118%	6.908	\$16,227,549	\$3,150,092	\$13,077,457	\$7,846,474	\$5,230,983	\$0	\$0
SECAUCUS	75.733	1.6100836%	19.768	\$77,924,599	\$18,909,962	\$59,014,637	\$35,408,782	\$23,605,855	\$0	\$12,528,820
BERGEN COUNTY	NA	NA	50.432	\$83,014,441	\$9,599,144	\$73,415,295	44,049,178	\$29,366,117	\$0	\$1,186,587
HUDSON COUNTY	NA	NA	49.548	\$105,757,416	\$24,323,955	\$81,433,461	48,860,077	\$32,573,384	\$0	\$13,229,982
ALL MUNICIPALITIES	NA	NA	100.000	\$188,771,857	\$33,923,099	\$154,848,756	92,908,255	\$61,939,501	\$0	\$14,416,569

	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
	APPORTIONMENT PAYMENTS %IN COL. 13 * COL.20 TOTAL - COL.21 AND COL.22 TOTALS	TOTAL CREDIT DUE MUNICIPALITY (TOTAL OF COLUMNS 21+22+23)	2020 PRE-ADJUSTMENT PAYMENT (Col. 24 - 20)	ADJUSTMENT FOR 2017 RECALCULATION	ADJUSTMENT FOR 2018 RECALCULATION	TOTAL 2019 ADJUSTMENT PAYMENT	2019 ADJ. PAYMENT PREV. CALCULATED	DIFFERENCE
CARLSTADT	\$5,794,471	\$5,794,471	(\$2,591,249)	(\$180)	(\$9,557)	(\$2,600,986)	(\$2,600,986)	\$0
EAST RUTHERFORD	\$4,893,912	\$4,893,912	\$23,434	(\$152)	(\$8,072)	\$15,210	\$15,210	\$0
LITTLE FERRY	\$1,084,949	\$1,084,949	(\$1,249,363)	(\$34)	(\$1,789)	(\$1,251,186)	(\$1,251,186)	\$0
LYNDHURST	\$4,832,132	\$6,018,719	(\$869,868)	(\$151)	(\$7,969)	(\$877,988)	(\$877,988)	\$0
MOONACHE	\$2,081,980	\$2,081,980	(\$735,454)	\$1,415	\$2,359	(\$731,680)	(\$731,680)	\$0
NORTH ARLINGTON	\$1,160,035	\$1,160,035	\$1,161,505	(\$36)	(\$1,913)	\$1,159,556	\$1,159,556	\$0
RIDGEFIELD	\$2,484,024	\$2,484,024	\$759,656	(\$78)	(\$4,097)	\$755,481	\$755,481	\$0
RUTHERFORD	\$1,422,837	\$1,422,837	(\$177,241)	(\$45)	(\$2,347)	(\$179,653)	(\$179,653)	\$0
SOUTH HACKENSACK	\$221,932	\$221,932	(\$524,678)	(\$7)	(\$366)	(\$525,051)	(\$525,051)	\$0
TETERBORO	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JERSEY CITY	\$2,371,870	\$2,371,870	\$1,036,616	(\$74)	(\$3,912)	\$1,032,630	\$1,032,630	\$0
KEARNY	\$8,497,575	\$9,198,737	\$6,797,445	(\$265)	(\$14,015)	\$6,783,165	\$6,783,165	\$0
NORTH BERGEN	\$3,282,884	\$3,282,884	(\$1,948,099)	(\$102)	\$67,173	(\$1,881,028)	(\$1,881,028)	\$0
SECAUCUS	\$9,394,333	\$21,923,153	(\$1,682,703)	(\$293)	(\$15,494)	(\$1,698,491)	(\$1,698,491)	\$0
BERGEN COUNTY	\$23,976,272	\$25,162,859	(\$4,203,258)	\$732	(\$33,751)	(\$4,236,277)	(\$4,236,277)	\$0
HUDSON COUNTY	\$23,546,662	\$36,776,644	\$4,203,259	(\$734)	\$33,752	\$4,236,277	\$4,236,277	\$0
ALL MUNICIPALITIES	\$47,522,934	\$61,939,503	\$0	\$0	\$0	\$0	\$0	\$0

2021 RECALCULATION

	2015 COMPARISON YEAR				1970 BASE YEAR				2015 INCREASE OF H.M. PUPILS OVER BASE YEAR 1970 (10)	2015 COST PER PUPIL IN COMPARISON YEAR (11)	2015 COUNTY PORTION OF TAX RATE (12)
	2015 AGGREGATE ASSESSED VALUATION (1)	2015 EQUALIZATION RATIO NISA34:1.35.1 (2)	2015 AGGREGATE TRUE VALUATION (Col. 1/Col2) (3)	1970 AGGREGATE ASSESSED VALUATION (4)	1970 EQUALIZATION RATIO NISA54:1.35.1 (5)	1970 AGGREGATE TRUE VALUATION (Col. 4/Col5) (6)	EQUALIZATION INCREASE/DECREASE OF TRUE VALUE IN COMPARISON YEAR (Col. 3 - 6) (7)	2015 EFFECTIVE TAX RATE (Col. 8 * Col.2) (9)			
CARLSTADT	\$1,388,329,553	91.30 %	\$1,411,094,801	\$72,295,483	72.05 %	\$100,340,712	\$1,310,754,089	\$1,822	0		12.139 %
EAST RUTHERFORD	\$780,313,469	93.57	\$833,935,523	\$41,975,219	89.51	\$46,894,446	\$787,041,077	\$1,869	2	\$ 20,049	13.895
LITTLE FERRY	\$207,253,800	94.14	\$220,154,876	\$14,203,275	98.28	\$14,451,847	\$205,703,039	\$3,096	0		7.621
LYNDHURST	\$696,630,986	96.47	\$722,121,889	\$12,098,803	69.11	\$17,506,588	\$704,615,301	\$2,703	92	\$ 12,411	7.866
MOONACHIE	\$445,125,801	83.00	\$536,596,146	\$49,175,466	106.62	\$46,122,178	\$490,173,968	\$1,710	10	\$ 17,606	11.069
NORTH ARLINGTON	\$519,200	95.75	\$543,055,243	\$310,900	88.86	\$479,843	\$83,290	\$2,932	0		7.748
RIDGEFIELD	\$219,989,300	90.51	\$243,055,243	\$20,349,950	90.05	\$22,398,501	\$220,456,742	\$2,016	0		12.080
RUTHERFORD	\$183,833,060	98.26	\$187,088,398	\$15,347,700	102.94	\$14,909,365	\$172,179,033	\$2,502	0		8.829
SOUTH HACKENSACK	\$74,790,000	95.57	\$78,214,921	\$6,072,150	76.34	\$7,954,087	\$70,260,834	\$2,687	0		9.296
TEKERBORO	\$0	107.06	\$0	\$18,602,200	108.48	\$17,148,046	\$0	\$1,285	0		19.511
JERSEY CITY	\$56,950,100	27.63	\$206,116,902	\$15,980,900	90.1	\$17,736,848	\$188,380,054	\$2,073	0		23.302
KEARNY	\$75,109,000	29.66	\$253,234,659	\$31,008,267	82.27	\$37,690,856	\$215,543,803	\$3,161	63	\$ 8,489	16.453
NORTH BERGEN	\$319,533,000	49.27	\$648,334,605	\$26,623,623	78.46	\$33,932,734	\$614,601,871	\$2,580	0		19.213
SECAUCUS	\$2,092,592,693	58.25	\$3,592,433,808	\$95,145,123	72.35	\$131,506,735	\$3,460,927,073	\$2,107	746	\$ 17,074	24.716
BERGEN COUNTY	\$3,896,765,169	NA	4,232,324,930	\$250,451,146	NA	\$288,405,613	\$3,961,267,363	NA	104	NA	NA
HUDSON COUNTY	\$2,544,185,193	NA	4,700,319,974	\$168,757,913	NA	\$220,867,173	\$4,479,452,801	NA	809	NA	NA
ALL MUNICIPALITIES	\$6,440,930,362	NA	8,932,844,904	\$419,209,059	NA	\$509,272,786	\$8,440,720,164	NA	913	NA	NA

	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	2015 MUNICIPAL/SCHOOL VET./S.C. PORTION OF TAX RATE	2015 APPORTIONMENT RATE (COL. 9 * COL. 13)	PERCENT OF H.M.D. LAND AREA FOR EACH MUNICIPALITY	2015 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR (COL. 7 * COL. 9)	LESS PORTION OF COUNTY TAX PERCENT (COL. 16 * COL. 12)	(SECTION 13:17 - 67) 2015 TAXES COLLECTED LESS COUNTY TAXES POST 1970 RATABLES (COL. 14 * COL. 7)	DIRECT RETENTION (60% OF COL. 18)	TOTAL SUBJECT TO TAX SHARING (COL. 18 - COL. 19)	GUARANTTEE PAYMENTS	SCHOOL SERVICE PAYMENTS (COL. 10 * COL. 11)
CARLSTADT	87.861 %	1.6008274%	12.193 %	\$23,881,939	\$2,899,029	\$20,982,911	\$12,589,747	\$8,393,164	\$0	\$0
EAST RUTHERFORD	86.105	1.6093025%	10.298	\$14,709,798	\$2,043,026	\$12,665,871	\$7,599,523	\$5,066,348	\$0	\$40,098
LITTLE FERRY	92.379	2.8600538%	2.283	\$6,368,566	\$485,348	\$5,883,217	\$1,520,930	\$2,353,287	\$0	\$0
LYNDHURST	92.134	2.4028547%	10.168	\$18,376,467	\$1,445,485	\$16,930,982	\$10,158,329	\$6,772,353	\$0	\$1,141,812
MOONACHIE	88.931	1.5207201%	4.381	\$8,361,975	\$927,901	\$7,434,074	\$4,472,504	\$2,981,670	\$0	\$176,060
NORTH ARLINGTON	92.252	2.7048286%	2.441	\$2,442	\$189	\$2,253	\$1,352	\$901	\$0	\$0
RIDGEFIELD	87.920	1.7724672%	5.227	\$4,444,408	\$336,884	\$3,907,523	\$2,344,514	\$1,563,009	\$0	\$0
RUTHERFORD	91.171	2.3810984%	2.994	\$4,307,919	\$380,346	\$3,927,573	\$2,356,544	\$1,571,029	\$0	\$0
SOUTH HACKENSACK	90.704	2.3292787%	0.677	\$1,804,298	\$167,728	\$1,636,571	\$981,943	\$654,628	\$0	\$0
TETERBORO	80.489	1.0342837%	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JERSEY CITY	76.698	1.5899495%	4.991	\$3,905,119	\$909,971	\$2,995,148	\$1,797,089	\$1,198,059	\$0	\$0
KEARNY	83.547	2.6409207%	17.881	\$6,813,340	\$1,120,999	\$5,692,341	\$3,415,405	\$2,276,936	\$0	\$534,807
NORTH BERGEN	80.787	2.0843046%	6.908	\$15,856,728	\$3,046,553	\$12,810,175	\$7,686,105	\$5,124,070	\$0	\$0
SECAUCUS	75.384	1.5862339%	19.768	\$72,921,733	\$18,023,336	\$54,898,398	\$32,939,039	\$21,959,359	\$0	\$12,737,204
BERGEN COUNTY	NA	NA	50.452	\$82,277,712	\$8,886,716	\$73,390,975	44,034,586	\$29,356,389	\$0	\$1,357,970
HUDSON COUNTY	NA	NA	49.548	\$99,496,920	\$23,100,859	\$76,396,062	45,837,638	\$30,558,424	\$0	\$13,272,011
ALL MUNICIPALITIES	NA	NA	100.000	\$181,774,032	\$31,987,595	\$149,787,037	89,872,224	\$39,914,813	\$0	\$14,629,981

	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
	APPROPRIATION PAYMENTS (%IN COL. 15 - COL.20 TOTAL - COL.21 AND COL.22 TOTALS	TOTAL CREDIT DUE MUNICIPALITY (TOTAL OF COLUMNS 21+22+23)	PRE-ADJUSTMENT PAYMENT (Col. 24 - 20)	ADJUSTMENT FOR 2017 RECALCULATION (26)	ADJUSTMENT FOR 2016 RECALCULATION (27)	TOTAL 2018 ADJUSTMENT PAYMENT (28)	2018 ADJ. PAYMENT PREV. CALCULATED (29)	DIFFERENCE (30)
CARLSTADT	\$5,521,580	\$5,521,580	(\$2,871,584)	(\$3,896)	(\$6,672)	(\$2,882,152)	(\$2,882,152)	\$0
EAST RUTHERFORD	\$4,663,432	\$4,703,530	(\$362,818)	(\$3,291)	(\$5,615)	(\$371,744)	(\$371,744)	\$0
LITTLE FERRY	\$1,033,853	\$1,033,853	(\$1,319,434)	(\$730)	(\$1,249)	(\$1,321,413)	(\$1,321,413)	\$0
LYNDHURST	\$4,604,562	\$5,746,374	(\$1,025,979)	(\$3,249)	(\$5,564)	(\$1,034,792)	(\$1,034,792)	\$0
MOONACHIE	\$1,983,928	\$2,159,988	(\$821,682)	(\$1,400)	(\$2,197)	(\$825,479)	(\$825,479)	\$0
NORTH ARLINGTON	\$1,105,403	\$1,104,502	\$1,104,502	(\$780)	(\$1,336)	\$1,102,386	\$1,102,386	\$0
RIDGEFIELD	\$2,367,038	\$2,367,038	\$804,029	(\$1,670)	(\$2,860)	\$799,499	\$799,499	\$0
RUTHERFORD	\$1,355,828	\$1,355,828	(\$215,201)	(\$956)	(\$1,639)	(\$217,796)	(\$217,796)	\$0
SOUTH HACKENSACK	\$211,480	\$211,480	(\$443,148)	(\$149)	(\$256)	(\$443,553)	(\$443,553)	\$0
PETERBORO	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JERSEY CITY	\$2,260,166	\$2,260,166	\$1,062,107	(\$1,595)	(\$2,731)	\$1,057,781	\$1,057,781	\$0
KEARNY	\$8,097,381	\$8,632,188	\$6,355,252	(\$5,714)	(\$9,784)	\$6,339,754	\$6,339,754	\$0
NORTH BERGEN	\$3,128,276	\$3,128,276	(\$1,995,794)	\$29,747	\$50,940	(\$1,915,107)	(\$1,915,107)	\$0
SECAUCUS	\$8,951,906	\$21,689,110	(\$270,250)	(\$6,316)	(\$10,817)	(\$287,384)	(\$287,384)	\$0
BERGEN COUNTY	\$22,847,104	\$24,205,074	(\$5,151,315)	(\$16,121)	(\$27,608)	(\$5,195,044)	(\$5,195,044)	\$0
HUDSON COUNTY	\$22,437,729	\$35,709,740	\$5,151,315	\$16,122	\$27,608	\$5,195,044	\$5,195,044	\$0
ALL MUNICIPALITIES	\$45,284,833	\$59,914,814	\$0	\$1	\$0	\$0	\$0	\$0

2020 MEADOWLANDS TAX SHARING SCHEDULE
IN LIEU TAX PAYMENTS - 2017

SCHEDULE 1

MUNICIPALITY:	IN LIEU OF TAX PAYMENT	TAX RATE	ASSUMED ASSESSED VALUATION COL. 1/2	EQUALIZATION RATIO 54:1.35.1	EQUALIZED VALUATION COL. 3/4
CARLSTADT	\$12,829	1.906	\$673,085	68.20	\$986,928
EAST RUTHERFORD (A,B)	\$8,406,824	2.074	\$405,343,491	90.54	\$447,695,484
LITTLE FERRY	\$0	3.341	\$0	99.82	\$0
LYNDHURST	\$175,000	2.901	\$6,032,403	80.22	\$7,519,824
MOONACHIE	\$16,336	2.411	\$677,544	90.92	\$745,209
NORTH ARLINGTON	\$0	2.924	\$0	98.05	\$0
RIDGEFIELD	\$0	2.324	\$0	80.43	\$0
RUTHERFORD	\$125,000	2.663	\$4,693,954	90.76	\$5,171,831
SOUTH HACKENSACK	\$0	2.778	\$0	87.64	\$0
TETERBORO	\$0	1.138	\$0	102.50	\$0
JERSEY CITY	\$0	7.800	\$0	21.88	\$0
KEARNY	\$0	10.705	\$0	28.44	\$0
NORTH BERGEN (B)	\$0	5.531	\$0	41.90	\$0
SECAUCUS (B)	\$9,500	3.614	\$262,867	56.91	\$461,899
BERGEN COUNTY	\$8,735,989		\$417,420,476	-	\$462,119,276
HUDSON COUNTY	\$9,500		\$262,867	-	\$461,899
ALL MUNICIPALITIES	\$8,745,489		\$417,683,343	-	\$462,581,174

SCHEDULE 2

2020 MEADOWLANDS TAX SHARING SCHEDULE
2017 COMPARISON YEAR
REVISION OF TAX RATES
TO ADJUST FOR COMPOUNDING

COL. 7*	SEC. 12-D*	2017	2017	ADJ. TAX LEVY	NET VALUATION	ADJ. TAX RATE	SEC. 12-AIII*	TAX RATE %	TAX RATE %	TAX RATE %
GENERAL TAX RATE	TAX LEVY ON WHICH	TAX RATE IS	ADJUSTMENT PAYMENT	(2-3)	TAXABLE	(4)(5)	NET COUNTY TAXES	COUNTY TAXES	ALL OTHER	USES
(1)	COMPUTED	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(9)
1.906	\$42,891,075		(\$2,955,403)	\$39,935,672	\$2,251,067,314	\$1,774	\$5,313,232	13.304%		86.696%
2.074	\$38,810,077		(\$10,720)	\$38,799,357	\$1,871,939,135	\$2,073	\$5,915,168	15.246%		84.754%
3.341	\$33,666,954		(\$669,451)	\$32,997,503	\$1,007,935,230	\$3,274	\$2,450,015	7.425%		92.575%
2.901	\$77,672,309		(\$868,014)	\$76,804,295	\$2,678,207,859	\$2,868	\$7,410,599	9.649%		90.351%
2.411	\$17,800,680		(\$405,526)	\$17,395,154	\$738,610,940	\$2,355	\$1,907,943	10.968%		89.032%
2.924	\$47,000,482		\$1,083,293	\$48,083,775	\$1,607,848,495	\$2,991	\$3,834,859	7.975%		92.025%
2.324	\$36,340,435		\$845,808	\$37,186,243	\$1,563,971,788	\$2,378	\$4,487,717	12.068%		87.932%
2.663	\$72,230,480		\$147,549	\$72,378,029	\$2,712,423,790	\$2,668	\$6,911,376	9.549%		90.451%
2.778	\$16,762,412		(\$444,473)	\$16,317,939	\$603,597,500	\$2,703	\$1,587,574	9.729%		90.271%
1.138	\$4,803,006		\$0	\$4,803,006	\$422,226,500	\$1,138	\$1,162,353	24.201%		75.799%
7.800	\$485,906,173		\$1,095,752	\$487,001,925	\$6,229,997,658	\$7,817	\$126,293,800	25.933%		74.067%
10.705	\$13,605,187		\$6,298,907	\$19,904,094	\$1,061,256,685	\$11,298	\$17,673,754	14.740%		85.260%
5.531	\$141,817,763		(\$1,852,786)	\$139,964,977	\$2,564,256,984	\$5,458	\$26,935,179	19.244%		80.756%
3.614	\$99,621,412		(\$2,264,936)	\$97,356,476	\$2,756,832,531	\$3,531	\$23,505,445	24.144%		75.856%

2020 MEADOWLANDS TAX SHARING SCHEDULE
STUDENT ENROLLMENT
AS OF SEPTEMBER 30, 2017
WITH BASE YEAR 1970

SCHEDULE 3

MUNICIPALITY:	LOCAL DISTRICT SCHOOL ENROLLMENT	REGIONAL DISTRICT SCHOOL ENROLLMENT	LOCAL and REGIONAL SCHOOL ENROLLMENT	1970 BASE YEAR H.M.D.C. SCHOOL ENROLLMENT	2017 H.M.D.C. ENROLLMENT	INCREASE (DECREASE) STUDENT ENROLLMENT
CARLSTADT	505	251	756	14	0	-14
EAST RUTHERFORD	811	331	1142	26	21	-5
LITTLE FERRY	859	446	1305	274	241	-33
LYNDHURST	2379	36	2415	0	119	119
MOONACHIE	411	16	427	223	203	-20
NORTH ARLINGTON	1757	60	1817	0	0	0
RIDGEFIELD	1928	3	1931	0	0	0
RUTHERFORD	2537	62	2599	0	0	0
SOUTH HACKENSACK	271	100	371	0	0	0
TETERBORO	0	0	0	0	0	0
JERSEY CITY	24710	186	24896	16	5	-11
KEARNY	5747	0	5747	0	82	82
NORTH BERGEN	7760	73	7833	29	0	-29
SECAUCUS	2093	36	2129	408	1136	728
BERGEN COUNTY	11458	1305	12763	537	584	47
HUDSON COUNTY	40310	295	40605	453	1223	770
ALL MUNICIPALITIES	51768	1600	53368	990	1807	817

2020 MEADOWLANDS TAX SHARING SCHEDULE
2017 SCHOOL TAX DATA

SCHEDULE 4

MUNICIPALITY:	(1) LOCAL TAXES AS REQUIRED BY DISTRICT SCHOOL BUDGET	(2) LOCAL TAXES AS REQUIRED BY REGIONAL SCHOOL BUDGET	(3) BY LOCAL MUNICIPAL BUDGET	(4) TOTAL SCHOOL TAXES COLUMNS(1+2+3)	(5) TOTAL SCHOOL DISTRICT ENROLLMENT	(6) COST PER PUPIL COL. 4/5
CARLSTADT	\$12,093,229	\$7,307,335	\$0	\$19,400,564	756	\$25,662
EAST RUTHERFORD	\$15,776,159	\$5,500,757	\$0	\$21,276,916	1142	\$18,631
LITTLE FERRY	\$18,884,957	\$0	\$0	\$18,884,957	1305	\$14,471
LYNDHURST	\$37,068,843	\$0	\$0	\$37,068,843	2415	\$15,349
MOONACHIE	\$7,857,751	\$0	\$0	\$7,857,751	427	\$18,402
NORTH ARLINGTON	\$25,043,339	\$0	\$0	\$25,043,339	1817	\$13,783
RIDGEFIELD	\$20,834,727	\$0	\$0	\$20,834,727	1931	\$10,790
RUTHERFORD	\$41,102,731	\$0	\$0	\$41,102,731	2599	\$15,815
SOUTH HACKENSACK	\$7,849,574	\$0	\$0	\$7,849,574	371	\$21,158
TETERBORO	\$166,350	\$0	\$0	\$166,350	0	\$0
JERSEY CITY	\$115,548,404	\$0	\$3,916,031	\$119,464,435	24896	\$4,799
KEARNY	\$52,218,164	\$0	\$0	\$52,218,164	5747	\$9,086
NORTH BERGEN	\$49,217,112	\$0	\$0	\$49,217,112	7833	\$6,283
SECAUCUS	\$35,945,958	\$0	\$0	\$35,945,958	2129	\$16,884
BERGEN COUNTY	\$186,677,660	\$12,808,092	\$0	\$199,485,752	12763	
HUDSON COUNTY	\$252,929,638	\$0	\$3,916,031	\$256,845,669	40605	
ALL MUNICIPALITIES	\$439,607,298	\$12,808,092	\$3,916,031	\$456,331,421	53368	