



Virtual Board Meeting

Thursday, March 24, 2022

10:00 a.m.



**AGENDA**  
**REGULAR SESSION**  
**Remote Access Meeting via Zoom**  
Thursday, March 24, 2022 - 10:00 a.m.

Zoom Link: <https://us02web.zoom.us/j/85327960172>

Zoom via phone: **929-205-6099** / Meeting ID: **853 2796 0172**

**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 February 17, 2022.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of February 2022.

**V. PUBLIC PARTICIPATION ON RESOLUTIONS**

**VI. SPECIAL PRESENTATION**

Resolution 2022-09 Employee Recognition

**VII. APPROVALS**

Resolution 2022-10 Consideration of a Resolution Issuing a Decision on the Special Exception Application Submitted as Part of File No. 20-179 Dongsan Alliance Church – New Building (Special Exception) Block 45, Lots 8, 11, 13, 14, and 15.01 in the Borough of Little Ferry.

Resolution 2022-11 Consideration of a Resolution Issuing a Decision on the Suitability Recommendation as Required by the NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District File No. 22-010, Valley Brook XNJ, LLC/1100 Valley Brook Ave. – New Building Block 233, Lot 7.02 in the Township of Lyndhurst.

Resolution 2022-12 Consideration of a Resolution Adopting the 2022 New Jersey Sports and Exposition Authority Budget

Resolution 2022-13 Consideration of a Resolution Authorizing Changes to the Official Signatories for NJSEA Bank Accounts.

**VIII. CONTRACTS/AWARDS**

**IX. PUBLIC PARTICIPATION**

X. **EXECUTIVE SESSION**

Resolution 2022-14 Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing legal matters, personnel matters and contract negotiations.

XI. **MOTION TO ADJOURN**

TO VIEW THE FULL BOARD BOOK, PLEASE VISIT OUR WEBSITE AT:  
<https://www.njsea.com/monthly-meetings>

# REGULAR SESSION MINUTES



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

DATE: February 17, 2022

TIME: 10:00 a.m.

PLACE: Remote via Zoom

**RE: REGULAR SESSION REMOTE MEETING MINUTES**

**Members in Attendance:**

John Ballantyne, Chairman  
Joseph Buckelew, Vice Chairman  
Vincent Prieto, President and CEO  
Robert Dowd, Member  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member  
Michael Griffin, NJ State Treasurer's Representative  
Arthur Kapoor, Member  
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  
John Duffy, Senior Vice President of Sports Complex Operations & Facilities  
Sara Sundell, Director of Land Use Management and Chief Engineer  
Anna Acanfora, Co-Director of Finance  
Steven Cattuna, Chief of Staff  
Brian Aberback, Public Information Officer  
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. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**  
Chairman Ballantyne presented the minutes from the January 27, 2022 Regular Session Remote Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Gluck the minutes of the Regular Session Remote Board Meeting held on January 27, 2022, were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of January 2022.

Upon motion by Vice Chairman Buckelew and seconded by Commissioner Plofker, the cash disbursements over \$100,000 for the month of January 2022 were unanimously approved.

IV. **PUBLIC PARTICIPATON ON RESOLUTIONS** - None.

V. **APPROVALS**

<u>Resolution 2022-08</u>	Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 21-308 Kingsland Redevelopment Urban Renewal/Russo Phase 1 - New Building & Variance Block 223, Lots 10, 11, 12, and a Portion of Lot 15 in the Township of Lyndhurst.
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Ms. Sundell stated that Kingsland Development Urban Renewal, LLC submitted a zoning certificate application and bulk variance request to construct an 850,000 square foot warehouse building on its property located on Valley Brook Avenue in Lyndhurst. She said that the vacant property is located within the Kingsland Redevelopment Area's Lyndhurst Commerce Center and is currently undergoing landfill closure activities in anticipation of site development. She noted that the request is associated with their proposal to construct a loading area which would contain 61 loading doors for box trucks and 119 accessory box truck parking spaces within the site's easterly front yard facing Valley Brook Avenue, whereas front yard loading is not permitted in that front yard. She said that the site contains two front yards along its 2,900-foot-long Valley Brook Avenue frontage. She explained that the applicant is also proposing loading doors for box trucks along the building's westerly façade and on the opposite side of that building and tractor trailer loading doors along the southerly façade, which are the two sides where such loading is permitted. She noted that the applicant's professional provided testimony stating how the building tenant's operations require the placement of box truck loading doors on opposite sides of the building. She said that all loading operations will occur on-site and will not require maneuvering within the Valley Brook Avenue right of way or on neighboring properties and trucks will not be queuing in the street. She went on to say that the applicant proposes to install a berm with landscaping in order to screen the loading area from motorists and pedestrians traveling along Valley Brook Avenue and from the adjacent property and noted that the loading area is set back between 250 and 350 feet from the right of way, and is additionally buffered by a storm water basin and a car parking area. She said that the proposal does not result from overdevelopment of the site, and that the distance of the loading area from Valley Brook Avenue, combined with internal site design features that result in additional separation and screening within the site, will ensure that the intent and purpose of the front yard loading regulations is not substantially impaired. She said that the Lyndhurst Township Attorney did participate in the public hearing and stated that the town was in support of the application. Ms. Sundell concluded by saying that for these reasons and those stated in the recommendation Staff is recommending the approval of the requested bulk variance.

Chairman Ballantyne presented Resolution 2022-08. Upon motion by Commissioner Plofker and seconded by Commissioner Scala, Resolution 2022-08 was unanimously approved by a vote of 14-0.

VI. **PUBLIC PARTICIPATION** - None.

VII. **EXECUTIVE SESSION**

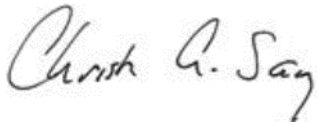
Chairman Ballantyne stated that there was no need to go into Executive Session.

VIII. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Scardino seconded by Commissioner Scala followed by all in favor.

Meeting adjourned at 10:13 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 February 17, 2022.**



**Christine Sanz**  
**Assistant Secretary**

February 17, 2022

Commissioner	Roll Call	2022-08
Ballantyne, Chairman	P	Y
Buckelew, Vice Chairman	P	Y
Prieto	P	Y
Dowd	P	Y
Fontoura	P	Y
Gluck	P	Y
Gonnelli	--	--
Kapoor	P	Y
Knopf	P	Y
Plofker	P	Y
Scala	P	Y
Scardino	P	Y
Stellato	P	Y
Yudin	P	Y
Treasury Rep Griffin	P	Y

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

APPROVALS





CASH DISBURSEMENTS  
\$100,000 OR MORE  
FEBRUARY 2022

**EAST RUTHERFORD - SPORTS COMPLEX**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
JOSEPH M. SANZARI, INC.	140,908.80	A	NOV 2021 ARENA ENTRANCE IDA RELATED REPAIRS AND JAN 2022 TRAIN STATION SNOW REMOVAL
NEW MEADOWLANDS STADIUM CO., INC.	307,913.62	A	GRANDSTAND DEMOLITION REIMBURSEMENT: FEB 2022
NRG BUSINESS SOLUTIONS	529,945.28	J/L	ELECTRICITY CHARGES: JAN 2022
PHILADELPHIA INSURANCE COMPANIES	244,115.89	A	PRO SPORTS UMBRELLA & PRO SPORTS PACKAGE GL INSURANCE POLICIES - 50% DOWN: JAN 2022 - JAN 2023
PUBLIC SERVICE ELECTRIC & GAS COMPANY	129,444.92	J/L	ELECTRIC TRANSMISSION: JAN 2022
<b>EAST RUTHERFORD - SC TOTAL</b>	<u>1,352,328.51</u>		

**LYNDHURST**

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
WASTE MANAGEMENT OF NEW JERSEY	122,202.25	A	KEEGAN LANDFILL SOIL PLACEMENT/GRADING: DEC 2021 AND WASTE REMOVAL CHARGES: FEB 2022
<b>LYNDHURST TOTAL</b>	<u>122,202.25</u>		



CASH DISBURSEMENTS  
\$100,000 OR MORE

REFERENCE LETTER	TYPE
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 2022-09**

**RESOLUTION HONORING EDWARD BULMER FOR 38 YEARS OF OUTSTANDING  
PUBLIC SERVICE TO THE NEW JERSEY SPORTS AND EXPOSITION AUTHORITY,  
NEW JERSEY MEADOWLANDS COMMISSION, HACKENSACK MEADOWLANDS  
DEVELOPMENT COMMISSION AND  
THE STATE OF NEW JERSEY**

**WHEREAS**, Edward Bulmer began his career with the then-Hackensack Meadowlands Development Commission as an Internal Auditor on Oct. 31, 1985, and will retire from the New Jersey Sports and Exposition Authority on April 1, 2022; and

**WHEREAS**, Edward Bulmer has served in many positions during his tenure at the NJSEA and its predecessor agencies, including as Director of Finance/CFO; and

**WHEREAS**, during his distinguished career, Edward Bulmer's financial acumen, insight, leadership and dedication to the Hackensack Meadowlands District have played a crucial role in establishing the region as an economic engine that benefits business owners and the public; and

**WHEREAS**, Edward Bulmer's tireless commitment to ensuring that the NJSEA has thoroughly adhered to the highest standards of sound fiscal management and business practices has resulted in the agency having produced balanced budgets and flawless audits for the past 38 years, and helped established the Authority as a model of good government; and

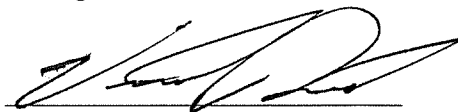
**WHEREAS**, Edward Bulmer has generously given his time to help and assist any and all of his colleagues by instilling his vast knowledge of the Agency and its financial practices with unfailing good nature and;

**WHEREAS**, Edward Bulmer is now and has always been an exceptionally thoughtful and dependable friend, compassionate and trusted colleague, and consummate professional to all who have known and worked with him; and

**WHEREAS**, during his notable career, Edward Bulmer's professionalism, talent, and unwavering dedication to performing at the highest levels have greatly served the Agency and contributed to its success while benefitting the public good;

**NOW, THEREFORE, BE IT RESOLVED**, by the New Jersey Sports and Exposition Authority that Edward Bulmer is hereby Honored for 38 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.

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 March 24, 2022.

A handwritten signature in black ink, appearing to read 'Vincent Prieto', is written over a horizontal line.

Vincent Prieto  
Secretary

**RESOLUTION 2022-10**

**RESOLUTION ISSUING A DECISION  
ON THE SPECIAL EXCEPTION APPLICATION  
SUBMITTED AS PART OF FILE NO. 20-179  
DONGSAN ALLIANCE CHURCH -  
NEW BUILDING (SPECIAL EXCEPTION)  
BLOCK 45, LOTS 8, 11, 13, 14, AND 15.01  
IN THE BOROUGH OF LITTLE FERRY**

**WHEREAS**, an application for one special exception has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by Daniel Chung, on behalf of Dongsan Alliance Church, for the premises identified as 9 Bergen Turnpike, Block 45, Lots 8, 11, 13, 14, and 15.01, in the Borough of Little Ferry, New Jersey; and

**WHEREAS**, the premises is located within the District's Planned Residential zone; and

**WHEREAS**, the applicant requested special exception approval pursuant to N.J.A.C. 19:4-5.34(a)5 to construct a house of worship at the subject premises, whereas houses of worship are listed as a special exception use in the Planned Residential zone in which the property is located; and

**WHEREAS**, notice of the special exception request 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 12, 2021, before Sara J. 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; and Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and

**WHEREAS**, a comprehensive report dated March 7, 2022, has been prepared indicating the recommendations of the Director of Land Use Management and Staff Attorney in this matter; and

**WHEREAS**, a copy of the recommendation and comprehensive report was provided to the applicant on March 7, 2022; and

**WHEREAS**, the report recommends the conditional approval of the special exception requested pursuant to N.J.A.C. 19:4-5.34(a)5 to construct a house of worship at the subject premises; 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 Staff Attorney; and

**WHEREAS,** the Board of Commissioners concurs with the recommendations of the Director of Land Use Management and the Staff Attorney; and

**WHEREAS,** the Board of Commissioners hereby determines that the requested special exception application, to permit the construction of a house of worship at the subject premises in the Planned Residential zone, conditionally conforms with the standards for approving applications for special exception uses as set forth in N.J.A.C. 19:4-4.13(e).

**NOW, THEREFORE, BE IT RESOLVED,** by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the *Dongsan Alliance Church - New Building (Special Exception)* application for a special exception requested pursuant to N.J.A.C. 19:4-5.34(a)5, to construct a house of worship at the subject premises in the Planned Residential zone, conditionally conforms with the standards for approving applications for special exception uses, as set forth in N.J.A.C. 19:4-4.13(e), and is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated March 7, 2022:

1. The Applicant shall make a good-faith attempt to coordinate with the property owners of Block 45, Lots 1, 4, and 5, for the Applicant to perform a survey of the condition of structures on these properties prior to the start of, and after the completion of, construction, to demonstrate conformance with N.J.A.C. 5:23-2.34.
2. The Applicant shall investigate the feasibility of installing off-site pedestrian improvements to enhance pedestrian safety to the site, including, but not limited to, crosswalks at the intersection of North Washington Avenue/Main Street/Bergen Turnpike, subject to the approval of the Borough of Little Ferry, and any other agency having jurisdiction.

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 March 24, 2022.



Vincent Prieto  
Secretary



## **MEMORANDUM**

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

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*From:* Sara J. Sundell *Date:* March 24, 2022

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*Subject:* Special Exception Recommendation - Dongsan Alliance Church - New Building (Special Exception) (NJSEA File #20-179)

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An application for one special exception has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Daniel Chung, on behalf of Dongsan Alliance Church, for the premises located at 9 Bergen Turnpike, Block 45, Lots 8, 11, 13, 14, and 15.01, in the Borough of Little Ferry, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Planned Residential zone. The special exception is sought in connection with the applicant's proposal to construct a house of worship at the subject premises.

Specifically, the applicant is requesting special exception approval pursuant to:

1. N.J.A.C. 19:4-5.34(a)5, in which houses of worship are listed as a special exception use in the Planned Residential zone.

An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, October 12, 2021.

In a comprehensive report dated March 7, 2022, the Director of Land Use Management and Staff Attorney recommended conditional approval of the requested special exception use. A copy of the special exception recommendation report was provided to the applicant on March 7, 2022.

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

**RECOMMENDATION ON THE SPECIAL EXCEPTION APPLICATION OF  
Dongsan Alliance Church - New Building (Special Exception)**

**File #20-179**

**I. INTRODUCTION**

An application for one special exception has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Daniel Chung, on behalf of Dongsan Alliance Church, for the premises located at 9 Bergen Turnpike, Block 45, Lots 8, 11, 13, 14, and 15.01, in the Borough of Little Ferry, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Planned Residential zone. The special exception is sought in connection with the applicant's proposal to construct a house of worship at the subject premises.

Specifically, the applicant is requesting special exception approval pursuant to:

1. N.J.A.C. 19:4-5.34(a)5, in which houses of worship are listed as a special exception use in the Planned Residential zone.

A public hearing was held via Zoom videoconferencing on Tuesday, October 12, 2021. Notice was given to the public and all interested parties as required by law. The public notice of this hearing was published in The Record newspaper. 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 totals approximately 4.5 acres and is located along the western bank of the Hackensack River. The property is situated on the

District boundary line to the north, along Bergen Turnpike, and to the west, along North Washington Avenue. The project site is comprised of multiple lots and uses. Lot 8 contains the site of a former asphalt plant owned by Tilcon, Inc. While some demolition has occurred, existing structures currently remaining on this lot include a 3,880-square-foot one-story block garage, and a two-story office building totaling 3,208 square feet. Lot 11 is a vacant parcel with pavement that is utilized as outdoor storage. A detached two-family dwelling on Lot 14, with a detached garage on Lot 13, is also present on the project site. Lot 15.01 is vacant and largely unimproved, with the exception of a 182-square-foot shed and a small area of concrete pavement in the rear of the property. Defunct boat docks are present along the Hackensack River waterfront on Lots 11, 13, and 14. A 90-foot-wide Bergen County Sewer Authority easement traverses the center of the project site in a north to south direction.

The surrounding area is developed with a mix of uses. The property immediately across Bergen Turnpike to the north is within the jurisdiction of the Borough of Little Ferry and is in the process of being redeveloped with a multi-family residential development. Properties to the west along both street frontages predominantly consist of light industrial and auto repair uses. Properties to the south of the subject site, located in an eclectic neighborhood along Riverside Avenue, contain a mix of individual commercial, industrial, and residential uses on small lots.

The Applicant proposes to construct a 598-seat, 41,756-square-foot house of worship on the property for Dongsan Alliance Church, and to retain and make certain improvements to the existing office building on Lot 8, the two-family dwelling on Lot 14, and the boat docks on Lot 13 and 14. All other structures will be demolished. Vehicular access to the site is proposed via two full-movement driveways on Washington Avenue, and one entrance-only driveway from Bergen Turnpike. The Applicant also proposes to provide a vegetated buffer on the property along the Hackensack River as part of this application.



## **B. Response to the Public Notice**

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

## **III. PUBLIC HEARING (October 12, 2021)**

A public hearing was held at the Office of the NJSEA on Tuesday, October 12, 2021. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; and Mia A. Petrou, P.P., AICP, CFM, Supervising Planner.

### **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	"Boundary & Topographic Survey", prepared by Kenneth J. Job, P.E., P.L.S., Job & Job Consulting Engineers, dated May 1, 2018, and revised through July 16, 2021.
A-2	Engineering Plans, prepared by Joseph S. Mianecki, Jr., P.E., Mianecki Consulting Engineers, dated May 1, 2020. last revised September 21, 2021, entitled as follows: <ol style="list-style-type: none"><li>1. Sheet 1 of 12 - "Cover Sheet";</li><li>2. Sheet 2 of 12 - "Site and Dimensional Layout Plan (Overall)";</li><li>3. Sheet 3 of 12 - "Site and Dimensional Layout Plan (Portion)";</li><li>4. Sheet 4 of 12 - "Grading, Drainage &amp; Utility Plan";</li><li>5. Sheet 5 of 12 - "Landscape Plan";</li></ol>

6. Sheet 6 of 12 – “Open Space Plan”;
7. Sheet 7 of 12 – “Lighting Plan”;
8. Sheet 8 of 12 – “Stormwater Details Plan”;
9. Sheet 11 of 12 – “Construction Details Plan”; and
10. Sheet 12 of 12 – “Construction Details Plan (Sheet 2)”.

A-3 Architectural Plans, prepared by Edward Arcari, AIA, PP, Arcari + Iovino Architects, dated March 24, 2021, last revised September 20, 2021, entitled as follows:

1. Sheet A.101 – “Proposed First Floor Plan”;
2. Sheet A.102 – “Proposed Second Floor Plan”;
3. Sheet A.103 – “Proposed Third Floor Plan”;
4. Sheet A.201 – “Proposed South and East Elevation”;
5. Sheet A.202 – “Proposed North and West Elevation”;
6. Sheet A.203 – “Building Section”;
7. Sheet A.301 – “Rendered Views”;
8. Sheet A.302 – “Rendered Views”; and
9. Sheet A.401 – “Commercial Building Existing Plans and Section”.

A-4 “Traffic Impact Assessment for Dongsan Alliance Church”, prepared by Elizabeth Dolan, P.E. and Rianna S. Kirchhof, P.E., Dolan & Dean Consulting Engineers, LLC, dated July 15, 2021, last revised September 21, 2021.

A-5 “Stormwater Analysis & Pipe Capacity Report”, prepared by Joseph S. Miannecki Jr., P.E., P.P., Miannecki Consulting Engineers, dated May 1, 2020, revised February 15, 2021.

A-6 Planning Report, prepared by Eileen F. Banyra, P.P., EFB Associates, LLC, dated July 6, 2021.

**B. Testimony**

Bruce R. Rosenberg, Esq., of the firm Winne Banta Basralian & Kahn, PC represented Dongsan Alliance Church at the hearing. The following witnesses testified in support of the application:

1. Daniel Chung, Senior Elder, Dongsan Alliance Church.
2. Joseph S. Miannecki, Jr., P.E., Miannecki Consulting Engineers.
3. Edward Arcari, R.A., Arcari Iovino Architects, PC.
4. Elizabeth Dolan, P.E., Dolan & Dean Consulting Engineers, LLC.
5. Eileen F. Banyra, P.P., EFB Associates, 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 Court Reporter.

**C. Public Comment**

Public comment on the application was provided by the following:

1. Arnold DeMasi, Business and Property Owner, 33 Bergen Turnpike (Block 45, Lots 4 and 5), Little Ferry.

**IV. RECOMMENDATION**

**A. Standards for the Granting of a Special Exception from the Provisions of N.J.A.C. 19:4-5.34(a)5, in which houses of worship are listed as a special exception use in the Planned Residential zone.**

The NJMC Zoning Regulations at N.J.A.C. 19:4-4.13(e) states in part that, *a special exception use shall not be granted unless specific written findings of fact are made based upon the evidence presented that supports the following conclusions:*

1. *The proposed special exception use at the specified location will contribute to and promote the welfare or convenience of the public;*

The approval of the special exception request at the subject location will provide for the construction of a new house of worship for the Dongsan Alliance Church, an existing congregation located in the Borough of Little Ferry, with approximately 250 congregants, including many who are residents of the Borough. The proposed house of worship will provide accessory areas such as office, assembly, and classroom space, to accommodate up to 598 congregants, per the proposed floor plan (Exhibit A-3). An existing detached office and two-family dwelling are proposed to be retained on the site as accessory to the proposed house of worship.

The house of worship, located in the District's Planned Residential zone, is proposed to replace a fallow site containing nonconforming uses, including a former asphalt plant and outdoor storage, which comprise the majority of the site area. Through the site's redevelopment as a house of worship, environmental contamination due to historic use of the site will be remediated, which is of enhanced benefit given the site's location along the Hackensack River.

Houses of worship are also established as a protected class pursuant to the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), 42 U.S.C. § 2000cc, et seq., which was enacted to protect individuals, houses of worship, and other religious institutions from discrimination in zoning. These protected uses are deemed to inherently support the general welfare. Such support is exemplified in

the testimony of Church Elder Daniel Chung, who stated that the Dongsan Alliance congregation conducts volunteer and missionary work, citing services to the Little Ferry Senior Center and the provision of Thanksgiving meals to the community (T-10).

Therefore, the granting of the requested special exception to permit a house of worship at the subject premises will contribute to and promote the welfare and convenience of the public.

2. *The proposed special exception use will not cause substantial injury to the value of other property in the neighborhood;*

The proposed house of worship will not cause substantial injury to the value of other properties in the neighborhood. The majority of adjacent uses consist of light industrial and auto repair uses. However, the property to the north, opposite Bergen Turnpike, is to be redeveloped into a multi-family residential development within the jurisdiction of the Borough of Little Ferry, including affordable units. Houses of worship are commonly located in residential areas, and the proposed house of worship will replace an existing, nonconforming industrial site in a residential zone, which included utilization of the site and area roadways by heavy trucks, to a use that will benefit the community.

The proposed use will comply with District performance standards for noise, vibration, glare, airborne emissions, and hazardous and radioactive materials. Concerns expressed by the adjoining property owner of 33 Bergen Turnpike (Block 45, Lot 5), regarding potential impacts to his property by vibrations during construction of the proposed house of worship, will be addressed by the Applicant, as

required by law. Pursuant to N.J.A.C. 5:23-2.34, "Owners who undertake construction, rehabilitation, or demolition work at their properties shall protect adjoining properties and public rights of way from damage or hazardous conditions caused by the work." Therefore, it is recommended as a condition of this report that the Applicant shall make a good-faith attempt to coordinate with the property owners of Block 45, Lots 1, 4, and 5, for the Applicant to perform a survey of the condition of structures on these properties prior to the start of, and after the completion of, construction, to demonstrate conformance with N.J.A.C. 5:23-2.34.

3. *The special exception use will not dominate the immediate neighborhood in a manner that could prevent development and use of neighboring properties in accordance with the applicable regulations, in consideration of the following:*

- i. The location and size of the special exception use;*

The location and size of the proposed house of worship will not dominate the immediate area or neighborhood as to prevent development in accordance with District zoning regulations. All bulk requirements of the Planned Residential zone, including size and setbacks, are met by the proposal, and all site plan standards, including parking requirements, are met. The location of the project site is proximate to, but not enveloped by, residential neighborhoods, and is within walking distance of a number of its congregants' residences. The subject property is also located within a quarter mile of U.S. Route 46, with vehicular access available via local collector roads, and not through the streets of established residential neighborhoods. The proposed use replaces a former asphalt plant on a site adjacent to the Hackensack River, which had previously dominated the neighborhood. The

proposed location and size of the proposed house of worship are appropriate for the site, neighborhood, and zone in which it is located.

ii. *The nature and intensity of the operation of the special exception use;*

The nature and intensity of the proposed house of worship will not overwhelm the neighborhood. In Exhibit A-6, the Applicant's planner provided the typical operations of the house of worship as:

- Sunday Service: 8 am - 1 pm (150-400 persons)
- Post Sunday Activities: 10 am - 1 pm (60-160 persons)
- Wednesday Activities: 7 pm - 9 pm (100-200 persons)
- Friday Bible classes: 8 pm - 10 pm (40-60 persons)

Although it is anticipated that the congregation will grow over time, the operations of the house of worship occur during off-peak hours, with most activity during the weekends. The peak operations occur on Sunday mornings, when congregants attend services. The assembly areas and classrooms are to be used by congregants after, and not concurrent with, worship services on Sundays. Approximately 60 percent of the congregants leave after Sunday worship hours, and the remaining 40 percent remain for post-service activities. The hours of operation of the proposed house of worship will not conflict with the peak hours of operation of other uses in the vicinity of the subject site, including residences and places of employment. No part of the facility will be rented.

*iii. The location of the site with respect to access and circulation;*

The property contains frontage and access on two roadways. Two full-movement driveways are provided along North Washington Avenue, which is a local collector roadway connecting to U.S. Route 46 and Liberty Street (Bergen County Route 503), and one entrance-only driveway is proposed at the Bergen Turnpike frontage. Bergen Turnpike dead-ends at the Hackensack River along the site's northerly boundary. No queues that could back-up traffic on area roadways are anticipated to occur. The facility will not burden or create a dominating effect with respect to site access or circulation on the surrounding roadways. Neighboring properties will not be impeded in their abilities to function as intended.

It is also anticipated that some members of the congregation will walk to the site. New sidewalk and crosswalks at the site driveways are provided for safe and convenient pedestrian access. The Applicant also agreed to investigate the feasibility of off-site pedestrian improvements to enhance public safety, such as a crosswalk at the intersection of North Washington Avenue/Main Street/Bergen Turnpike (T-58). Therefore, it is recommended that, as a condition of this report, the Applicant shall investigate the feasibility of installing off-site pedestrian improvements to enhance pedestrian safety to the site, including, but not limited to, crosswalks at the intersection of North Washington Avenue/Main Street/Bergen Turnpike, subject to the approval of the Borough of Little Ferry, and any other agency having jurisdiction.



*iv. The location, nature, and height of structures, walls and fences on the site; and*

The location, nature, and height of structures are in compliance with all bulk requirements for the Planned Residential zone and all other requirements of the District Zoning Regulations. The proposal's lot coverage of 13.8 percent and FAR of 0.23 are significantly lower than permitted, and approximately 20 percent more open space than required is to be provided. The proposed retaining walls and fencing on the site will not exceed four feet in height, and will comply with all location requirements.

*v. The nature and extent of landscaping and screening on the site.*

The house of worship proposes significant improvements to landscaping on the premises, and proposes to maintain 49.5 percent of the site as open space, whereas only 32.3 percent of the existing site is considered open space. This proposal includes the restoration of the required 50-foot-wide buffer along the Hackensack River. In its current condition, the area within the buffer is completely disturbed, and contains materials such as asphalt millings, concrete, and compacted gravel. The Applicant proposes to excavate up to two feet of this material, install clean soil, and vegetate the buffer area with native plantings. In addition, the Applicant proposes extensive landscaping to screen the parking areas, and any potential headlight glare, along North Washington Avenue. Proposed street trees will enhance the North Washington Avenue and Bergen Turnpike streetscapes.

4. *Adequate utilities, drainage and other necessary facilities have been or will be provided;*

The requested special exception use on the subject premises will not detrimentally impact the existing utility infrastructure. All utilities, including water, electric, gas, and sewer, are available to the project site. The proposed house of worship will be a less intense use of the land than the asphalt plant that had formerly operated at the site, and the proposal will not have a detrimental effect on the ability of the utility infrastructure to perform in a safe and efficient manner. The proposed structure does not encroach within the Bergen County Sewer Authority easement, which contains a 96-inch diameter interceptor that bisects the site.

Impervious coverage of the site will be reduced by 0.8 acres in the proposed condition, a 50-foot vegetated buffer will be provided along the Hackensack River, and drainage improvements are proposed to be installed to address stormwater in accordance with the District Zoning Regulations. All new construction and the existing office building to be renovated on the site will have a first finished floor at a minimum elevation of one foot above the established FEMA base flood elevation of 8 feet (NAVD88).

5. *Adequate access roads and drive aisles have been or will be provided and shall be designed to prevent traffic hazards and minimize traffic congestion;*

The proposed house of worship will not result in significant impacts to the neighborhood's existing roadway network, and is designed to

minimize traffic congestion and prevent traffic hazards. Traffic impacts of the proposal were evaluated by the Applicant's traffic engineer, who demonstrated that the proposed house of worship can be accommodated on the site without significant detrimental impacts (see Exhibit A-4). The trip generation of the proposed house of worship is 39 trips during the weekday PM peak hour of traffic on North Washington Avenue, whereas trip generation of less than 100 vehicles is deemed to be not significant by the Institute of Traffic Engineers. However, the peak trip generation for the proposed house of worship will occur on Sundays. As no Sunday counts were available, the traffic analysis conservatively applied the weekday peak traffic volumes to the house of worship's projected Sunday trip generation of 449 trips (215 entering/234 exiting), even though Sunday peak traffic volumes are typically 40 percent lower than weekday peaks. The analysis demonstrates that southbound traffic on North Washington Avenue turning left into the site will operate at a Level-of-Service (LOS) A, and that the north driveway will operate at a LOS C and the south driveway will operate at a LOS D during Sunday peak hours of operation. No off-site queues are anticipated to occur as a result of the traffic generated by the proposed use. The analysis furthermore assumes that all congregants will be arriving by vehicle, whereas testimony was provided that a number of congregants are within walking distance of the site (T-9). A condition to enhance the safety of pedestrian routes to the proposed house of worship is also recommended in Criterion 3.iii. above. Additionally, elimination of truck traffic associated with the prior industrial use of the site will benefit the area, and particularly, the future residents to the north of the project site. Sufficient parking is also proposed to be provided on the site.

6. *The special exception use will not have a substantial adverse environmental impact.*

The granting of the requested special exception to permit a house of worship at the subject premises will not result in any substantial environmental impacts. Rather, significant environmental benefits will result from the proposal. Specifically, the property is under the supervision of a Licensed Site Remediation Professional (LSRP), which will ensure that there will be no environmental hazards impacting future users of the site. The proposal also complies with District environmental performance standards for noise, vibration, glare, air emissions and hazardous and radioactive materials.

As part of this application, a 50-foot-wide buffer along the Hackensack River will be restored, and the buffer area will be vegetated with native plantings. This buffer restoration is consistent with future plans for the Rebuild by Design Meadowlands project, which includes the subject property within its Riverfront Park concept plan.

## V. SUMMARY OF CONCLUSIONS

### A. Standards for the Granting of a Special Exception from the Provisions of N.J.A.C. 19:4-5.34(a)5, in which houses of worship are listed as a special exception use in the Planned Residential zone.

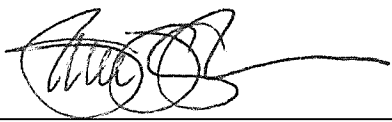
Based on the record in this matter, the application for one special exception to permit a house of worship on the subject property is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITIONS:

1. The Applicant shall make a good-faith attempt to coordinate with the property owners of Block 45, Lots 1, 4, and 5, for the Applicant to perform a survey of the condition of structures on these properties prior to the start of, and after the completion of, construction, to demonstrate conformance with N.J.A.C. 5:23-2.34.
2. The Applicant shall investigate the feasibility of installing off-site pedestrian improvements to enhance pedestrian safety to the site, including, but not limited to, crosswalks at the intersection of North Washington Avenue/Main Street/Bergen Turnpike, subject to the approval of the Borough of Little Ferry, and any other agency having jurisdiction.

CONDITIONAL APPROVAL

Recommendation on  
Special Exception Request

3/7/2022  
Date

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

CONDITIONAL APPROVAL

Recommendation on  
Special Exception Request

3/7/2022  
Date

  
Lisa LeBoeuf, Esq.  
Staff Attorney

**RESOLUTION 2022-11**

**RESOLUTION ISSUING A DECISION ON THE  
SUITABILITY RECOMMENDATION AS REQUIRED BY THE  
NJSEA INTERIM POLICIES GOVERNING AFFORDABLE HOUSING  
DEVELOPMENT IN THE MEADOWLANDS DISTRICT  
FILE No. 22-010, Valley Brook XNJ, LLC/1100 Valley Brook Ave. -  
New Building, BLOCK 233, LOT 7.02  
IN THE TOWNSHIP OF LYNDHURST**

**WHEREAS**, in a decision dated May 21, 2007 (A-4174-03T3; A-3107-04T1), the Appellate Division of the New Jersey Superior Court determined, among other things, that the New Jersey Meadowlands Commission (NJMC) should consider whether new development in the Meadowlands District should be avoided until the Commission implements new rules concerning affordable housing; and

**WHEREAS**, on July 25, 2007, the Commission adopted Resolution No. 07-68, which approved the "Policy Statement Regarding the NJMC's Expanded Responsibilities to Plan and Zone for Affordable Housing"; and

**WHEREAS**, on May 6, 2008, COAH adopted new rules, which became effective upon publication in the New Jersey Register on June 2, 2008 and, in addition, adopted new rules on September 22, 2008, which became effective on October 20, 2008; and

**WHEREAS**, on July 17, 2008, P.L. 2008, Chapter 46 became law, revising various parts of the statutory law concerning affordable housing; and

**WHEREAS**, on July 23, 2008, the Commission adopted Resolution No. 08-80, which approved the "*Interim Policies Governing Affordable Housing Development in the Meadowlands District*," in order to govern the review of and restraints upon applications for further development in the Meadowlands District in a manner consistent with these regulatory and statutory changes, prior to the implementation of new regulations regarding same; and

**WHEREAS**, pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015; and

**WHEREAS**, the *Interim Policies*, last revised by Resolution No. 11-29 on July 27, 2011, govern all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a redevelopment plan pertaining to new proposed uses or changes to existing uses, received on or after July 24, 2008, and remain in effect until the NJSEA

promulgates new regulations concerning affordable housing, or the *Interim Policies* are withdrawn or rescinded by Commission action or court order, whichever occurs first; and

**WHEREAS**, the *Interim Policies* set forth the criteria for a Review Team, comprised of three NJSEA staff members including one New Jersey-licensed professional engineer and one New Jersey-licensed professional planner, and also a professional planner representing the municipality in which the proposed development is located, to review each applicable application to determine the suitability of the subject site for residential use; and

**WHEREAS**, a zoning certificate application was submitted to the NJSEA on January 10, 2022, by Frank Guagliardi, Esq., of the firm, Murphy Schiller & Wilkes LLP, on behalf of Valley Brook XNJ, LLC, for the premises identified as 1100 Valley Brook Avenue, Block 233, Lot 7.02, in the Township of Lyndhurst, New Jersey, which is located in the District's Light Industrial A zone; and

**WHEREAS**, the subject application proposes the construction of a proposed 74,668 square foot warehouse and, as such, is not exempt from the *Interim Policies*; and

**WHEREAS**, the application was forwarded to the Review Team for review of the application in accordance with the *Interim Policies*; and

**WHEREAS**, the Review Team evaluated the suitability of the subject property taking into consideration the specific application submitted for construction of a proposed 74,668-square-foot warehouse; and

**WHEREAS**, a suitability review, dated March 9, 2022, and attached hereto, has been prepared, indicating the recommendation of the Review Team in this matter; and

**WHEREAS**, the suitability review recommends that the subject property is unsuitable for residential use; and

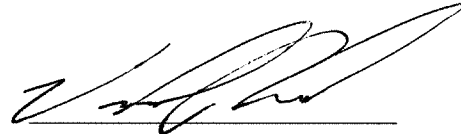
**WHEREAS**, the Board of Commissioners of the NJSEA has reviewed the suitability review and recommendation prepared by the Review Team, regarding the subject property; and

**WHEREAS**, the Board of Commissioners of the NJSEA concurs with the recommendation of the Review Team; and

**WHEREAS**, the Board of Commissioners of the NJSEA hereby determines that the subject property is unsuitable for residential use.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the New Jersey Sports and Exposition Authority that the property located at 1100 Valley Brook Avenue, Block 233, Lot 7.02, in the Township of Lyndhurst, New Jersey, is deemed to be unsuitable for residential use.

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 March 24, 2022.

A handwritten signature in black ink, appearing to read 'Vincent Prieto', written over a horizontal line.

Vincent Prieto  
Secretary





## MEMORANDUM

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

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**From:** Sara J. Sundell, P.E., P.P. **Date:** March 24, 2022

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**Subject:** Site Suitability Recommendation for Block 233, Lot 7.02, in the Township of Lyndhurst (File No. 22-010)

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In a decision dated May 21, 2007 (A-4174-03T3; A-3107-04T1), the Appellate Division of the New Jersey Superior Court determined, among other things, that the New Jersey Meadowlands Commission (NJMC or Commission) should consider whether new development in the Meadowlands District should be avoided until the Commission implements new rules concerning affordable housing. The Commission followed up by adopting Resolution No. 07-68, on July 25, 2007, which approved the "Policy Statement Regarding the NJMC's Expanded Responsibilities to Plan and Zone for Affordable Housing." Thereafter, on July 23, 2008, the Commission adopted Resolution No. 08-80, which approved the "*Interim Policies Governing Affordable Housing Development in the Meadowlands District*," which was last revised by Resolution No. 11-29 on July 27, 2011, in order to govern the review of and restraints upon applications for further development in the Meadowlands District in a manner consistent with regulatory and statutory changes regarding affordable housing, prior to the implementation of new regulations regarding same.

Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015.

The *Interim Policies* apply to all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a redevelopment plan pertaining to new proposed uses or changes to existing uses, received on or after July 24, 2008, and will remain in effect until the NJSEA promulgates new regulations concerning affordable housing, or the *Interim Policies* are withdrawn or rescinded by Authority action or court order, whichever occurs first. The *Interim Policies* set forth the criteria for a Review Team, comprised of three NJSEA staff members, including one New Jersey-licensed professional

engineer and one New Jersey-licensed professional planner, and also a professional planner representing the municipality in which the proposed development is located, to review each applicable application to determine the suitability of the subject site for residential use.

The NJSEA received an application for the construction of proposed 74,668 square foot warehouse, on the premises identified as 1100 Valley Brook Avenue, Block 233, Lot 7.02, in the Township of Lyndhurst, New Jersey. The subject property is located within the District's Light Industrial A zone and is currently the site of an existing office building.

The matter was forwarded to the Review Team for review of the proposed site in accordance with the *Interim Policies*. A suitability review, dated March 9, 2022, has been prepared, indicating that the Review Team recommends that the subject property is not suitable for residential use.

At this time, the NJSEA staff is recommending that the members of the NJSEA concur with the site suitability recommendation prepared by the Review Team, which determines that the subject property is not suitable for residential use.

# Suitability Review – Summary

File No. 22-010

Valley Brook XNJ, LLC/1100 Valley Brook Ave. - New Building

Block 233, Lot 7.02, in the Township of Lyndhurst

March 9, 2022

The NJSEA received a zoning certificate application for the proposed construction of a 74,668 square foot warehouse, proposed to be located at 1100 Valley Brook Avenue, Block 233, Lot 7.02, in the Township of Lyndhurst, New Jersey. The subject property is located in the Commission's Light Industrial A zone and, as such, is not exempt from the site suitability review process. In keeping with the review process, the site characteristics of the property have been evaluated in accordance with the "Interim Policies Governing Affordable Housing Development in the Meadowlands District," adopted by the NJMC on July 24, 2008, and last revised on July 27, 2011.

**In accordance with Section IV(c)1 of the Interim Policies, the criteria to deem a site suitable for housing are as follows:**

- i. **The site is adjacent to compatible land uses and has access to appropriate streets.**
  - The subject property is adjacent to land uses that are not compatible with a residential development.
  - The subject property is located within a portion of Lyndhurst known as the Lyndhurst Corporate Center, which contains predominantly warehouse/distribution, commercial and industrial uses. Former office uses within the corporate center have been transitioning to more warehouse/distribution and light industrial uses over the past five (5) years or so, with three (3) office buildings being demolished and replaced with large industrial buildings.
  - The subject property is located on Valley Brook Avenue, a main roadway into the Lyndhurst Corporate Center and experiences significant truck traffic, which will increase as the new warehouses are developed in the neighborhood, including two (2) additional large warehouses proposed within the Kingsland Redevelopment Area.
  - The property backs up to both a former landfill, known as the Viola Landfill or Lyndhurst Landfill West, and the football/soccer field of a Lyndhurst recreation center. While the recreation center is a compatible use for a residential property, the landfill is presently not environmentally closed and could expose residents to hazards.
  - This criterion is not met by the subject property.

- ii. **The site has access to water and sewer infrastructure with sufficient capacity.**
  - This criterion is met by the subject property.
- iii. **The site can be developed consistent with the rules of the NJMC.**
  - This criterion can be met by the subject property.
- iv. **Former and existing land uses, either on the site or in the vicinity, may not expose residents to environmental hazard. Alternatively, the site shall be remediated to NJDEP residential standards as a condition of the Board's approval.**
  - The subject property is not listed on the NJDEP's Known Contaminated Site List (KCSL) for New Jersey (Active list), although several properties in the immediate vicinity are on the active list, including 1000-1400 Valley Brook Avenue, 1200 Valley Brook, and 1270 Valley Brook. There are also a number of properties in the immediate vicinity that are on the KCSL's closed list: 1170 Valley Brook, 1250 Valley Brook, 1251 Valley Brook, and 1275 Valley Brook.
  - As stated above, the property is adjacent to a former landfill, known as the Viola Landfill or Lyndhurst Landfill West, which is not currently environmentally closed and could expose residents to hazards.
  - As such, this criterion is not met by the subject property.
- v. **The size, shape, or layout of any existing structure that shall remain, or other physical limitation(s) not listed previously, do not preclude residential use.**
  - The subject property is currently fully developed with an office building that is proposed to be removed for the proposed warehouse development.
  - As such, this criterion is met by the subject property.
- vi. **The site is suitable for residential use pursuant to sound planning principles.**
  - Elements of the warehouse/distribution and industrial businesses in the vicinity of the subject site are potentially detrimental to residents. The surrounding warehouse and industrial uses generate truck traffic, noise and associated pollution both day and night, which would be

detrimental to the quality of life and long-term safety of residents on the subject property.

- The subject property is under four (4) acres in area, which is not large enough to accommodate significant buffers that would be necessary to protect a residential property from the active adjacent warehouse uses.
- The lack of sidewalks in the area creates safety concerns for pedestrians and renders this site unfavorable to residential uses. Pedestrians would have to cross Valley Brook Avenue mid-block to reach the on-street painted walkway located on the opposite side of the road, which is the only pedestrian feature along Valley Brook Avenue. This is a significant concern due to the anticipated increase in truck traffic expected to be generated as warehouses under development in the Lyndhurst Corporate Center and in the Kingsland Development Area are completed and operational.
- The site is surrounded by warehouse and industrial development. With the exception of the nearby recreational center, for which no direct pedestrian access is available, there are no adjacent residential or other supportive uses that could, from a planning perspective, create a cohesive neighborhood. The site is remote from public schools, local retail stores, and other public amenities. Pedestrian access to the rest of the community requires traveling through an active industrial area.
- As such, this criterion is not met by the subject property.

In summary, only three (3) of the above criteria, as per Section IV(c)1 of the Interim Policies, apply to the subject property.

### **Conclusion**

The subject property, located at 1100 Valley Brook Avenue, Block 233, Lot 7.02, in the Township of Lyndhurst, is recommended to be deemed unsuitable for housing.


Contingent upon the approval of this recommendation by the NJSEA Board of Commissioners, the review of the submitted zoning certificate application for the proposed construction of a 74,668 square foot warehouse may proceed for this site. As a condition of zoning certificate approval, the applicant shall be required to satisfy the project's affordable housing requirements as per Section VII(a) of the Interim Policies or as required by law.

**RESOLUTION 2022-12**

**RESOLUTION ADOPTING THE  
2022 NEW JERSEY SPORTS AND EXPOSITION AUTHORITY BUDGET**

**BE IT RESOLVED** by the New Jersey Sports and Exposition Authority that the attached Operations budget is hereby approved and adopted as the 2022 New Jersey Sports and Exposition Authority Budget.

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 March 24, 2022.

  
\_\_\_\_\_  
Vincent Prieto  
Secretary



NEW JERSEY SPORTS & EXPOSITION AUTHORITY

2022 PROPOSED BUDGET

	Approved 2021 Budget	Proposed 2022 Budget	Proposed v. Prior Year
<b>REVENUES</b>			
Operating Revenue			
NMSCO Ground Lease	\$6,300,000.00	\$6,300,000.00	\$0.00
NMR Shared Services/Ground Lease	\$6,900,000.00	\$7,700,000.00	\$800,000.00
MP Shared Services/Interest Income	\$2,731,655.52	\$2,520,000.00	(\$211,655.52)
Lease Revenue	\$1,019,085.35	\$1,273,451.00	\$254,365.65
Land Use Fee Income	\$650,000.00	\$650,000.00	\$0.00
Market Place	\$440,000.00	\$440,000.00	\$0.00
Solid Waste Revenue	\$2,200,000.00	\$0.00	(\$2,200,000.00)
Vaccine Center - COVID 19	\$393,800.00	\$0.00	(\$393,800.00)
Wireless	\$350,000.00	\$400,000.00	\$50,000.00
Wildwood Management Fees	\$315,000.00	\$315,000.00	\$0.00
Arena Revenue	\$925,000.00	\$1,200,000.00	\$275,000.00
AD Shared Services	\$1,400,000.00	\$1,400,000.00	\$0.00
Misc. Other	\$773,709.00	\$640,965.00	(\$132,744.00)
<b>TOTAL REVENUES</b>	<b>\$24,398,249.87</b>	<b>\$22,839,416.00</b>	<b>(\$1,558,833.87)</b>
<b>EXPENSES</b>			
Operating Expenses			
Salaries/Fringe-Administrative & Retirees	\$12,597,755.29	\$13,026,774.00	\$429,018.71
Salaries/Fringe-Union	\$5,425,962.72	\$7,364,268.00	\$1,938,305.28
Supplies	\$616,293.00	\$694,376.00	\$78,083.00
Services - Non Discretionary	\$11,430,759.59	\$14,795,399.00	\$3,364,639.41
Services - Discretionary	\$4,392,134.09	\$4,473,925.00	\$81,790.91
Repairs/Maintenance	\$1,265,322.00	\$1,785,675.00	\$520,353.00
Utilities	\$3,628,748.00	\$3,739,052.00	\$110,304.00
Other	\$16,800,437.00	\$19,194,337.00	\$2,393,900.00
<b>TOTAL EXPENSES</b>	<b>\$56,157,411.69</b>	<b>\$65,073,806.00</b>	<b>\$8,916,394.31</b>
<b>Operating Gain/(Loss)</b>	<b>(\$31,759,161.82)</b>	<b>(\$42,234,390.00)</b>	<b>(\$10,475,228.18)</b>
<b>Non - Operating Income and (Expenses)</b>			
Solid Waste Closure Fund Reserve	\$0.00	\$3,986,220.00	\$3,986,220.00
Solid Waste Rec. Fund Reserve	\$0.00	\$2,227,500.00	\$2,227,500.00
Capital Fund Reserve	\$0.00	\$2,086,670.00	\$2,086,670.00
General Fund Reserve	\$0.00	\$0.00	\$0.00
State Police Relocation Reserve	\$0.00	\$934,000.00	\$934,000.00
State Appropriations	\$31,759,161.82	\$33,000,000.00	\$1,240,838.18
<b>Total Non - Operating Income and (Expenses)</b>	<b>\$31,759,161.82</b>	<b>\$42,234,390.00</b>	<b>\$10,475,228.18</b>
<b>Change in Net Position</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**RESOLUTION 2022 -13**

**RESOLUTION AUTHORIZING CHANGES TO THE OFFICIAL  
SIGNATORIES FOR NJSEA ACCOUNTS**

**WHEREAS**, signatories for certain bank accounts, ADP payroll related accounts, and other financial documents have been established by resolution adopted in the past for the New Jersey Sports and Exposition Authority (the "Authority"); and

**WHEREAS**, due to recent changes of personnel within the Authority, certain signatory changes are necessary, and


**WHEREAS**, in accordance with the by-laws of the Authority the following signatories are authorized to be assigned to necessary accounts as directed by and in discretion of the President/CEO, Vincent Prieto;

Vincent Prieto  
Christine A. Sanz  
Anna Acanfora  
Sarina DosSantos

**NOW THEREFORE BE IT RESOLVED**, the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes the aforementioned signatories to the necessary accounts; and

**BE IT FURTHER RESOLVED**, that the Authority conferred upon the above named signatories shall remain in full force and effect until written notice of revocation.

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 March 24, 2022.

  
\_\_\_\_\_  
Vincent Prieto  
Secretary