



Board Meeting

Thursday, July 24, 2025

10:00 a.m.



AGENDA
REGULAR SESSION
Virtual via Zoom
Thursday, July 24, 2025

I. **PLEDGE OF ALLEGIANCE**

II. **OPENING STATEMENT**

III. **ROLL CALL**

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

- Approval of Regular Session Meeting Minutes of June 26, 2025.
- Approval of Executive Session Minutes of June 26, 2025.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of June 2025.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VI. **APPROVALS**

- | | |
|---------------------------|--|
| <u>Resolution 2025-23</u> | Consideration of a Resolution Regarding Tidelands Grant Application for 335 Paterson Plank Road, Carlstadt – Tidelands Application File No. SP-815 Block 117, Lot 4 & Block 118, Lots 6, 8 & 9 in the Borough of Carlstadt. |
| <u>Resolution 2025-24</u> | Consideration of a Resolution Regarding Tidelands Grant Application for 125 Paterson Plank Road, Carlstadt – Tidelands Application File No. SP-816 Block 118, Lots 5 & 10 in the Borough of Carlstadt. |
| <u>Resolution 2025-25</u> | Consideration of a Resolution Regarding Tidelands Grant Application for 111 Twentieth Street, Carlstadt – Tidelands Application File No. SP-817 Block 119, Lot 2 in the Borough of Carlstadt. |
| <u>Resolution 2025-26</u> | Consideration of a Resolution Issuing a Decision on the Use Variance Application Submitted as part of File No. 23-048 Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance) Block 227, Lot 9 in the Town of Secaucus. |
| <u>Resolution 2025-27</u> | Consideration of a Resolution Relating to the Monmouth Park Racetrack. |
| <u>Resolution 2025-28</u> | Consideration of a Resolution Authorizing Disbursement for Sports Arena Employees' Local No. 137 Retirement Plan for the Meadowlands Racetrack and the Monmouth Park Racetrack. |

VII. **CONTRACTS/AWARDS**

- | | |
|---------------------------|--|
| <u>Resolution 2025-29</u> | Consideration of a Resolution Authorizing the Award of a Contract to Evoqua Water Technologies for Hydrogen Sulfide Treatment Services at the Keegan Landfill. |
| <u>Resolution 2025-30</u> | Consideration of a Resolution Authorizing the Selection of Qualified Firms for On-Call Ecological Restoration and Engineering Services. |

- Resolution 2025-31 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Air & Gas Technologies for a Self-Contained Breathing Apparatus Fill Station for the Meadowlands Firehouse in East Rutherford.
- Resolution 2025-32 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Jesco Inc. for the Purchase of a Backhoe Loader to Support Operations at the Meadowlands Sports Complex.
- Resolution 2025-33 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Kinsley Power Systems, Inc. for the Purchase of a Site Mobile Generator for the Meadowlands Complex.
- Resolution 2025-34 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract for the Purchase of a Polaris Ranger Unit for the Meadowlands Fire Department.
- Resolution 2025-35 Consideration of a Resolution Awarding a Contract to Top Line Construction for the Meadowlands Sports Complex Paving Program.
- Resolution 2025-36 Consideration of a Resolution Awarding a Contract with Nadler Mobile LLC of New York for a Modular Building for the New Jersey Sports And Exposition Authority Emergency Medical Services Department.
- Resolution 2025-37 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Delric Construction for the Firehouse Garage Additions and Renovation at the Meadowlands Sports Complex.
- Resolution 2025-38 Consideration of a Resolution Authorizing an Agreement with New Meadowlands Stadium Company for Construction of Sidewalk Improvements and Fencing near Lot P on the Meadowlands Sports Complex.
- Resolution 2025-39 Consideration of a Resolution Authorizing the Award of a Contract to Coronis Health for Third-Party Ambulance Billing Services.
- Resolution 2025-40 Consideration of a Resolution Approving the Purchase of Vehicles for the New Jersey State Police at the Meadowlands Sports Complex.

VIII. **PUBLIC PARTICIPATION**

IX. **EXECUTIVE SESSION**

- Resolution 2025-41 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 personnel matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

X. **MOTION TO ADJOURN**

REGULAR SESSION MINUTES



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: June 26, 2025

TIME: 10:00 a.m.

PLACE: Board Meeting Room, Two DeKorte Park Plaza, Lyndhurst

Members in Attendance:

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman

Nicholas Mammano, President and CEO

Robert Dowd, Member

John Duthie, Member

Armando Fontoura, Member

Michael H. Gluck, Esq., Member

Gail B. Gordon, Esq., Member

Michael Griffin, NJ State Treasurer's Representative (via phone)

Woody Knopf, Member

Tom Mullahey, Member

Eric Pennington, Member (via phone)

Steven Plofker, Esq., Member (via phone)

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member (via phone)

Absent:

Michael Gonnelli, Member

Also Attending:

Christine Sanz, Executive Vice President

Jade Sobh, Chief of Staff

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs

John Duffy, Senior Vice President of Sports Complex Operations & Facilities

Adam Levy, Vice President of Legal & Regulatory Affairs

Jamera Sirmans, Governor's Authorities Unit (via phone)

Colleen Mercado, Executive Administrative Specialist

Chairman Ballantyne called the meeting to order.

- I. **PLEDGE OF ALLEGIANCE**
- II. **OPENING STATEMENT** – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
- III. **ROLL CALL**- Ms. Mercado took roll call.

Chairman Ballantyne announced that several NJSEA and Meadowlands Environment Center staff would be retiring effective July 1, 2025. He said that the group consisted of incredible, hard workers who will be missed. He congratulated the following NJSEA and MEC retirees and wished them the best in their retirements:

- Beverly Schmidt - NJSEA Vice President of Special Projects
- Lydia Garcia - Senior Accounting Assistant – Finance Department
- Patricia White - Junior Accountant – Finance Apartment, who retired on March 1, 2025.

President Mammano joined the Chairman in celebrating all of these NJSEA employees' careers and acknowledged a few more retirements:

- David Segro - Facilities Technician - Meadowlands Environment Center
- Dr. Angela Cristini - Director of the Meadowlands Environment Center
- Richard Keim, Facilities Manager - Meadowlands Environment Center

President Mammano reminded everyone that the 16th annual Butterfly Day would be held in partnership with the Bergen County Audubon Society on Sunday, July 20, from 10 a.m. to 3 p.m. at DeKorte Park. He noted that the rain date would be Sunday, July 27.

IV. SPECIAL PRESENTATIONS

Chairman Ballantyne announced that John Duffy, Sr. VP of Sports Complex Operations & Facilities would be providing an overview of the recent tour of the Complex that was given to members of the NJSEA Construction Committee and an update on the Pedestrian Bridge project. Mr. Duffy referenced the following critical areas that were part of the tour:

- Engineering office and the 26KV building: He noted that they were looking into replacing one of the four original transformers that powers the Complex.
- Firehouse: He explained the renovation work being done to remodel the existing firehouse to accommodate new fire trucks. He noted that the renovation was expected to be completed ahead of the 2026 World Cup.
- Potential location of the safety building for the State Police.
- Pump Station and Motor Control Center: He showed the Committee the ten main pumps that are all being rebuilt. He noted that the pumps were responsible for keeping the water moving on the complex and preventing floods. He noted that they are redoing the Motor Control Center.
- MetLife Stadium: The Committee viewed the field modifications that were taking place to accommodate the FIFA Club World Cup.
- Connector Bridges: He noted that at some point these bridges would need to be replaced and the replacement cost for each would be over \$12 million at today's price.
- American Dream's Parking Deck A: He noted that a hand out was provided to the Board.
- Meadowlands Arena: He noted the work being done to keep the facility up and running and also how the facility is being used.

Mr. Duffy responded to questions from Vice Chairman Buckelew regarding the sluice gates and from President Mammano regarding the size of the pumps.

Chairman Ballantyne introduced Drew McQuade and Michael Turso who would be providing a presentation on the technology that staff is using to monitor the Meadowlands. Mr. McQuade narrated a power point presentation on a few of the projects that staff has been working on. The slides contained photos and live streams that were taken by the following remote cameras installed throughout the District:

- Sawmill Creek Osprey Nest
- Harrow Meadow Mammal Study
- Kearny Marsh Least Tern Island

V. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**

Chairman Ballantyne presented the minutes from the May 22, 2025 Regular Session Board meeting.

Upon motion made by Commissioner Gluck and seconded by Commissioner Dowd, the minutes of the Regular Session Board Meeting held on May 22, 2025 were approved by a vote of 15-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of May 2025.

Upon motion by President Mammano and seconded by Commissioner Gluck the cash disbursements over \$100,000 for the month of May 2025 were unanimously approved.

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS** - None

VII. **CONTRACTS AND AWARDS**

Resolution 2025-19 Consideration of a Resolution Authorizing the President and CEO to Execute a Memorandum of Understanding Between the New Jersey Sports and Exposition Authority, Ramapo College of New Jersey and the Ramapo Foundation for the Operation of the Meadowlands Environment Center.

Ms. Sanz explained that this Resolution, if approved, would authorize a Memorandum of Understanding with Ramapo College for the operation of the Meadowlands Environment Center, which provides educational programs for grades K-12 as well as teaching enhancement programs for teachers throughout the State. She noted that the program has been ongoing for 22 years. She explained that the MOU authorizes payment of \$550,000 per year to Ramapo College for the operation of these programs for a period of three years with the possibility of two one-year extensions.

Chairman Ballantyne invited Michele Daly, MEC Director of Education and Mr. Pat O'Connor, Vice President of Government Relations and Business Development, to say a few words.

Chairman Ballantyne presented Resolution 2025-19. Upon motion by Commissioner Fontoura and seconded by Commissioner Mullahey, Resolution 2025-19 was approved by a vote of 15-0.

Resolution 2025-20 Consideration of a Resolution Authorizing the Award of a Contract with Climatech Heat & Air, LLC of New Jersey for an HVAC Roof Top Unit Replacement for the NJSEA Engineering Building in East Rutherford.

Mr. Duffy explained that a Request for Bids was issued on May 1, 2025 for the replacement of the engineering building's roof-top HVAC unit. He stated that nine companies attended the mandatory bid walk and three bid proposals were received. He said that staff determined that the bid supplied by Climatech Heat & Air, LLC of Absecon, New Jersey was the lowest qualified responsible bidder with a lump sum cost of \$119,950.

Chairman Ballantyne presented Resolution 2025-20. Upon motion by Commissioner Duthie and seconded by Commissioner Gluck, Resolution 2025-20 was approved by a vote of 15-0.

VIII. **PUBLIC PARTICIPATION**

Mr. Donald Smith of Gloversville, New York and former employee of the HMDC.

Mr. Smith commented that he would like to see the Authority, along with the National Audubon Society, Ducks Unlimited, and the Sierra Club be sponsors of a National forum on the distress that birds overall around the country are going through. He suggested that it be done in spring or fall when there are tons of sandpipers and shorebirds migrating through the Meadowlands.

IX. **EXECUTIVE SESSION**

Resolution 2025-21

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:

- Personnel – Amendment to the Employment Contract of NJSEA President and Chief Executive Officer.

Chairman Ballantyne presented Resolution 2025-21. Upon motion by Commissioner Gluck and seconded by Commissioner Fontoura, Resolution 2025-21 was approved by a vote of 15-0 to enter into Executive Session.

Executive Session commenced at 10:45 a.m.

Regular Session recommenced at 10:50 a.m.

Upon returning to Regular Session, Chairman Ballantyne noted that copies of Resolution 2025-22 were available to the public.

Resolution 2025-22

Consideration of a Resolution Authorizing an Amendment to the Employment Contract of the NJSEA President and Chief Executive Officer.

Mr. Davidow recapped that the Board approved Resolution 2024-69 in December, 2024 appointing Mr. Mammano as the NJSEA President and CEO. He said that the current terms of Mr. Mammano's contract state that the agreement would run from January 1, 2025 to February 1, 2026. He explained that the Board of Commissioners desired to authorize an extension of that contract by one year with a new expiration date of February 1, 2027.

Commissioners Plofker, Knopf, Fontoura, Buckelew and Chairman Ballantyne all commented that they were totally in support of this Resolution and agreed it was necessary to have continuity and stability within the Authority, especially with the upcoming 2026 World Cup.

President Mammano stated that he was recused from Resolution 2025-22.

Chairman Ballantyne presented Resolution 2025-22. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Fontoura, roll call was taken:

Buckelew: Yes

Dowd: Yes

Duthie: Yes

Fontoura: Yes

Gluck: Yes

Gordon: Abstain

Griffin: Yes

Knopf: Yes

Mullahey: Yes

Pennington: Yes
Plofker: Yes
Schaffer: Yes
Stellato: Yes
Chairman Ballantyne: Yes

Resolution 2025-22 was approved by a vote of 13-0, with Commissioner Gordon abstaining and President Mammano recusing.

President Mammano said that he appreciated the Board's confidence in him and that he looked forward to the work ahead.

X. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Duthie and seconded by Vice Chairman Buckelew followed by all in favor.

Meeting adjourned at 11:01 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 Board Meeting held on June 26, 2025.



Christine Sanz
Secretary

June 26, 2025

Commissioner	Roll Call	2025-19	2025-20	2025-21	2025-22
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chair	P	Y	Y	Y	Y
Mammano	P	Y	Y	Y	R
Dowd	P	Y	Y	Y	Y
Duthie	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Gordon	P	Y	Y	Y	A
Knopf	P	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y
Pennington - via phone	P	Y	Y	Y	Y
Plofker - via phone	P	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y
Stellato - via phone	P	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y

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

APPROVALS



CASH DISBURSEMENTS
\$100,000 OR MORE
JUNE 2025

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
DMR ARCHITECTS PC	102,077.00	A	ARCHITECTURAL DESIGN & FEASIBILITY SERVICES FOR FIRE STATION RENOVATION: MAR-MAY 2025
LABOR SERVICE MANAGEMENT COMPANY	113,776.00	A	PUMP STATION MAINTENANCE, REPAIR, AND REHABILITATION
NEW JERSEY STATE POLICE	1,047,719.86	A	STATE POLICE PAY PERIOD 01-07 SALARIES AND MAY 2025 OVERTIME
NEW MEADOWLANDS STADIUM CO., INC.	3,423,186.64	A	WORLD CUP & GRANDSTAND DEMOLITION REIMBURSEMENTS: JUN 2024
EAST RUTHERFORD SC TOTAL	<u>4,686,759.50</u>		

MONMOUTH PARK RACETRACK MAINTENANCE RESERVE/CAPITAL

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	571,007.22	A	CAFO SPECIAL ASSESSMENT AGREEMENT: 3RD QTR 2025
MPR MAINTENANCE TOTAL	<u>571,007.22</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
NORTH BERGEN, TOWNSHIP OF	133,206.19	I	REAL ESTATE AGREEMENT: FY 2025
LYNDHURST TOTAL	<u>133,206.19</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 2025-23

**RESOLUTION REGARDING TIDELANDS GRANT APPLICATION FOR
335 PATERSON PLANK ROAD, CARLSTADT -
TIDELANDS APPLICATION
FILE NO. SP-815
BLOCK 117, LOT 4 & BLOCK 118, LOTS 6, 8 & 9
IN THE BOROUGH OF CARLSTADT**

WHEREAS, pursuant to N.J.S.A. 13:1B-13.8, the New Jersey Sports & Exposition Authority (NJSEA) may provide comments to the New Jersey Department of Environmental Protection's (NJDEP's) Bureau of Tidelands Management (Tidelands Resource Council) on tidelands conveyance or lease applications and associated permits in the Hackensack Meadowlands District; and

WHEREAS, on April 20, 2023, 111 Paterson Plank LLC purchased 335 Paterson Plank Road in Carlstadt; and

WHEREAS, the subject property includes four (4) lots in two (2) blocks, Block 117, Lot 4 and Block 118, Lots 6, 8, and 9, in the Borough of Carlstadt; and

WHEREAS, in November 2023, 111 Paterson Plank LLC submitted an application to the New Jersey Department of Environmental Protection's Bureau of Tidelands Management (Tidelands Resource Council) for a riparian grant to purchase tidelands claimed by the State within the blocks and lots listed herein, in the Borough of Carlstadt; and

WHEREAS, in accordance with N.J.A.C. 19:4-4.4(e)3, if a portion of a lot that is proposed for development is subject to the State's riparian interest, a duly executed riparian instrument or permit executed by the Bureau of Tidelands Management shall accompany an NJSEA zoning certificate application; and

WHEREAS, the riparian grant application is pending review before the Bureau of Tidelands Management; and

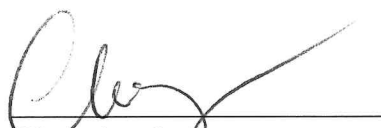
WHEREAS, the NJSEA Staff has reviewed the application submitted by 111 Paterson Plank LLC to the Bureau of Tidelands Management and recommends approval of same.

NOW, THEREFORE, BE IT RESOLVED that based upon its review of the application submitted by 111 Paterson Plank LLC to the NJDEP Bureau of Tidelands Management (Tidelands Research Council) for a riparian grant, the Board of Commissioners of the New Jersey Sports and Exposition Authority

agrees with the NJSEA Staff recommendation and recommends that the application be approved by the Tidelands Resource Council.

BE IT FURTHER RESOLVED that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes NJSEA Staff to forward the Board of Commissioners' recommendation to the NJDEP Bureau of Tidelands Management accordingly.

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 July 24, 2025.



Christine Sanz
Secretary



MEMORANDUM

To: NJSEA Board Members and Nicholas Mammano, President/CEO

From: Sara J. Sundell

Date: July 24, 2025

Subject: Tidelands Grant Application – 335 Paterson Plank Road, Carlstadt
(File No. SP-815)

On April 20, 2023, 111 Paterson Plank LLC (“Applicant”) purchased 335 Paterson Plank Road. The property straddles four parcels, Block 117, Lot 4 and Block 118, Lots 6, 8, and 9, in the Borough of Carlstadt.

In November 2023, the Applicant submitted an application to the New Jersey Department of Environmental Protection’s Bureau of Tidelands Management (Tidelands Resource Council) for a riparian grant to purchase tidelands claimed by the State within Block 117, Lot 4 and Block 118, Lots 6, 8, and 9, in the Borough of Carlstadt.

The subject property is 0.82-acres in area. The current proposed tidelands grant includes property that is presently covered by fill on the site. However, this grant is clearing title to historically filled lands that were filled prior to 1972.

The applicant is proposing to construct a warehouse building across these four (4) lots and the three (3) adjacent lots to the east.

In accordance with N.J.A.C. 19:4-4.4(e)3, if a portion of a lot that is proposed for development is subject to the State’s riparian interest, a duly executed riparian instrument or permit executed by the Bureau of Tidelands Management shall accompany a zoning certificate application

Pursuant to N.J.S.A. 13:1B-13.8, the Tidelands Resource Council is responsible for transmitting a copy of the application to the New Jersey Sports and Exposition Authority (NJSEA) for comment. Having reviewed the tidelands grant application and associated plans, the NJSEA Staff recommends that the application be approved by the Tidelands Resource Council. Furthermore, the NJSEA staff recommends that the NJSEA Board of Commissioners adopt the attached resolution and forward same to the Tidelands Resource Council as its comment on the application.

RESOLUTION 2025-24

**RESOLUTION REGARDING TIDELANDS GRANT APPLICATION FOR
125 PATERSON PLANK ROAD, CARLSTADT -
TIDELANDS APPLICATION
FILE NO. SP-816
BLOCK 118, LOTS 5 & 10
IN THE BOROUGH OF CARLSTADT**

WHEREAS, pursuant to N.J.S.A. 13:1B-13.8, the New Jersey Sports & Exposition Authority (NJSEA) may provide comments to the New Jersey Department of Environmental Protection's (NJDEP's) Bureau of Tidelands Management (Tidelands Resource Council) on tidelands conveyance or lease applications and associated permits in the Hackensack Meadowlands District; and

WHEREAS, on May 10, 2023, 125 Paterson Plank LLC purchased 125 Paterson Plank Road in Carlstadt; and

WHEREAS, the subject property includes Block 118, Lots 5 and 10, in the Borough of Carlstadt; and

WHEREAS, in October 2023, 125 Paterson Plank LLC submitted an application to the New Jersey Department of Environmental Protection's Bureau of Tidelands Management (Tidelands Resource Council) for a riparian grant to purchase tidelands claimed by the State within the blocks and lots listed herein, in the Borough of Carlstadt; and

WHEREAS, in accordance with N.J.A.C. 19:4-4.4(e)3, if a portion of a lot that is proposed for development is subject to the State's riparian interest, a duly executed riparian instrument or permit executed by the Bureau of Tidelands Management shall accompany an NJSEA zoning certificate application; and

WHEREAS, the riparian grant application is pending review before the Bureau of Tidelands Management; and

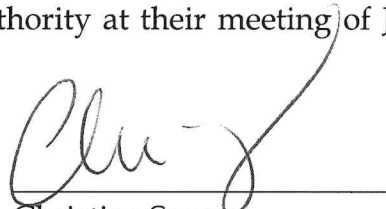
WHEREAS, the NJSEA Staff has reviewed the application submitted by 125 Paterson Plank LLC to the Bureau of Tidelands Management and recommends approval of same.

NOW, THEREFORE, BE IT RESOLVED that based upon its review of the application submitted by 125 Paterson Plank LLC to the NJDEP Bureau of Tidelands Management (Tidelands Research Council) for a riparian grant, the Board of Commissioners of the New Jersey Sports and Exposition Authority

agrees with the NJSEA Staff recommendation and recommends that the application be approved by the Tidelands Resource Council.

BE IT FURTHER RESOLVED that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes NJSEA Staff to forward the Board of Commissioners' recommendation to the NJDEP Bureau of Tidelands Management accordingly.

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 July 24, 2025.



Christine Sanz
Secretary



MEMORANDUM

To: NJSEA Board Members and Nicholas Mammano, President/CEO

From: Sara J. Sundell

Date: July 24, 2025

Subject: Tidelands Grant Application – 125 Paterson Plank Road, Carlstadt
(File No. SP-816)

On May 10, 2023, 125 Paterson Plank LLC (“Applicant”) purchased 125 Paterson Plank Road. The property straddles two parcels, Block 118, Lots 5 and 10, in the Borough of Carlstadt.

In October 2023, the Applicant submitted an application to the New Jersey Department of Environmental Protection’s Bureau of Tidelands Management (Tidelands Resource Council) for a riparian grant to purchase tidelands claimed by the State within Block 118, Lots 5 and 10, in the Borough of Carlstadt.

The subject property is 1.05-acres in area. The current proposed tidelands grant includes property that is presently covered by three existing buildings and parking areas on the site. Historic fill has been located on the site since at least 1972.

The applicant is proposing to construct a warehouse building across these two (2) lots and the four (4) adjacent lots to the west and one (1) lot to the east.

In accordance with N.J.A.C. 19:4-4.4(e)3, if a portion of a lot that is proposed for development is subject to the State’s riparian interest, a duly executed riparian instrument or permit executed by the Bureau of Tidelands Management shall accompany a zoning certificate application

Pursuant to N.J.S.A. 13:1B-13.8, the Tidelands Resource Council is responsible for transmitting a copy of the application to the New Jersey Sports and Exposition Authority (NJSEA) for comment. Having reviewed the tidelands grant application and associated plans, the NJSEA Staff recommends that the application be approved by the Tidelands Resource Council. Furthermore, the NJSEA staff recommends that the NJSEA Board of Commissioners adopt the attached resolution and forward same to the Tidelands Resource Council as its comment on the application.

RESOLUTION 2025-25

**RESOLUTION REGARDING TIDELANDS GRANT APPLICATION FOR
111 TWENTIETH STREET, CARLSTADT -
TIDELANDS APPLICATION
FILE NO. SP-817
BLOCK 119, LOT 2
IN THE BOROUGH OF CARLSTADT**

WHEREAS, pursuant to N.J.S.A. 13:1B-13.8, the New Jersey Sports & Exposition Authority (NJSEA) may provide comments to the New Jersey Department of Environmental Protection's (NJDEP's) Bureau of Tidelands Management (Tidelands Resource Council) on tidelands conveyance or lease applications and associated permits in the Hackensack Meadowlands District; and

WHEREAS, on December 7, 2022, 111 Paterson Plank LLC purchased 111 Twentieth Street in Carlstadt; and

WHEREAS, the subject property is Block 119, Lot 2, in the Borough of Carlstadt; and

WHEREAS, in February 2023, 111 Paterson Plank LLC submitted an application to the New Jersey Department of Environmental Protection's Bureau of Tidelands Management (Tidelands Resource Council) for a riparian grant to purchase tidelands claimed by the State within the blocks and lots listed herein, in the Borough of Carlstadt; and

WHEREAS, in accordance with N.J.A.C. 19:4-4.4(e)3, if a portion of a lot that is proposed for development is subject to the State's riparian interest, a duly executed riparian instrument or permit executed by the Bureau of Tidelands Management shall accompany an NJSEA zoning certificate application; and

WHEREAS, the riparian grant application is pending review before the Bureau of Tidelands Management; and

WHEREAS, the NJSEA Staff has reviewed the application submitted by 111 Paterson Plank LLC to the Bureau of Tidelands Management and recommends approval of same.

NOW, THEREFORE, BE IT RESOLVED that based upon its review of the application submitted by 111 Paterson Plank LLC to the NJDEP Bureau of Tidelands Management (Tidelands Research Council) for a riparian grant, the Board of Commissioners of the New Jersey Sports and Exposition Authority

agrees with the NJSEA Staff recommendation and recommends that the application be approved by the Tidelands Resource Council.

BE IT FURTHER RESOLVED that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes NJSEA Staff to forward the Board of Commissioners' recommendation to the NJDEP Bureau of Tidelands Management accordingly.

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 July 24, 2025.


Christine Sanz
Secretary



MEMORANDUM

To: NJSEA Board Members and Nicholas Mammano, President/CEO

From: Sara J. Sundell

Date: July 24, 2025

Subject: Tidelands Grant Application – 111 Twentieth Street, Carlstadt
(File No. SP-817)

On December 7, 2022, 111 Paterson Plan LLC (“Applicant”) purchased 111 Twentieth Street. The property is located at Block 119, Lot 2, in the Borough of Carlstadt.

In February 2023, the Applicant submitted an application to the New Jersey Department of Environmental Protection’s Bureau of Tidelands Management (Tidelands Resource Council) for a riparian grant to purchase tidelands claimed by the State within Block 119, Lot 2, in the Borough of Carlstadt.

The subject property is 0.82-acres in area. The current proposed tidelands grant includes property that is presently covered by an existing building and parking area on the site. Historic fill has been located on the site since at least 1972.

The applicant is proposing to construct a warehouse building across this lot and the six (6) adjacent lots to the west.

In accordance with N.J.A.C. 19:4-4.4(e)3, if a portion of a lot that is proposed for development is subject to the State’s riparian interest, a duly executed riparian instrument or permit executed by the Bureau of Tidelands Management shall accompany a zoning certificate application

Pursuant to N.J.S.A. 13:1B-13.8, the Tidelands Resource Council is responsible for transmitting a copy of the application to the New Jersey Sports and Exposition Authority (NJSEA) for comment. Having reviewed the tidelands grant application and associated plans, the NJSEA Staff recommends that the application be approved by the Tidelands Resource Council. Furthermore, the NJSEA staff recommends that the NJSEA Board of Commissioners adopt the attached resolution and forward same to the Tidelands Resource Council as its comment on the application.

RESOLUTION 2025-26

**RESOLUTION ISSUING A DECISION ON THE
USE VARIANCE APPLICATION
SUBMITTED AS PART OF FILE NO. 23-048
MEADOWLANDS LOGISTICS CENTER, LLC/PATERSON PLANK RD. -
NEW BUILDING (VARIANCE)
BLOCK 227, LOT 9
IN THE TOWN OF SECAUCUS**

WHEREAS, an application for one use variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by James Rhatican, Esq., on behalf of Meadowlands Logistics Center, LLC, for the premises located north of Route 3/Paterson Plank Road/west of West Side Avenue, identified as Block 227, Lot 9, in the Town of Secaucus, New Jersey; and

WHEREAS, the premises is split-zoned and is located within the Hackensack Meadowlands District's Regional Commercial zone and Environmental Conservation zone; and

WHEREAS, the use variance is sought in connection with the applicant's proposal to construct a 775,000-square-foot warehouse building with associated major site improvements at the subject premises within the portion of the property located in the Regional Commercial zone; and

WHEREAS, the applicant requested use variance relief from N.J.A.C. 19:4-5.52(a), to permit construction of a 775,000-square-foot warehouse building, whereas warehouse and distribution facilities are not listed as a permitted use in the Regional Commercial zone; 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 digital edition of the Star-Ledger on March 20, 2025. The public notice was also posted to NJ.com under Legal Notices, on the New Jersey Press Association's website, njpublicnotices.com, and on the NJSEA's website; and

WHEREAS, a public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, April 8, 2025, before Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Nadereh Moini, Ph.D., P.E., PTOE, PTP, NJSEA Chief of Transportation; Mia Petrou, P.P., AICP, CFM, Supervising Planner; and Ronald Seelogy, P.E., P.P., Principal Engineer; and

WHEREAS, a comprehensive report dated July 14, 2025, has been prepared indicating the recommendations of the Senior 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 July 15, 2025; and

WHEREAS, the report recommends the conditional approval of the requested use variance from N.J.A.C. 19:4-5.52(a) to construct a 775,000-square-foot warehouse building with associated major site improvements at the subject premises within the portion of the property located in the Regional Commercial zone; 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 Senior 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 Senior 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 use variance application to construct a 775,000-square-foot warehouse building with associated major site improvements at the subject premises within the portion of the property located in the Regional Commercial zone conditionally 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 Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance) application for a use variance from N.J.A.C. 19:4-5.52(a) to construct a 775,000-square-foot warehouse building with associated major site improvements at the subject premises within the portion of the property located in the Regional Commercial zone is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated July 14, 2025:

1. The property owner shall provide a conservation easement to preserve in perpetuity the lands on the portion of the subject property currently zoned Environmental Conservation. The conservation easement shall be subject to the review and approval of the NJSEA Chief Engineer and

may include provisions for site maintenance, including the maintenance, repair, and in-kind replacement of the project's approved stormwater improvements and existing utilities, as well as the following uses permitted in the Environmental Conservation zone:

- a. Existing public utility equipment and appurtenances, including operating, maintaining, reconstructing, inspecting, testing, and removing such equipment;
- b. Public access to water features, including trails, boat/canoe launches, water crossings, site furnishings, signage and structures that facilitate wildlife observation;
- c. Scientific and educational study and experimentation in regard to wetland ecology;
- d. Wetland enhancement, restoration or creation activities, performed either individually or in conjunction with wetland mitigation banks; and
- e. Wildlife habitat creation.

Proof of filing of the conservation easement with the Hudson County Registrar shall be provided to the NJSEA prior to the issuance of a Certificate of Completion and/or Occupancy Certification by the NJSEA.

2. The applicant shall provide a continuous sidewalk along the entire easterly frontage of Park Plaza Drive, between Paterson Plank Road and the entrance to the proposed pedestrian path and viewing station. The sidewalk shall be constructed of either four-inch thick concrete, concrete pavers, or other appropriate material approved by the NJSEA Chief Engineer. The sidewalk shall be a minimum width of four feet, and shall be offset from the curb/edge of pavement of Park Plaza Drive by a minimum two-foot-wide landscaped strip. Sidewalks shall conform to the minimum design criteria required by the NJ UCC Barrier-Free Sub Code, N.J.A.C. 5:23-7.
3. The applicant shall provide access to West Side Avenue via a minimum 24-foot-wide full-service ingress/egress driveway between the subject property and West Side Avenue utilizing the existing right-of-way located across adjacent Block 442, Lot 4, in the Township of North Bergen, or through alternative locations on Lot 4 negotiated with the property owner, PSE&G, which would minimize impacts to PSE&G operations, such as the potential locations highlighted in blue identified as Options 1 and 2 on Exhibit A-4. An updated site plan and traffic analysis shall be submitted incorporating a driveway to provide access to West Side Avenue, which may be labeled as a future improvement.

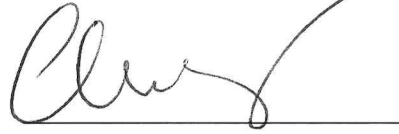
The updated site plan and traffic analysis shall be submitted for review and approval prior to the issuance of a zoning certificate. This condition may be rescinded by the NJSEA Board of Commissioners upon the recommendation of the NJSEA Chief Engineer and the Senior Vice President, Office of Legal & Regulatory Affairs, based on documented inability to comply with this condition despite good faith efforts by the property owner/applicant. The monetary cost of such improvements shall not constitute grounds for rescission of this condition.

4. To ensure that adequate screening of the truck parking area to adjacent Harper at Harmon Meadow residents is provided:
 - a. A cross-section of the elevation of the proposed truck parking area in relation to the residential development, including elevations of fencing, berms, plantings, and sidewalks, shall be provided for review. This Office reserves the right to require supplemental plantings, screening walls and/or additional berm or fence height to supplement the proposed screening methods.
 - b. Privacy slats shall be added to the proposed six-foot-high chain link fence located adjacent to the 102 trailer parking spaces proposed to be located on the northwesterly portion of the site to effectively visually screen the trailer parking area and vehicles from the adjacent residential use.
5. An as-built noise evaluation shall be submitted by the applicant within sixty (60) days of issuance of a Certificate of Completion and/or Occupancy Certification for the building, and also at or near 100 percent occupancy level, evaluating the site's level of compliance with the requirements of N.J.A.C. 19:4-7.3. The scope of the evaluation shall receive the prior approval of the NJSEA Chief Engineer. The NJSEA reserves the right to require additional sound testing and to require the implementation of mitigation measures, including, but not limited to, the construction of a sound attenuation wall, restrictions on the hours of operation of the trailer parking area and/or the warehouse use, and/or elimination of certain trailer parking spaces adjacent to the residences, within one year of the date of issuance of a final Certificate of Completion and/or Occupancy Certification. The NJSEA reserves the right to extend the time period for noise monitoring at the site, and to require the posting of a performance guarantee to ensure compliance and/or implementation of any identified mitigation measures.
6. The site shall comply with the requirements of the New Jersey State Air Pollution Control Laws and Codes at N.J.A.C. 7:27 and 7:27B, pursuant to N.J.A.C. 19:4-7.5. The Applicant shall provide an air quality plan for

review and approval by the NJSEA Chief Engineer prior to the issuance of any Certificate of Completion and/or Occupancy Certification for the building. The plan shall include air quality monitoring provisions for a minimum period of one year from the date of issuance of a Certificate of Completion and/or Occupancy Certification and at or near 100 percent occupancy level. The NJSEA reserves the right to extend the time period for air quality monitoring at the site, and to require the posting of a performance guarantee to ensure compliance and/or implementation of any identified mitigation measures.

7. Trucks shall be prohibited from right-turn-out and left-turn-in movements at the Park Plaza Drive driveway between the hours of 9:00 P.M. and 7:00 A.M. daily.
8. With respect to claims by the State of New Jersey, Bureau of Tidelands on the subject property:
 - a. The applicant shall be required to provide a copy of the Tidelands Resource Council (TRC) grant for the 572,866.27-square-foot area within the proposed development footprint depicted on the plan entitled, "Proposed Interim Tidelands License Plan with an Approximate 60 Acre Portion of the Mori Tract," prepared by Langan Engineering and Environmental Services, Inc. on March 28, 2023, prior to the issuance of any zoning certificate by the NJSEA.
 - b. The applicant shall apply to the Tidelands Resource Council (TRC) for renewal of the revocable utility license agreement to rent the 1,180-square-foot area for the use of a public utility and/or utility-related structures depicted on the plan entitled, "Mori Property, Block No. 277, Lot No. 9, Town of Secaucus, Hudson County, New Jersey, Proposed Tidelands License Plan - Outfall Structures and Utility Crossing Mori Tract," prepared by Langan Engineering and Environmental Services, Inc. on March 28, 2023, prior to the expiration of the utility license agreement on February 2, 2048. If the utility license is not renewed for any reason prior to February 2, 2048, all improvements constructed within the tidelands area in question shall be removed and the area restored to the condition that existed prior to the start of construction.
9. The applicant/property owner shall enter into a developer's agreement with the NJSEA to address the conditions herein, including, but not limited to, performance and timing benchmarks.

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 July 24, 2025.

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

Christine Sanz
Secretary



MEMORANDUM

To: NJSEA Board Members and Nicholas Mammano, President & CEO

From: Sara J. Sundell *Date:* July 24, 2025

Subject: Variance Recommendation - Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance) (File No. 23-048)

An application for one use variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by James Rhatican, Esq., on behalf of Meadowlands Logistics Center, LLC, for the premises located north of Route 3/Paterson Plank Road/west of West Side Avenue, identified as Block 227, Lot 9, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Regional Commercial zone and Environmental Conservation zone. The use variance is sought in connection with the applicant's proposal to construct a 775,000-square-foot warehouse building with associated major site improvements at the subject premises within the portion of the property located in the Regional Commercial zone.

Specifically, variance relief was requested from the following:

1. N.J.A.C. 19:4-5.52(a), to permit construction of a 775,000-square-foot warehouse building, whereas warehouse and distribution facilities are not listed as a permitted use in the Regional Commercial zone.

A public hearing was held in the Commission Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, April 8, 2025.

In a comprehensive report dated July 14, 2025, the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the conditional approval of the use variance requested above. A copy of the comprehensive report and variance recommendation was provided to the applicant on July 15, 2025.

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

RECOMMENDATION ON THE VARIANCE APPLICATION OF
Meadowlands Logistics Center, LLC / Paterson Plank Rd. - New Building
(Variance)
FILE # 23-048

I. INTRODUCTION

An application for one use variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Meadowlands Logistics Center, LLC, for the premises located along Paterson Plank Road identified as Block 227, Lot 9, in the Town of Secaucus, New Jersey. The subject premises is split-zoned and located within the Hackensack Meadowlands District's (District) Regional Commercial zone and Environmental Conservation zone. The use variance is sought in connection with the applicant's proposal to construct a 775,000-square-foot warehouse building with associated major site improvements at the subject premises within the portion of the property located in the Regional Commercial zone.

Specifically, the applicant is requesting relief from:

1. N.J.A.C. 19:4-5.52(a), to permit construction of a 775,000-square-foot warehouse building, whereas warehouse and distribution facilities are not listed as permitted uses in the Regional Commercial zone.

Notice was given to the public and all interested parties as required by law. The public notice was published in in the digital edition of the Star-Ledger on March 20, 2025. The public notice was also posted to NJ.com under Legal Notices, on the New Jersey Press Association's website, njpublicnotices.com, and on the NJSEA's website. A public hearing was held on Tuesday, April 8, 2025. 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 is vacant and contains 135.8 acres. The parcel is split-zoned, with approximately 61 acres located within the Regional Commercial zone in the southerly portion of the site, and approximately 75 acres located within the Environmental Conservation zone, which contains a portion of the Cromakill Creek and associated wetlands in the northerly part of the site. The site contains frontage along Paterson Plank Road to the south and Park Plaza Drive and the New Jersey Turnpike to the west. Park Plaza Drive is a private roadway located adjacent to the southerly portion of the site in the Regional Commercial zone.

The southerly portion of the site adjoins the mixed-commercial Harmon Meadow Plaza, including an exposition facility, office, hotel, and day care facility, and the Harper at Harmon Meadow residential development to the west. The northerly portion of the site, in the Environmental Conservation zone, adjoins additional natural areas associated with a portion of the Cromakill Creek, and industrial development to the north along West Side Avenue. The Township of North Bergen municipal boundary line coincides with the subject property's easterly boundary line, which also adjoins a 150-foot-wide utility right of way (ROW) owned by Public Service Electric and Gas Company (PSE&G) identified on the property survey as Block 442, Lots 4 and 5, in the Township of North Bergen, containing electric transmission towers and an electrical substation fronting West Side Avenue. Lot 4 adjoins the southerly portion of the site that is zoned Regional Commercial, and Lot 5 adjoins the northerly portion of the site that is zoned Environmental Conservation. It is noted that North Bergen tax records appear to have been updated to identify/merge Block 442, Lots 4 and 5 as Block 442.01, Lot 4. For the purposes of this recommendation, the lots will continue to be referenced as Lots 4 and 5 to be consistent with the submitted plans and to distinguish the portions of the lot in relation to adjoining zones. Properties to the south of the

subject property include a self-storage facility and a warehouse located across Paterson Plank Road.

The subject property is subject to several encumbrances. The easterly portion of the site contains a 10-foot-wide sanitary sewer easement, three PSE&G easements, and portions of the 43rd Street, 50th Street, and Malone's Lane ROWs. The 10-foot-wide sewer easement is located within the 50-foot-wide 43rd Street ROW, which is located between PSE&G ROW Lots 4 and 5 in Block 442 in the Township of North Bergen. An unspecified ROW is also depicted on the property survey within the portion of the site zoned Environmental Conservation, crossing Cromakill Creek at two locations in the northwesterly portion of the site. Slope and drainage easements can be found along the southerly lot line adjacent to Paterson Plank Road.

There is currently no permanent, improved access to the vacant site. An unimproved driveway to the east provides a connection to West Side Avenue via the PSE&G ROW. The applicant is currently conducting a fill/stockpile operation on site to elevate the area proposed for development. This scope of work included the construction of a temporary, asphalt driveway that allows access to/from Paterson Plank Road to the south. This temporary driveway will be removed upon completion of the fill/stockpile operation.

The subject property, formerly known as the "Mori Tract," has a history of illegal dumping and past violations, including two violations that were issued in 2013 to the prior property owner related to unauthorized fill material that was placed within two areas of the property containing uplands and wetlands, identified as Area of Concern 1 (AOC1) and Area of Concern 2 (AOC2). The applicant, with approvals issued by the NJSEA and the New Jersey Department of Environmental Protection (NJDEP), removed approximately 9,828 tons of unauthorized fill material from AOC1 and 63,031 tons from AOC2. In August 2024, the current property owner completed the wetlands restoration/mitigation of 4.02 acres in the AOC2 area to resolve the long-standing violations at the site.

The applicant is proposing to construct a 775,000-square-foot multi-tenanted warehouse building with associated site and parking improvements, on the portion of the subject property located within the Regional Commercial zone. The proposed warehouse and distribution facility will have a total of 180 loading dock doors, located along the building's westerly and easterly façades. A right turn in/right turn out driveway is proposed along Paterson Plank Road. A full-service ingress/egress driveway is proposed along Park Plaza Drive. A pedestrian path is also proposed that will provide the general public access to a viewing station overlooking Cromakill Creek.

The development of the Mori Tract was designated a "Vital Project" by the NJSEA Board of Commissioners in Resolution #2019-07, dated March 21, 2019, pursuant to the provisions of the Hackensack Meadowlands Agency Consolidation Act at N.J.S.A. 5:10A-11(f) and NJSEA Board Resolution #2015-59 dated November 19, 2015.

B. Response to the Public Notice

Thirty-seven (37) objectors provided written comments in response to the public notice dated March 10, 2025. The following correspondence was submitted by the objectors during the course of the public comment period, which closed on April 8, 2025:

1. Email, received on April 6, 2025, submitted by Giancarlo Gomez regarding wetland preservation and endangered species.
2. Email, received on April 6, 2025, submitted by Joanne Delucca regarding wetland preservation and endangered species.
3. Email, received on April 6, 2025, submitted by Brendan Havner regarding wetland preservation and endangered species.

4. Email, received on April 6, 2025, submitted by Poe Rosenberg regarding wastewater processing, flooding and wetland preservation.
5. Email, received on April 6, 2025, submitted by Kyle Voight regarding wildlife habit preservation, migratory birds, wetland preservation and flooding.
6. Email, received on April 6, 2025, submitted by Jason Biegel regarding wetland preservation and endangered species.
7. Email, received on April 6, 2025, submitted by Martha Rubiano regarding wastewater processing, flooding and wetland preservation.
8. Email, received on April 6, 2025, submitted by Brianna Vera regarding wetland preservation and endangered species.
9. Email, received on April 6, 2025, submitted by Danielle D'Adamo regarding open space, ecosystems, endangered species and wildlife migration.
10. Email, received on April 6, 2025, submitted by Laura Otter regarding migratory birds, endangered species, wetland preservation flooding.
11. Email, received on April 6, 2025, submitted by Matthew Skolar regarding wetland preservation and endangered species.
12. Email, received on April 6, 2025, submitted by Robert Walters regarding wetland preservation and endangered species.
13. Email, received on April 6, 2025, submitted by Terrill Hiel regarding wetland preservation, flooding and endangered species.
14. Email, received on April 6, 2025, submitted by Jessica Pomponio regarding wastewater processing, flooding and wetland preservation.
15. Email, received on April 6, 2025, submitted by Kassandra Ulloa regarding wetland preservation, flooding and endangered species.

16. Email, received on April 6, 2025, submitted by Amelvis Villafane regarding wastewater processing, flooding and wetland preservation.
17. Email, received on April 7, 2025, submitted by Ashley Quintero regarding ecosystems, migratory birds and wetland preservation.
18. Email, received on April 7, 2025, submitted by Marlon Solis regarding ecosystems, migratory birds and wetland preservation.
19. Email, received on April 7, 2025, submitted by Liri Haram regarding wastewater processing, ecosystems, flooding and wetland preservation.
20. Email, received on April 7, 2025, submitted by Yoharvey Martinez Marte regarding wastewater processing, ecosystems, flooding and wetland preservation.
21. Email, received on April 7, 2025, submitted by Melanie Montemarano regarding wetland preservation and endangered species.
22. Email, received on April 7, 2025, submitted by Natalie Limon regarding endangered species, flooding and wetland preservation.
23. Email, received on April 7, 2025, submitted by Jennifer Snowdon regarding wetland and habitat preservation and endangered species.
24. Email, received on April 7, 2025, submitted by Ashley Castillo regarding ecosystems, migratory birds, endangered species and wetland preservation.
25. Email, received on April 7, 2025, submitted by Talia Boado regarding natural spaces, endangered species and wetland preservation.
26. Email, received on April 7, 2025, submitted by Jessica (last name not provided with email address jessicagonz3@gmail.com) regarding wetland preservation and endangered species.

27. Email, received on April 7, 2025, submitted by Amanda Martinez regarding wastewater, flooding and endangered species.
28. Email, received on April 7, 2025, submitted by Mark Bloomberg regarding wetland preservation, endangered species and flooding.
29. Email, received on April 7, 2025, submitted by Destiny Liebscher regarding wetland preservation and endangered species.
30. Email, received on April 7, 2025, submitted by Jacqueline Cianci regarding wetland preservation and endangered species.
31. Email, received on April 7, 2025, submitted by Valerie Gomez regarding wetland preservation and endangered species.
32. Email, received on April 7, 2025, submitted by Van Gonzalez regarding wetland preservation and endangered species.
33. Email, received on April 7, 2025, submitted by Shiryn Lopez regarding essential habitats and endangered species.
34. Email, received on April 7, 2025, submitted by Heather Greenhouse regarding wastewater, flooding and wetland preservation.
35. Email, received on April 8, 2025, submitted by Martin Meyers regarding wetland preservation and endangered species.
36. Email, received on April 8, 2025, submitted by Vaneza Leon regarding ecosystems, essential habitats and endangered species.
37. Email, received on April 8, 2025, submitted by Ryan Heisinger regarding wetland preservation and endangered species.

III. PUBLIC HEARING (April 8, 2025)

A public hearing was held on Tuesday, April 8, 2025. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Nadereh Moini, Ph.D., P.E., PTOE, PTP, NJSEA Chief of Transportation; Mia Petrou, P.P., AICP, CFM, 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	"Aerial Exhibit," Drawing No. EX-02, prepared by Langan Engineering and Environmental Services, Inc. on April 8, 2025.
A-2	"Overall Aerial Exhibit," Drawing No. EX-01, prepared by Langan Engineering and Environmental Services, Inc. on April 8, 2025.
A-3	"Meadowlands Logistics Center Plan Rendering, Town of Secaucus, Hudson County, New Jersey," prepared by Langan Engineering and Environmental Services, Inc. on April 8, 2025.
A-4	"Potential Driveway Locations," prepared by Langan Engineering and Environmental Services, Inc., undated.
A-5	"Meadowlands Logistics Center Pedestrian Path," prepared by Langan Engineering and Environmental Services, Inc. on April 8, 2025.

- A-6 NJSEA Resolution 2019-07 dated March 21, 2019, designating development of the subject property identified as Block 227, Lot 9, in the Town of Secaucus, New Jersey, as a Vital Project; and NJSEA Memorandum dated February 21, 2019, from Sara J. Sundell, P.E., P.P., NJSEA Director of Land Use Management and Chief Engineer, to the NJSEA Board Members recommending that the development of the subject property identified as Block 227, Lot 9, in the Town of Secaucus, New Jersey, be designated as a Vital Project under the provisions of N.J.S.A. 5:10A-11(f).
- A-7 NJSEA Resolution 2023-45 dated December 21, 2023, designating the subject property identified as Block 227, Lot 9, in the Town of Secaucus, New Jersey, as unsuitable for residential use; and NJSEA Memorandum dated December 11, 2023, from Sara J. Sundell, P.E., P.P., NJSEA Director of Land Use Management and Chief Engineer, to the NJSEA Board Members and Paul Juliano, NJSEA President/CEO, recommending that the members of the NJSEA concur with the recommendation prepared by the NJSEA Review Team, which determined that the subject property is not suitable for residential use.

B. Testimony

James Rhatican, Esq., of Hartz Mountain Industries, Inc., represented Meadowlands Logistics Center, LLC at the hearing. The following witnesses testified in support of the application:

1. Kristen Roslund, P.E., Langan Engineering and Environmental Services, Inc.;

2. Karl A. Pehnke, P.E., PTOE, Langan Engineering and Environmental Services, Inc.; and
3. Sean F. Moronski, P.P., AICP, Langan Engineering and Environmental Services, Inc.

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

The following members of the public were present and commented on the application:

1. Gary M. Jeffas, Secaucus Town Administrator;
2. Hailey Benson, 1315 53rd Street, North Bergen, NJ;
3. Sarah Hollmann, 1631 Paterson Plank Road, Secaucus, NJ; and
4. Justin Mosquera, 5107 Liberty Avenue, North Bergen, NJ.

IV. RECOMMENDATIONS

- A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.52(a), to permit construction of a 775,000-square-foot warehouse building, whereas warehouse and distribution facilities are not listed as a permitted use in the Regional Commercial zone.

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 use variances:*

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

The development of the subject property was designated a “Vital Project” by the NJSEA Board of Commissioners, in recognition of its potential to have a substantial impact to the regional economy, transportation network, and the environment. The subject property contains one of the largest undeveloped upland tracts that is zoned for development in the District, measuring approximately 61 acres, while also containing a sizeable area comprised of environmentally-sensitive lands totaling approximately 75 acres.

In addition to its large size, the property exhibits an irregular, panhandle shape, and contains many other unique characteristics. The site is located within two zones: the Regional Commercial zone in the southerly portion of the site, and the Environmental Conservation zone in the northerly portion of the site. The site is located to the east of the Harmon Meadow commercial complex and

the Harper at Harmon Meadow residential apartment complex, and proposes access to Park Plaza Drive, a private roadway that serves the properties within Harmon Meadow, and Paterson Plank Road, a major county arterial. The subject property's easterly boundary line is also the easterly terminus line of the Regional Commercial zone in the District, and coincides with the westerly boundary of the Township of North Bergen's municipal border. The site is adjacent to a PSE&G ROW and proximate to industrial land uses in the Intermodal A and Public Utilities zones to the east, across West Side Avenue, as well as industrial development to the north within the Light Industrial A zone. Thus, the subject parcel can be firmly characterized as a transitional parcel, situated amid varying zones, land uses, and roadways of regional significance.

The strict application of the regulations would require that the premises be developed with a commercial use, or uses, permitted in the Regional Commercial zone. However, the property in question has been the subject of considerable developer interest and applications for commercial development over the years that have never materialized. Some permitted uses in the Regional Commercial zone are not feasible development options for the subject parcel given long-term market conditions. For example, office uses have suffered from market decline for decades, and retail uses may be challenging uses to develop at the subject location given the presence of existing large-scale commercial development within Harmon Meadow and nearby American Dream, which, unlike the subject parcel, contain frontage on, and direct access to and from, state highways, which have higher visibility and typically handle higher traffic volumes. Furthermore, the rise of e-commerce has

transferred a significant portion of retail operations from stores to warehouses.

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

- ii. *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.*

As stated above, the development of the subject property was designated a “Vital Project” by the NJSEA Board of Commissioners, recognizing its potential to have a substantial impact to the regional economy, transportation network, and the environment.

The requested variance to develop a warehouse use in the Regional Commercial zone, where warehouse uses are not permitted, will not result in a substantial detriment to the public good. Multiple members of the public commented that the subject development in a wetlands area would adversely affect the public and wildlife habitats. However, the subject development will occur on uplands that are zoned for development in the Regional Commercial zone, and the proposal will support the environmental remediation of a site containing historic fill. Although the portion of the site located in the Environmental Conservation zone is not proposed to be developed, and would face significant permitting hurdles in order to do so, the NJSEA staff is cognizant of the increasing development pressures on environmentally-sensitive lands in the District.

Therefore, given the property's vital project status, in large part due to the presence of Cromakill Creek and surrounding wetlands and habitat, it is a recommendation of this report that the portion of the subject property currently located in the Environmental Conservation zone be placed within a conservation easement in accordance with Condition No. 1 in Section V. below, to preserve these lands in perpetuity and to protect against future development pressures. This report further recommends that uses currently permitted in the Environmental Conservation zone continue to be permitted within the conservation easement area, as well as provisions for site maintenance and the maintenance, repair, and in-kind replacement of stormwater improvements that may affect these lands.

With respect to public health, safety, morals, order, convenience, prosperity and the general welfare, one of the principal planning concerns associated with the requested use variance is the introduction of an industrial use utilizing a full-service driveway along Park Plaza Drive, which primarily serves existing commercial and residential development within Harmon Meadow, whereas most industrial development in the vicinity is located along West Side Avenue or, to a lesser extent, across Paterson Plank Road to the south. However, NJSEA staff recognizes that trucks are commonly associated with commercial deliveries and other commercial activities essential to the function of many use types, including the Meadowlands Exposition Center and big box retail uses within the Harmon Meadow commercial complex. Although a right-in/right-out driveway is also proposed along the site's Paterson Plank Road frontage, NJSEA staff expressed concerns at the public hearing

regarding the proximity of that driveway's location to the West Side Avenue signalized intersection and potential for increased crashes along Paterson Plank Road, which is heavily traveled by trucks (T-79). Therefore, a more appropriate linkage for the proposed warehouse development to neighboring industrial zones and roadways would be an additional driveway connection via West Side Avenue, which would serve to minimize adverse impacts to public safety, order, and convenience, particularly to sensitive receptors such as adjacent residents and the day care facility to the west.

A connection to West Side Avenue has been contemplated in prior development applications for this site, and the applicant's attorney stated that, operationally, it would be appealing to have a driveway on West Side Avenue (T-70). The applicant's engineering professional also stated that having the three access points for the project would be a benefit and provide good connectivity (T-79, 80). With respect to potential locations for such a connection, an existing 50-foot-wide unimproved ROW at 43rd Street connects the site to West Side Avenue through the adjacent PSE&G ROW. Although the unimproved 50th Street and Malone's Way ROWs also connect the property to West Side Avenue through the PSE&G property, these connections would occur through undevelopable portions of the site zoned Environmental Conservation and, therefore, are not viable options. The applicant's engineer attested that PSE&G requires 150-foot buffers from its electric transmission towers (T-20). While the 43rd Street ROW is not within the buffer area of existing towers, PSE&G's plans for future towers would place the 43rd Street ROW within the 150-foot buffer area, as depicted in Exhibit A-4. However,

the applicant has been engaging in dialogue with PSE&G to design alternative driveway locations through the PSE&G ROW to obtain access from West Side Avenue. The applicant attested that alternative driveway locations are subject to environmental constraints (T-20). However, the particular impacts of an alternative driveway location cannot be evaluated until a specific location and design has been determined. Therefore, it is a recommended condition of this report that a minimum 24-foot-wide full-service ingress/egress driveway shall be provided between the subject property and West Side Avenue, in accordance with Condition No. 3 in Section V. below. Such driveway shall be depicted on a revised site plan prior to zoning approval, and may be labeled as a future improvement. This access may occur via existing rights-of-way located across portions of adjacent PSE&G property adjacent to the Regional Commercial zone at Block 442, Lot 4, in the Township of North Bergen, or through negotiated alternative locations within the utility ROW that would minimize impacts to PSE&G operations, such as the potential locations highlighted in blue identified as Options 1 and 2 on Exhibit A-4, while also minimizing environmental impacts to the maximum extent possible. The NJSEA staff acknowledges that the applicant does not exert control over adjacent property, but has entered into good faith conversations with PSE&G to provide such access. The NJSEA staff is also aware that approval for such access will also be needed by other entities, including the New Jersey Board of Public Utilities, and permitting authorities, including the NJDEP. Therefore, this report further recommends that this condition may be rescinded by the NJSEA Board of Commissioners upon the recommendation of the NJSEA Chief Engineer and the Senior Vice President, Office of Legal &

Regulatory Affairs, based on documented inability to comply with this condition despite good faith efforts by the property owner/applicant. However, monetary reasons, such as the cost of implementation, shall not be considered grounds for rescission of this condition.

Additionally, NJSEA staff comments with respect to pedestrian circulation and public safety have been shared with the applicant in review correspondence and during the public hearing, as the applicant's plans do not propose a sidewalk along the site's westerly frontage along Park Plaza Drive. The applicant's engineering professional testified that a sidewalk along the easterly side of Park Plaza Drive would displace existing mature vegetation, impact existing utility improvements, and increase impervious coverage on the site with respect to NJDEP permitting (although sidewalks are included within open space in the District Zoning Regulations) (T-22, 23). Pursuant to Exhibit A-5, the applicant proposes a circuitous pedestrian route to access the site using existing sidewalks and crosswalks located on the opposite (westerly) side of Park Plaza Drive. Pedestrians starting in the area of the NJ Transit bus stop near the signalized intersection of Park Plaza Drive and Paterson Plank Road would need to walk across five lanes of traffic at the crosswalk, only at the dedicated pedestrian traffic signal cycle interval, and would be at risk of crashes from vehicles turning from Paterson Plank Road to Park Plaza Drive. Then, they would need to continue their journey along the sidewalks on the west side of Park Plaza Drive, which would require pedestrians walking north to cross three- and four-lane roads within Harmon Meadow, two-lane Plaza Drive, and multiple individual site driveways, before again crossing

four-lane Park Plaza Drive to access the warehouse via a proposed raised crosswalk with signage and flashing beacons near the warehouse's full-service driveway. In some instances, the meandering route would require pedestrians to utilize crosswalks intended to serve buildings located further west in the interior of the Harmon Meadow complex, before looping back east to Park Plaza Drive. Existing sidewalks and crosswalks are also proposed to be utilized to connect pedestrians to the walking path and viewing station in the northerly part of the site, including a crosswalk situated near the approximate 90-degree bend of Park Plaza Drive in the vicinity of the Harper at Harmon Meadow apartments. The continuation of this path of access would route members of the public through the center of the apartment complex, which could be disruptive to residents. Therefore, the proposed pedestrian route that necessitates crossing multiple roads, including the heavily-trafficked, five-lane Park Plaza Drive, is neither the safest nor the most efficient available. In contrast, a sidewalk provided along the easterly side of Park Plaza Drive would be more direct and would only necessitate a pedestrian to cross a single two-lane driveway at the northwest corner of the site. In order to promote public safety and connectivity of the sidewalk network, which are important objectives of the *Hackensack Meadowlands District Master Plan Update 2020*, further elaborated in Section *vi.* below, it is a recommended condition of this report that a continuous sidewalk be provided along the easterly side of Park Plaza Drive from Paterson Plank Road to the entrance of the proposed pedestrian path and viewing station in the northerly part of the site, pursuant to Condition No. 2 in Section V. below. A minimum two-foot-wide offset from the Park Plaza Drive curb line is also a recommended condition, which could

help the applicant's concern to preserve existing mature landscaping and provide a safer route by buffering pedestrians from vehicular traffic, particularly truck traffic associated with the proposed warehouse, along Park Plaza Drive, and allow for routing around utility poles and structures.

Also of paramount public health and safety import is the impact of the proposed warehouse use on adjacent residents, particularly with respect to air quality, noise, glare, and aesthetics. The proposed warehouse building is located at a distance of approximately 740 feet to the southerly boundary line of the Harper at Harmon Meadow apartment complex at Block 227, Lots 4.03 and 4.04. However, a portion of a truck parking lot is located adjacent to the residential use. Screening is proposed to be provided via a 25-foot landscaped buffer and a six-foot-high chain link fence. However, it is recommended that, as a condition of this report, a cross-section of the elevation of the proposed truck parking area in relation to the Harper at Harmon Meadow apartments, including elevations of fencing, berms, plantings, and sidewalks, shall be provided for review to ensure that adequate screening of the truck parking area is provided. This Office reserves the right to require supplemental plantings, screening walls and/or additional berm or fence height to supplement the proposed screening methods. In addition, the proposed six-foot-high chain link fence along the interior of the truck parking area shall be installed with privacy slats to provide a more complete visual screen of the trucks utilizing this lot in accordance with Condition No. 4 in Section V. below.

Furthermore, noise impacts of the proposed warehouse operations to adjacent residents will be required to meet NJSEA performance standards pursuant to N.J.A.C. 19:4-7.3(f), which requires that, in any residential area or zone, the A-weighted sound level shall not exceed 55 dBA during the hours of 7:00 A.M. to 9:00 P.M. and shall not exceed 45 dBA during the hours of 9:00 P.M. to 7:00 A.M. It is a recommended condition of this report that the applicant shall be required to demonstrate as-built compliance with NJSEA noise requirements of N.J.A.C. 19:4-7.3 when the site becomes operational, noted as Condition No. 5 in Section V. below. The noise analysis shall also measure overnight noise emanating from trucks both on the site and traveling past the Harper at Harmon Meadow. Appropriate mitigation measures, including, but not limited to, structural measures and/or operational restrictions as specified in Section V. Condition No. 5 may be required. Finally, any use of the site shall be required to comply with New Jersey State Air Pollution Control Laws and Codes at N.J.A.C. 7:27 and 7:27B, pursuant to N.J.A.C. 19:4-7.5. Therefore, the staff recommends, as a condition of this recommendation, noted as Condition No. 6 in Section V. below, that an air quality monitoring program shall be implemented at the site to ensure compliance with NJDEP and NJSEA air quality requirements.

The public order will not be substantially adversely affected by the proposed warehouse use. The site of the proposed warehouse facility is a transitional parcel zoned for development, and any development on a vacant site can be expected to generate traffic. Generally, traffic associated with warehouse uses is expected to occur earlier and/or later than peak commuting periods in order to

facilitate the movement of goods in an efficient manner. However, off-peak operations occurring during the overnight and early morning hours coincide with the times that adjacent residents are more likely to be at home. Therefore, in order to promote the public health and convenience, and quality-of-life for these residents, which includes affordable housing units, it is a recommended condition that trucks shall be restricted from right-turn-out and left-turn-in movements at the Park Plaza Drive driveway between the hours of 9:00 P.M. and 7:00 A.M., pursuant to Condition No. 7 in Section V. below.

Finally, the public prosperity will not be adversely affected by the requested use variance. The proposed use of the site as a warehouse will generate employment opportunities in the area, and will produce a net tax benefit according to the fiscal impact assessment provided by the applicant.

With the recommended conditions, the requested variance to develop a warehouse use at the specified location in the Regional Commercial zone, where warehouse uses are not permitted, will not adversely affect the public health, safety, morals, order, convenience, or general welfare.

- iii. Adequate infrastructure, including storm and sanitary sewers, utilities, and access roads, will be provided and shall be so designed to prevent and/or minimize negative impacts upon the existing infrastructure. In addition, the proposed use will not decrease the ability of said infrastructure to perform in a safe and efficient manner.*

The NJSEA received public comments expressing concern regarding the potential wastewater and flooding impacts of the proposed development. However, warehouse uses typically generate less demand for water and sewer usage than permitted commercial uses of comparable size, and the applicant has attested that sufficient wastewater capacity exists to service the proposed warehouse use, as well as gas, electric, and water utilities (T-26). The proposed warehouse will be required to comply with all drainage requirements of the District zoning regulations at N.J.A.C. 19:4-8.6, which will ensure that stormwater improvements are of adequate size and capacity to ensure optimal site drainage, and that water quality requirements are met.

With respect to area roadways, traffic associated with warehouse uses generally occurs outside of peak commuting periods in order to facilitate the movement of goods in an efficient manner. The applicant's traffic engineer attested that the proposed warehouse use is anticipated to generate approximately 860 total inbound/outbound passenger vehicle trips and approximately 400 to 450 total inbound/outbound truck trips over the course of a day (T-67). According to the submitted traffic report, 132 total trips (116 passenger vehicles/16 trucks) would occur during the weekday morning peak hour and 140 total trips (117 passenger vehicles/23 trucks) would occur during the weekday evening peak hour. The applicant's traffic engineer further attested that the proposed warehouse use would increase traffic in the area, but that there would be no change in the overall level of service in the area (T-35). Commercial uses are typically more intensive traffic generators than industrial uses and would generate a higher impact on area

roadways than the proposed warehouse use. Commercial uses also require a larger number of parking spaces to support their operations. The proposed 775,000-square-foot warehouse development requires 566 parking spaces. An office development of equal size would require 1,938 parking spaces, and retail uses would require twice this amount. All truck queuing and parking areas will be located on the site.

Therefore, adequate infrastructure, including storm and sanitary sewers, utilities will be provided and designed to prevent and/or minimize negative impacts upon the existing infrastructure. With recommended Condition No. 3 in Section V. below, the proposed access roads would optimally support the proposed warehouse use, inclusive of site-generated truck traffic. In addition, the applicant has stated that the proposed use will not decrease the ability of said infrastructure to perform in a safe and efficient manner.

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

As a “Vital Project”, the environmental impacts of the subject proposal have been evaluated to ensure that the proposed warehouse use will not have a substantial adverse environmental impact. Public comments submitted in objection to the application voiced concerns regarding potential flooding, wildlife habitat preservation, particularly for migratory birds and threatened and endangered species, and open space and wetland preservation goals.

As noted above, although the Cromakill Creek and associated wetlands are present on the premises, these environmentally-sensitive

features and associated habitats, consisting of approximately 75 acres, are not proposed to be developed. Rather, the proposed development will expand opportunity for public access to passive recreational enjoyment of the on-site natural areas through the creation of a pedestrian path and viewing station to observe birds and other wildlife in the northerly portion of the site. This report also recommends that, as a condition of approval, the portion of the site located in the Environmental Conservation zone be placed into a conservation easement per Condition No. 1 in Section V. below, to alleviate any potential future development pressure on this site.

The planned warehouse use is proposed to be developed on the approximately 61-acre portion of the site in the Regional Commercial zone, which is an uplands site that is zoned for development. The proposed warehouse building will comply with all bulk requirements of the Regional Commercial zone, and does not represent an over-development of the parcel. In comparison to the maximum 40 percent lot coverage permitted in the Regional Commercial zone, the proposed warehouse will have 29.1 percent lot coverage within that zone. In industrial zones where warehouse uses are permitted, the lot coverage by structures may be a maximum of 50 to 60 percent of the lot area. Whereas the Regional Commercial zone requires that the site maintain a minimum of 20 percent of its lot area as open space, the project will provide 36.3 percent open space within the Regional Commercial-zoned portion of the site, which is more than double the minimum open space of 15 percent required in the surrounding industrial zones.

The development of the site will accomplish the cleanup of a contaminated upland area. Site remediation measures, including the removal of contaminants and capping of historic fill, will promote the health of both humans and wildlife.

The proposed warehouse will comply with all performance standards of N.J.A.C. 19:4-7 related to noise, vibrations, airborne emissions, glare, hazardous and radioactive materials, and wastewater. Condition No. 4 in Section V. below will ensure that the proposed use and potential detrimental visual impacts, including from headlight glare, will be screened from view of adjacent properties, residents, and pedestrians. This recommendation is also conditioned on demonstration of as-built compliance with the performance standards relative to noise and airborne emissions and the implementation of mitigation measures in the event that any of these standards are exceeded, pursuant to Conditions No. 5 and 6 of this recommendation in Section V. below.

With respect to potential flooding, District Flood Plain Management regulations require that all new or substantially-improved structures in the District shall be constructed with a finished floor elevated a minimum of one foot above the established FEMA base flood elevation. A portion of the subject property is located within the FEMA 100-year floodplain, Zone AE, with an established base flood elevation of 8 feet (NAVD88) on both the 2014 Preliminary and 2019 Effective FEMA Flood Insurance Rate Maps. However, the majority of the proposed development footprint is located outside of the 100-year floodplain. Notwithstanding, the proposed warehouse will provide a finished first floor at a minimum elevation of 20 feet

(NAVD88). The site will also be required to meet all stormwater management requirements of the District zoning regulations, including water quantity and quality requirements, while avoiding detrimental impacts to area properties.

However, active Tidelands claims on the subject property, including a 572,866.27-square-foot area within the proposed development footprint, and renewal of a revocable utility license agreement with respect to an 1,180-square-foot area on the subject premises, scheduled to expire on February 2, 2048, shall be resolved with the State of New Jersey Bureau of Tidelands as a recommended condition of this report pursuant to Condition No. 8 in Section V. below.

v. The variance will not substantially impair the intent and purpose of these regulations.

As mentioned herein, the subject application involves a “Vital Project” on a transitional site in the District located between various zones, land uses, and regional roadways. The specified purpose of the Regional Commercial zone is “to accommodate a range of commercial uses serving a regional market area. Development in the zone should incorporate regional retail facilities and large-scale commercial employment centers.” Although not commercial in nature, the proposed warehouse expansion satisfies the intent of the zone to create employment opportunities on a regionally-significant site. In addition, warehouse uses have become supportive of retail operations given the rise in e-commerce.

The project promotes environmental goals of the District zoning regulations to consider the ecology of the District in order to protect the delicate balance of nature and to promote the conservation of open space. The subject application contains approximately 75 acres of environmentally-sensitive lands in the Environmental Conservation zone containing Cromakill Creek and associated wetlands. Pursuant to Condition No. 1 in Section V. below, these wetland areas will be permanently preserved. The requested warehouse use is proposed on the uplands portion of the site that is zoned for development. The development will support the environmental remediation of a contaminated upland area.

The intents and purposes of the District Zoning Regulations also include the provision of sufficient space in appropriate locations for a variety of uses, and to promote development in accordance with good planning principles that relate the type, design and layout of such development to both the particular site and surrounding environs. The recommended conditions will reconcile the requested use variance with these particular intents of the District Zoning Regulations, to accommodate the proposed warehouse at the specified location in a manner that will also benefit the public. Due to the complexity of development of the subject "Vital Project" and the number of conditions, it is a recommendation of this report that the applicant/property owner shall enter into a developer's agreement with the NJSEA pursuant to Condition No. 9 in Section V. below, to ensure that the conditions herein are met in a diligent and timely manner as the project proceeds.

vi. The variance at the specified location will contribute to and promote the intent of the District Master Plan.

A specified goal of the *Hackensack Meadowlands District Master Plan Update 2020* is to promote a suitable array of land uses that encourages economic vitality with job creation and supports the public health, safety, and general welfare. The requested use variance will respond to the market demand for warehouse space in the Hackensack Meadowlands District on an appropriate site in an appropriate location, with access to regional and state transportation routes. The 2020 Land Use Plan designates the southerly portion of subject premises within the Regional Commercial zone as a part of the District's Employment Center Planning Area, which is intended to contain the workplaces for a relatively large number of the District's employment population. The Area Plan calls for centers with a concentration of industrial and warehouse distribution businesses, business and professional services, and the continuation of office development. As described in Section *i.* above, the development of commercial uses on the site, particularly office development, is not viable. Furthermore, warehouse uses have typically become supportive of retail operations given the rise in e-commerce.

However, it is critical that the development of an industrial use adjacent to a mixed commercial and residential center, and sharing roadways with those uses, be accommodated in manner promoting planning objectives to support equitable multimodal transportation, as well as the public health, safety, and general welfare. Objective 5 of System Plan 3 Transportation of the 2020 Master Plan Update

seeks to promote safe and efficient pedestrian and bicycle circulation. This objective includes promoting “Complete Streets” principles within and around the District through the creation of dedicated pedestrian areas and safe pedestrian linkages among public transit, employment, centers, housing, services, and open space, as well as upholding requirements for the installation and maintenance of sidewalks along public streets in conjunction with development projects, and encouraging the installation of sidewalks in areas where segments are missing. These goals are furthered by Condition No. 2 in Section V. below.

The northerly portion of the site, located in the Environmental Conservation zone, is designated within the Preserve Planning Area of the 2020 Land Use Plan, which is intended to permit uses that are consistent with the preservation of open space and habitat protection and enhancement. Pursuant to Condition No. 1 in Section V. below, the subject “Vital Project” will result in the preservation of approximately 75 acres of environmentally-sensitive lands in the District.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.52(a), to permit construction of a 775,000-square-foot warehouse building, whereas warehouse and distribution facilities are not listed as a permitted use in the Regional Commercial zone.

Based on the record in this matter, the use variance application to permit construction of a 775,000-square-foot warehouse and distribution building on the portion of the subject premises in the Regional Commercial zone is hereby recommended for APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The property owner shall provide a conservation easement to preserve in perpetuity the lands on the portion of the subject property currently zoned Environmental Conservation. The conservation easement shall be subject to the review and approval of the NJSEA Chief Engineer and may include provisions for site maintenance, including the maintenance, repair, and in-kind replacement of the project's approved stormwater improvements and existing utilities, as well as the following uses permitted in the Environmental Conservation zone:
 - a. Existing public utility equipment and appurtenances, including operating, maintaining, reconstructing, inspecting, testing, and removing such equipment;
 - b. Public access to water features, including trails, boat/canoe launches, water crossings, site furnishings, signage and structures that facilitate wildlife observation;

- c. Scientific and educational study and experimentation in regard to wetland ecology;
- d. Wetland enhancement, restoration or creation activities, performed either individually or in conjunction with wetland mitigation banks; and
- e. Wildlife habitat creation.

Proof of filing of the conservation easement with the Hudson County Registrar shall be provided to the NJSEA prior to the issuance of a Certificate of Completion and/or Occupancy Certification by the NJSEA.

2. The applicant shall provide a continuous sidewalk along the entire easterly frontage of Park Plaza Drive, between Paterson Plank Road and the entrance to the proposed pedestrian path and viewing station. The sidewalk shall be constructed of either four-inch thick concrete, concrete pavers, or other appropriate material approved by the NJSEA Chief Engineer. The sidewalk shall be a minimum width of four feet, and shall be offset from the curb/edge of pavement of Park Plaza Drive by a minimum two-foot-wide landscaped strip. Sidewalks shall conform to the minimum design criteria required by the NJ UCC Barrier-Free Sub Code, N.J.A.C. 5:23-7.
3. The applicant shall provide access to West Side Avenue via a minimum 24-foot-wide full-service ingress/egress driveway between the subject property and West Side Avenue utilizing the existing right-of-way located across adjacent Block 442, Lot 4, in the Township of North Bergen, or through alternative locations on Lot 4 negotiated with the property owner, PSE&G, which would minimize impacts to PSE&G operations, such as the potential locations

highlighted in blue identified as Options 1 and 2 on Exhibit A-4. An updated site plan and traffic analysis shall be submitted incorporating a driveway to provide access to West Side Avenue, which may be labeled as a future improvement. The updated site plan and traffic analysis shall be submitted for review and approval prior to the issuance of a zoning certificate. This condition may be rescinded by the NJSEA Board of Commissioners upon the recommendation of the NJSEA Chief Engineer and the Senior Vice President, Office of Legal & Regulatory Affairs, based on documented inability to comply with this condition despite good faith efforts by the property owner/applicant. The monetary cost of such improvements shall not constitute grounds for rescission of this condition.

4. To ensure that adequate screening of the truck parking area to adjacent Harper at Harmon Meadow residents is provided:
 - a. A cross-section of the elevation of the proposed truck parking area in relation to the residential development, including elevations of fencing, berms, plantings, and sidewalks, shall be provided for review. This Office reserves the right to require supplemental plantings, screening walls and/or additional berm or fence height to supplement the proposed screening methods.
 - b. Privacy slats shall be added to the proposed six-foot-high chain link fence located adjacent to the 102 trailer parking spaces proposed to be located on the northwesterly portion of the site to effectively visually screen the trailer parking area and vehicles from the adjacent residential use.

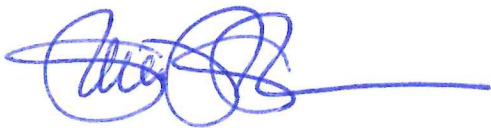
5. An as-built noise evaluation shall be submitted by the applicant within sixty (60) days of issuance of a Certificate of Completion and/or Occupancy Certification for the building, and also at or near 100 percent occupancy level, evaluating the site's level of compliance with the requirements of N.J.A.C. 19:4-7.3. The scope of the evaluation shall receive the prior approval of the NJSEA Chief Engineer. The NJSEA reserves the right to require additional sound testing and to require the implementation of mitigation measures, including, but not limited to, the construction of a sound attenuation wall, restrictions on the hours of operation of the trailer parking area and/or the warehouse use, and/or elimination of certain trailer parking spaces adjacent to the residences, within one year of the date of issuance of a final Certificate of Completion and/or Occupancy Certification. The NJSEA reserves the right to extend the time period for noise monitoring at the site, and to require the posting of a performance guarantee to ensure compliance and/or implementation of any identified mitigation measures.
6. The site shall comply with the requirements of the New Jersey State Air Pollution Control Laws and Codes at N.J.A.C. 7:27 and 7:27B, pursuant to N.J.A.C. 19:4-7.5. The Applicant shall provide an air quality plan for review and approval by the NJSEA Chief Engineer prior to the issuance of any Certificate of Completion and/or Occupancy Certification for the building. The plan shall include air quality monitoring provisions for a minimum period of one year from the date of issuance of a Certificate of Completion and/or Occupancy Certification and at or near 100 percent occupancy level. The NJSEA reserves the right to extend the time period for air quality monitoring at the site, and to require the posting of a performance guarantee to


ensure compliance and/or implementation of any identified mitigation measures.

7. Trucks shall be prohibited from right-turn-out and left-turn-in movements at the Park Plaza Drive driveway between the hours of 9:00 P.M. and 7:00 A.M. daily.
8. With respect to claims by the State of New Jersey, Bureau of Tidelands on the subject property:
 - a. The applicant shall be required to provide a copy of the Tidelands Resource Council (TRC) grant for the 572,866.27-square-foot area within the proposed development footprint depicted on the plan entitled, "Proposed Interim Tidelands License Plan with an Approximate 60 Acre Portion of the Mori Tract," prepared by Langan Engineering and Environmental Services, Inc. on March 28, 2023, prior to the issuance of any zoning certificate by the NJSEA.
 - b. The applicant shall apply to the Tidelands Resource Council (TRC) for renewal of the revocable utility license agreement to rent the 1,180-square-foot area for the use of a public utility and/or utility-related structures depicted on the plan entitled, "Mori Property, Block No. 277, Lot No. 9, Town of Secaucus, Hudson County, New Jersey, Proposed Tidelands License Plan – Outfall Structures and Utility Crossing Mori Tract," prepared by Langan Engineering and Environmental Services, Inc. on March 28, 2023, prior to the expiration of the utility license agreement on February 2, 2048. If the utility license is not renewed for any reason prior to February 2, 2048, all improvements constructed within the tidelands area in question shall be removed and the

area restored to the condition that existed prior to the start of construction.

9. The applicant/property owner shall enter into a developer's agreement with the NJSEA to address the conditions herein, including, but not limited to, performance and timing benchmarks.

CONDITIONAL APPROVAL 7/14/25 
Recommendation on Date Sara J. Sundell, P.E., P.P.
Variance Request Senior Director of Land Use Management

CONDITIONAL APPROVAL 7/14/25 
Recommendation on Date Robert Davidow, Esq.
Variance Request Senior Vice President
Office of Legal & Regulatory Affairs

RESOLUTION 2025-27

RESOLUTION RELATING TO THE MONMOUTH PARK RACETRACK

WHEREAS, New Jersey Sports and Exposition Authority (the “**Authority**”) owns fee simple title to certain real property located in the County of Monmouth, Borough of Oceanport, New Jersey, on which the Authority operated, inter alia, a thoroughbred racetrack (“**Racetrack**”) for thoroughbred horse racing and pari-mutuel wagering pursuant to Public Law 1971, Chapter 137 (codified at N.J.S.A. 5:10-1 et seq., the “**Enabling Legislation**”); and

WHEREAS, the Enabling Legislation granted the Authority specific and general authority to establish, develop, construct, acquire, own, operate, manage, promote, maintain, repair, reconstruct, restore, improve and otherwise effectuate, either directly or indirectly through lessees, licensees or agents, projects consisting of racetrack facilities and other buildings, structures, facilities, properties and appurtenances related to, incidental to, necessary for, or complementary to a complex suitable for the holding of horse race meetings; and

WHEREAS, on February 29, 2012, the Authority and the New Jersey Thoroughbred Horsemen’s Association, Inc. (the “**NJTHA**”) executed a Racetrack Ground Lease Agreement for the Monmouth Park Racetrack site (the “**Original Lease**”); and

WHEREAS, pursuant to Resolution 2024-54, the Authority (i) approved the transfer of the Original Lease from the NJTHA to Darby Development, LLC (“**Darby**” or “**Tenant**”), subject to Darby obtaining all necessary permits, approvals and consents to operate the Racetrack, off-track wagering, account wagering, fixed odds wagering and sports betting, including those required by the New Jersey Racing Commission, the New Jersey Division of Gaming Enforcement and the New Jersey Office of the Attorney General, (ii) authorized the negotiation and preparation of amendments to the Original Lease, and (iii) approved, subject to the NJTHA and Darby completing the transfer of the Original Lease, an initial Master Plan (the “**Approved Master Plan**”) for Phase I of the proposed development of the Monmouth Park Racetrack site, which phase includes (A) 298 age-restricted residential units (inclusive of a 20% set aside for affordable housing) with related clubhouse, pool, and other amenities, and (B) a 200-room hotel, with related retail and entertainment amenities (collectively, “**Phase I**”); and

WHEREAS, the permits, approvals and consents referenced in the foregoing Resolution were obtained, the transfer of the Original Lease occurred, and the Authority and Darby entered into that certain Amended and Restated Lease as of August 27, 2024 (the “**Amended and Restated Lease**”); and

WHEREAS, pursuant to the Amended and Restated Lease, Tenant may request a modification of the Approved Master Plan by submitting a revised Master Plan to the Authority (in its entirety or, at Tenant’s option, by submission of one or more revisions to the Approved Master Plan), and Tenant has the exclusive right to further develop the Racetrack site in additional phases, which phases are in addition to Phase I; and

WHEREAS, after extensive discussions with Tenant, the Authority has received a written request from Tenant pursuant to the Amended and Restated Lease (“**Tenant’s Request**”), requesting (i) conceptual approval to develop youth sports facilities as an additional phase of the proposed development of the Racetrack site (“**Phase II**”), and (ii) a modification to the Approved Master Plan to increase the number of residential units currently approved for Phase I from 298 to 498, for the purpose of addressing certain financial feasibility concerns (the “**Modification Request**”), both as more particularly set forth in the Tenant’s Request to the Authority, a copy of which has been provided to the Board; and

WHEREAS, the Authority staff deem it in the best interests of the Authority and the Racetrack for the Board to: (i) conceptually approve Phase II for the purpose of the Authority staff supporting Tenant in its efforts to finalize a Master Plan for Phase II and to pursue the approvals necessary to undertake Phase II and to commence the consultation process as required by N.J.S.A. 5:10-6.2, and (ii) approve the Modification Request, provided that such modified Approved Master Plan remains subject to ongoing Authority review, approval and other provisions set forth in the Amended and Restated Lease.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby conceptually approves Phase II for the purpose of the Authority staff supporting Tenant in its efforts to finalize a Master Plan for Phase II and to pursue the approvals necessary to undertake Phase II and to commence the consultation process as required by N.J.S.A. 5:10-6.2, subject to the Tenant complying with the review, approval and other provisions set forth in the Amended and Restated Lease; and

BE IT FURTHER RESOLVED, that the Board hereby approves the Modification Request, subject to the Tenant complying with the review, approval and other provisions set forth in the Amended and Restated Lease; and

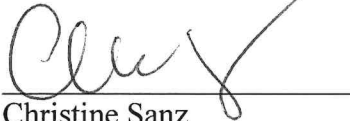
BE IT FURTHER RESOLVED, that the Board hereby approves, authorizes and directs the President of the Authority and any other officer authorized by the President of the Authority (each an "Authorized Authority Official"), in conjunction with any applicable master plan subcommittee of the Board, to negotiate, prepare, execute and deliver such documents, instruments, declarations, opinions and certificates as are necessary, desirable and/or advisable for the Authority to confirm, effectuate, implement, memorialize, consummate, perfect and/or perform its obligations under the Amended and Restated Lease in connection with supporting the Tenant in its efforts to finalize a Master Plan for Phase II and to pursue the approvals and undertake Phase I (as modified by the Modification Request) and Phase II, in each case in such form and substance (with such necessary, desirable or advisable changes thereto) as shall be approved by the President or any Authorized Authority Official executing such document, instrument, declaration, opinion or certificate, and containing such information as shall be approved by the President or such Authorized Authority Official, such approval to be conclusively evidenced by his or her execution of such document, instrument, declaration, opinion or certificate; and

BE IT FURTHER RESOLVED, that the President and any Authorized Authority Official be, and hereby are, authorized and directed to take all such further actions and to execute and deliver all such further instruments and documents as the President or such Authorized Authority Official shall determine to be necessary, desirable or advisable, in the name and on behalf of the Authority to fully carry out the intent and to accomplish the purposes of the foregoing Resolutions, and the execution by the President or any Authorized Authority Official of any of such instrument or document, or the doing by the President or such Authority Official of any act in connection with the foregoing matters, shall conclusively establish their authority therefore from the Authority and the approval and ratification by the Authority of the instruments and documents so executed and the actions so taken; and

BE IT FURTHER RESOLVED, that any and all actions heretofore taken by the President or any Authorized Authority Official in connection with Tenant's development of the Racetrack site contemplated by Phase I and/or Phase II are hereby confirmed and ratified.

The foregoing Resolutions shall take effect immediately, but no action authorized herein shall have force and effect until 15 days after a copy of the minutes of the Authority meeting at which this Resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 15-day period the Governor shall approve the same, in which case such action shall become effective upon such approval.

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 July 24, 2025.



Christine Sanz
Secretary

RESOLUTION 2025-27

RESOLUTION RELATING TO THE MONMOUTH PARK RACETRACK

WHEREAS, New Jersey Sports and Exposition Authority (the “**Authority**”) owns fee simple title to certain real property located in the County of Monmouth, Borough of Oceanport, New Jersey, on which the Authority operated, inter alia, a thoroughbred racetrack (“**Racetrack**”) for thoroughbred horse racing and pari-mutuel wagering pursuant to Public Law 1971, Chapter 137 (codified at N.J.S.A. 5:10-1 et seq., the “**Enabling Legislation**”); and

WHEREAS, the Enabling Legislation granted the Authority specific and general authority to establish, develop, construct, acquire, own, operate, manage, promote, maintain, repair, reconstruct, restore, improve and otherwise effectuate, either directly or indirectly through lessees, licensees or agents, projects consisting of racetrack facilities and other buildings, structures, facilities, properties and appurtenances related to, incidental to, necessary for, or complementary to a complex suitable for the holding of horse race meetings; and

WHEREAS, on February 29, 2012, the Authority and the New Jersey Thoroughbred Horsemen’s Association, Inc. (the “**NJTHA**”) executed a Racetrack Ground Lease Agreement for the Monmouth Park Racetrack site (the “**Original Lease**”); and

WHEREAS, pursuant to Resolution 2024-54, the Authority (i) approved the transfer of the Original Lease from the NJTHA to Darby Development, LLC (“**Darby**” or “**Tenant**”), subject to Darby obtaining all necessary permits, approvals and consents to operate the Racetrack, off-track wagering, account wagering, fixed odds wagering and sports betting, including those required by the New Jersey Racing Commission, the New Jersey Division of Gaming Enforcement and the New Jersey Office of the Attorney General, (ii) authorized the negotiation and preparation of amendments to the Original Lease, and (iii) approved, subject to the NJTHA and Darby completing the transfer of the Original Lease, an initial Master Plan (the “**Approved Master Plan**”) for Phase I of the proposed development of the Monmouth Park Racetrack site, which phase includes (A) 298 age-restricted residential units (inclusive of a 20% set aside for affordable housing) with related clubhouse, pool, and other amenities, and (B) a 200-room hotel, with related retail and entertainment amenities (collectively, “**Phase I**”); and

WHEREAS, the permits, approvals and consents referenced in the foregoing Resolution were obtained, the transfer of the Original Lease occurred, and the Authority and Darby entered into that certain Amended and Restated Lease as of August 27, 2024 (the “**Amended and Restated Lease**”); and

WHEREAS, pursuant to the Amended and Restated Lease, Tenant may request a modification of the Approved Master Plan by submitting a revised Master Plan to the Authority (in its entirety or, at Tenant’s option, by submission of one or more revisions to the Approved Master Plan), and Tenant has the exclusive right to further develop the Racetrack site in additional phases, which phases are in addition to Phase I; and

WHEREAS, after extensive discussions with Tenant, the Authority has received a written request from Tenant pursuant to the Amended and Restated Lease (“**Tenant’s Request**”), requesting (i) conceptual approval to develop youth sports facilities as an additional phase of the proposed development of the Racetrack site (“**Phase II**”), and (ii) a modification to the Approved Master Plan to increase the number of residential units currently approved for Phase I from 298 to 498, for the purpose of addressing certain financial feasibility concerns (the “**Modification Request**”), both as more particularly set forth in the Tenant’s Request to the Authority, a copy of which has been provided to the Board; and

WHEREAS, the Authority staff deem it in the best interests of the Authority and the Racetrack for the Board to: (i) conceptually approve Phase II for the purpose of the Authority staff supporting Tenant in its efforts to finalize a Master Plan for Phase II and to pursue the approvals necessary to undertake Phase II and to commence the consultation process as required by N.J.S.A. 5:10-6.2, and (ii) approve the Modification Request, provided that such modified Approved Master Plan remains subject to ongoing Authority review, approval and other provisions set forth in the Amended and Restated Lease.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby conceptually approves Phase II for the purpose of the Authority staff supporting Tenant in its efforts to finalize a Master Plan for Phase II and to pursue the approvals necessary to undertake Phase II and to commence the consultation process as required by N.J.S.A. 5:10-6.2, subject to the Tenant complying with the review, approval and other provisions set forth in the Amended and Restated Lease; and

BE IT FURTHER RESOLVED, that the Board hereby approves the Modification Request, subject to the Tenant complying with the review, approval and other provisions set forth in the Amended and Restated Lease; and

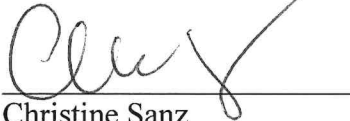
BE IT FURTHER RESOLVED, that the Board hereby approves, authorizes and directs the President of the Authority and any other officer authorized by the President of the Authority (each an "Authorized Authority Official"), in conjunction with any applicable master plan subcommittee of the Board, to negotiate, prepare, execute and deliver such documents, instruments, declarations, opinions and certificates as are necessary, desirable and/or advisable for the Authority to confirm, effectuate, implement, memorialize, consummate, perfect and/or perform its obligations under the Amended and Restated Lease in connection with supporting the Tenant in its efforts to finalize a Master Plan for Phase II and to pursue the approvals and undertake Phase I (as modified by the Modification Request) and Phase II, in each case in such form and substance (with such necessary, desirable or advisable changes thereto) as shall be approved by the President or any Authorized Authority Official executing such document, instrument, declaration, opinion or certificate, and containing such information as shall be approved by the President or such Authorized Authority Official, such approval to be conclusively evidenced by his or her execution of such document, instrument, declaration, opinion or certificate; and

BE IT FURTHER RESOLVED, that the President and any Authorized Authority Official be, and hereby are, authorized and directed to take all such further actions and to execute and deliver all such further instruments and documents as the President or such Authorized Authority Official shall determine to be necessary, desirable or advisable, in the name and on behalf of the Authority to fully carry out the intent and to accomplish the purposes of the foregoing Resolutions, and the execution by the President or any Authorized Authority Official of any of such instrument or document, or the doing by the President or such Authority Official of any act in connection with the foregoing matters, shall conclusively establish their authority therefore from the Authority and the approval and ratification by the Authority of the instruments and documents so executed and the actions so taken; and

BE IT FURTHER RESOLVED, that any and all actions heretofore taken by the President or any Authorized Authority Official in connection with Tenant's development of the Racetrack site contemplated by Phase I and/or Phase II are hereby confirmed and ratified.

The foregoing Resolutions shall take effect immediately, but no action authorized herein shall have force and effect until 15 days after a copy of the minutes of the Authority meeting at which this Resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval, unless during such 15-day period the Governor shall approve the same, in which case such action shall become effective upon such approval.

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 July 24, 2025.



Christine Sanz
Secretary

RESOLUTION 2025 -28

**RESOLUTION AUTHORIZING DISBURSEMENT FOR SPORTS ARENA
EMPLOYEES' LOCAL NO. 137 RETIREMENT PLAN FOR THE
MEADOWLANDS RACETRACK AND THE MONMOUTH PARK
RACETRACK**

WHEREAS, the Sports Arena Employees' Local No. 137 Retirement Plan terminated due to mass withdrawal of the contributing employers during the plan year beginning January 1, 2007; and

WHEREAS, an annual valuation of the plan is required beginning on the mass withdrawal date and each anniversary thereafter; and

WHEREAS, if the Plan assets exceed the benefit liability, the Plan is able to fulfill all benefit obligations, however if the Plan assets are less than the benefit liability, then the Plan has an unfunded vested liability and the Plan may become insolvent; and

WHEREAS, as of January 1, 2023, the combination of the magnitude of the Plan's expected benefit obligations and expenses against the Plan assets and expected withdrawal liability payments suggests that the Plan will become insolvent in the plan year beginning January 1, 2025; and

WHEREAS, the NJSEA is a participating employer under the former Meadowlands Racetrack and Monmouth Park Racetrack with quarterly payments due in perpetuity in the amount of \$234,185.01 and \$72,413.01 respectively; and

WHEREAS, the NJSEA received an offer to settle the withdrawal liability for the Meadowlands Racetrack at the present value of \$22,040,796.00 and for the Monmouth Park Racetrack at the present value of \$5,805,116.00 as of February 22, 2024; and

WHEREAS, the FY2024 State budget included a \$14,000,000.00 pension aid appropriation to be paid to the Sports Arena Employees' Local No. 137 Retirement Plan; and

WHEREAS, \$5,805,116.00 was allocated towards the Monmouth Park liability, fully satisfying the Sports Arena Employees' Local No. 137 Retirement Plan's withdrawal liability and therefore there shall be no further obligation to remit quarterly installment of \$72,413.01; and

WHEREAS, \$8,194,884.00 was attributed towards the Meadowlands Racetrack \$22,040,796.00 withdrawal liability, leaving a balance of \$13,845,912.00 payable by May 1, 2025, therefore reducing the quarterly payment from \$234,185.01 to \$147,536.56; and

WHEREAS, the FY2025 State budget included a \$7,000,000.00 pension aid appropriation that was paid to the Sports Arena Employees' Local No. 137 Retirement Plan, reducing the balance of the withdrawal liability to \$6,845,912.00 and the quarterly payment from \$147,536.56 to \$72,947.33; and

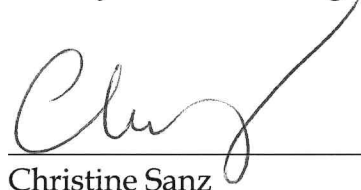
WHEREAS, in accordance with a prior agreement reached between NJSEA and the Sports Arena Employees' Local No. 137 Retirement Plan, the balance of the withdrawal liability was to be paid in full by August 31, 2025; and

WHEREAS, the FY2026 State budget includes a \$7,000,000.00 pension aid appropriation, from which NJSEA intends to pay the remaining balance of the withdrawal liability totaling \$6,845,912.00; and

WHEREAS, the above referenced final payment of \$6,845,912.00 fully satisfies the NJSEA's withdrawal obligations to the Sport Arena Employees' Local No. 137 Retirement Plan; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes the disbursement of \$6,845,912.00 to the Sports Arena Employees' Local No. 137 Retirement Plan.

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 July 24, 2025.



Christine Sanz
Secretary

AWARDS / CONTRACTS

RESOLUTION 2025-29

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO EVOQUA WATER TECHNOLOGIES FOR HYDROGEN SULFIDE TREATMENT SERVICES AT THE KEEGAN LANDFILL

WHEREAS, the New Jersey Sports and Exposition Authority ("NJSEA") is required to treat hydrogen sulfide in the leachate at the Keegan Landfill as directed by Passaic Valley Sewerage Commission ("PVSC"); and

WHEREAS, the customized pre-treatment system was specifically designed and installed at the Keegan Landfill by Evoqua Water Technologies to meet the requirements imposed by PVSC; and

WHEREAS, the NJSEA remains subject to these requirements to provide such treatment at the Keegan Landfill and the system continues to be successfully monitored and maintained by Evoqua Water Technologies; and

WHEREAS, the NJSEA desires to renew the agreement with Evoqua Water Technologies to ensure that the existing equipment, custom installation, and maintenance services continue uninterrupted; and

WHEREAS, Evoqua Water Technologies has proposed to continue providing equipment and services under an initial three-year contract with two one-year options; and

WHEREAS, Evoqua Water Technologies submitted a price proposal for the three-year contract term including a monthly rate for services and a per gallon rate to supply both the 50% hydrogen peroxide solution and the odophus solution required for the treatment process; and

WHEREAS, for each of the two option years, the price proposal includes an increase of approximately 4% in the services rate and an increase of approximately 5% in the per gallon rate for each solution; and

WHEREAS, based on the rate proposal for services and supply of necessary solutions, NJSEA staff estimates that the annual cost during each of the first three years of the contract will be \$40,992.00, with the estimated annual cost escalating to \$42,894.00 during option year four and \$44,880.00 during option year five; and

WHEREAS, pricing for unanticipated repairs will be based on the replacement component price schedule submitted as part of the cost proposal; and

WHEREAS, so that NJSEA remains in compliance with regulatory requirements and the required monitoring remains uninterrupted and continuous, NJSEA staff recommends that Evoqua Water Technologies should continue to provide the required equipment and monitoring services for the hydrogen sulfide treatment system at Keegan Landfill; and

WHEREAS, Executive Order 37 (Corzine) provides, amongst other things, that all procurement contracts to be awarded by State authorities are to be advertised in a way designed to ensure that potentially interested, qualified firms receive appropriate notice of the proposed contract and a fair opportunity to seek it; provided, however, that the provisions concerning public advertisement and competitive processes do not apply in several enumerated circumstances as set forth therein; and

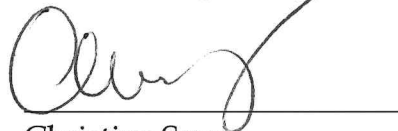
WHEREAS, in accordance with N.J.S.A. 5:10-21.4(a), a contract may be made, negotiated, or awarded by the NJSEA without advertisement for bids when the public interest requires the standardization of equipment and interchangeability of parts; and

WHEREAS, so that NJSEA remains in compliance with regulatory requirements and monitoring remains uninterrupted and continuous, the NJSEA has determined that Evoqua Water Technologies, should continue to provide the unique services, supplies and equipment required to keep this customized hydrogen sulfide treatment system operating effectively.

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Sports and Exposition Authority, that awarding this contract to Evoqua Water Technologies is in accordance with N.J.S.A. 5:10-21.4(a), which provides that contracts may be negotiated without advertisement for bids when standardization of equipment and interchangeability of parts is in the public interest.

BE IT FURTHER RESOLVED, by the New Jersey Sports and Exposition Authority, that the President and CEO is hereby authorized to enter into a contract for hydrogen sulfide treatment services with Evoqua Water Technologies, for an initial term of three years and two subsequent one-year options to extend, for the total contract amount of \$210,750.00.

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 July 24, 2025.


Christine Sanz
Secretary

RESOLUTION 2025-30

RESOLUTION AUTHORIZING THE SELECTION OF QUALIFIED FIRMS FOR ON-CALL ECOLOGICAL RESTORATION AND ENGINEERING SERVICES

WHEREAS, the New Jersey Sports and Exposition Authority issued a Request for Qualifications ("RFQ") on June 10, 2025, to create a short-list of qualified firms to provide On-call Ecological Restoration and Engineering Services; and

WHEREAS, the initial Shortlisted Selection Term shall be for three years from the date of the Letter of Selection for the initial Shortlisted Respondents. The Shortlisted Selection Term shall automatically renew for two (2) consecutive one-year renewal periods, unless NJSEA, at its sole discretion, decides not to renew the Shortlisted Selection Term; and

WHEREAS, the qualifications outlined in the RFQ include a full range of services including planning, design, engineering, and construction of ecological restoration and engineering work including project management, engineering services, site planning, baseline field assessments, environmental compliance and permitting, ecological restoration implementation and construction, and monitoring and maintenance experience; and

WHEREAS, a total of eleven contractors attended the optional virtual pre-qualifications meeting held on June 17, 2025; and

WHEREAS, an addendum was issued on June 27, 2025; and

WHEREAS, in response to the RFQ, the NJSEA received fifteen proposals on the due date of July 11, 2025; and

WHEREAS, the Evaluation Committee comprised of NJSEA staff was established to review and score the proposals based on the criteria established in the RFQ, and a meeting was held to discuss the Committee's findings; and

WHEREAS, the Evaluation Committee identified and selected the following firms as qualified in the following categories:

Service Category 1 - Project Management

1. AECOM
2. AKRF
3. Anchor QEA
4. Biohabitats
5. eDesign Dynamics
6. Great Ecology
7. Langan
8. NV5

9. Princeton Hydro - Renova Joint Venture
10. PS&S
11. Resource Environmental Solutions LLC
12. WSP USA Inc.

Service Category 2 - Engineering Services

1. AECOM
2. AKRF
3. Anchor QEA
4. Biohabitats
5. eDesign Dynamics
6. Environmental Solutions & Innovations Inc.
7. Great Ecology
8. Langan
9. NV5
10. Princeton Hydro - Renova Joint Venture
11. PS&S
12. Resource Environmental Solutions LLC
13. WSP USA Inc.

Service Category 3 - Site Planning

1. AECOM
2. AKRF
3. Anchor QEA
4. Biohabitats
5. eDesign Dynamics
6. Great Ecology
7. Langan
8. NV5
9. Princeton Hydro - Renova Joint Venture
10. PS&S
11. Resource Environmental Solutions LLC
12. Stevens Institute of Technology
13. SumCo Eco-Contracting
14. WSP USA Inc.

Service Category 4 - Baseline Field Assessments

1. AECOM
2. AKRF
3. Anchor QEA
4. Biohabitats
5. eDesign Dynamics
6. Environmental Solutions & Innovations Inc.
7. Great Ecology
8. Langan
9. NV5

10. Princeton Hydro – Renova Joint Venture
11. PS&S
12. Resource Environmental Solutions LLC
13. Stevens Institute of Technology
14. WSP USA Inc.

Service Category 5 – Environmental Compliance and Permitting

1. AECOM
2. AKRF
3. Anchor QEA
4. Biohabitats
5. eDesign Dynamics
6. Great Ecology
7. Langan
8. NV5
9. Princeton Hydro – Renova Joint Venture
10. PS&S
11. WSP USA Inc.

Service Category 6 – Ecological Restoration Implementation and Construction

1. AECOM
2. AKRF
3. Anchor QEA
4. Biohabitats
5. eDesign Dynamics
6. Environmental Solutions & Innovations Inc.
7. Great Ecology
8. NV5
9. Princeton Hydro – Renova Joint Venture
10. PS&S
11. Resource Environmental Solutions LLC
12. Stevens Institute of Technology
13. SumCo Eco-Contracting
14. WSP USA Inc.

Service Category 7 – Monitoring and Maintenance Services

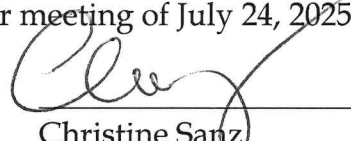
1. AECOM
2. AKRF
3. Anchor QEA
4. Biohabitats
5. eDesign Dynamics
6. Environmental Solutions & Innovations Inc.
7. Great Ecology
8. Langan
9. NV5
10. Princeton Hydro – Renova Joint Venture

11. PS&S
12. Resource Environmental Solutions LLC
13. Stevens Institute of Technology
14. SumCo Eco-Contracting
15. WSP USA Inc.

NOW, THEREFORE BE IT RESOLVED that the President and CEO of the New Jersey Sports and Exposition Authority is hereby authorized to qualify the selected firms listed herein for upcoming ecological restoration and engineering projects with the NJSEA.

BE IT FURTHER RESOLVED that the President and CEO of the New Jersey Sports and Exposition Authority is hereby authorized to contract with firms from the qualified list for future projects utilizing the Task Order Solicitation Process, as outlined in the RFQ.

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 July 24, 2025.



Christine Sanz
Secretary

RESOLUTION 2025-31

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A
CONTRACT WITH AIR & GAS TECHNOLOGIES FOR A SELF-CONTAINED
BREATHING APPARATUS FILL STATION FOR THE MEADOWLANDS
FIREHOUSE IN EAST RUTHERFORD**

WHEREAS, the New Jersey Sports and Exposition Authority ("NJSEA" or "Authority") has identified the need for a Self-contained Breathing Apparatus Fill Station to support emergency preparedness and operational safety at the Meadowlands Firehouse located in East Rutherford; and

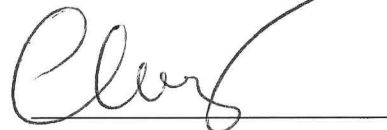
WHEREAS, on or about May 23, 2025, the Authority publicly issued a Request for Proposals (RFP) CE-793, seeking qualified vendors to supply a "Self-Contained Breathing Apparatus Fill Station"; and

WHEREAS, the Authority received one proposal in response to the RFP on June 13, 2025; and

WHEREAS, NJSEA staff reviewed the proposal and determined that the bidder, Air & Gas Technologies of Cliffwood Beach, New Jersey, is a qualified and responsible bidder and that the bid supplied was responsive to the RFP, with a lump sum cost of \$61,350.00, and recommends award of a contract.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract for delivery, installation and maintenance training of a Self-Contained Breathing Apparatus Fill Station with Air & Gas Technologies.

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 July 24, 2025.

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

Christine Sanz
Secretary

RESOLUTION 2025-32

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A CONTRACT WITH JESCO INC. FOR THE PURCHASE OF A BACKHOE LOADER TO SUPPORT OPERATIONS AT THE MEADOWLANDS SPORTS COMPLEX

WHEREAS, the New Jersey Sports and Exposition Authority ("NJSEA" or "Authority") has identified the need for a backhoe loader to support site operations and fulfill maintenance responsibilities at the Meadowlands Sports Complex located in East Rutherford; and

WHEREAS, on or about May 23, 2025, the Authority publicly issued a Request for Proposals ("RFP") CE-797, seeking bids from qualified vendors to supply a Backhoe Loader; and

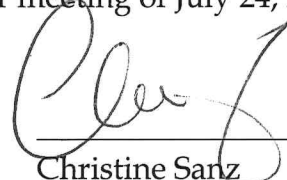
WHEREAS, the Authority received three proposals in response to the RFP on June 13, 2025; and

WHEREAS, the NJSEA staff reviewed the bids, and ranked the bids based on established criteria; and

WHEREAS, the staff determined that JESCO, Inc. of South Plainfield, New Jersey is the lowest responsible bidder with a lump sum bid of \$127,600.00, and recommends award of a contract.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract with JESCO, Inc. for the purchase of a Backhoe Loader.

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 July 24, 2025.



Christine Sanz
Secretary

RESOLUTION 2025-33

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A CONTRACT WITH KINSLEY POWER SYSTEMS, INC. FOR THE PURCHASE OF A SITE MOBILE GENERATOR FOR THE MEADOWLANDS SPORTS COMPLEX

WHEREAS, the New Jersey Sports and Exposition Authority ("NJSEA" or "Authority") has identified the need for a site mobile generator to support operations and ensure uninterrupted power supply across the Meadowlands Sports Complex located in East Rutherford,; and

WHEREAS, on or about May 23, 2025 the Authority publicly issued a Request for Proposals ("RFP") CE-798, seeking qualified vendors to supply a Site Mobile Generator; and

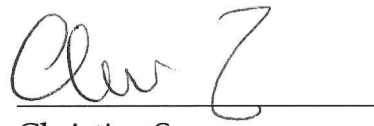
WHEREAS, the Authority received five proposals in response to the RFP on June 13, 2025; and

WHEREAS, the NJSEA staff reviewed the proposals, and ranked the bids based on established criteria; and

WHEREAS, the staff determined that the proposal submitted by Kinsley Power Systems, Inc., located in Cream Ridge, New Jersey is the lowest qualified responsible bidder with a lump sum cost of \$110,675.00, and recommends award of a contract.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract with Kinsley Power Systems, Inc. for the purchase of a Site Mobile Generator.

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 July 24, 2025.


Christine Sanz
Secretary

RESOLUTION 2025-34

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A
CONTRACT FOR THE PURCHASE OF A POLARIS RANGER UNIT FOR THE
MEADOWLANDS FIRE DEPARTMENT**

WHEREAS, to meet its existing and future needs related to the provision of emergency services at the MetLife Sports Complex, the NJSEA Meadowlands Fire Department (“MFD”) requires a Polaris Ranger Unit equipped with a firefighting skid and emergency lighting; and

WHEREAS, on or about May 23, 2025, the Authority publicly issued a Request for Proposal (“RFP”) CE-794, seeking a qualified vendor to supply a specially equipped Polaris Ranger Unit; and


WHEREAS, on June 13, 2025, the Authority received two proposals in response to the RFP; and

WHEREAS, the NJSEA staff reviewed the bids, and ranked the bids based on established criteria; and

WHEREAS, the staff determined that New England Fire Equipment & Apparatus of North Haven, Connecticut is the lowest responsible bidder with a lump sum bid of \$63,100.00, and recommends award of a contract.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract with New England Fire Equipment & Apparatus for the purchase of a specially equipped Polaris Ranger Unit.

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 July 24, 2025.


Christine Sanz
Secretary

RESOLUTION 2025-35

**RESOLUTION AWARDING A CONTRACT TO TOP LINE CONSTRUCTION FOR
THE MEADOWLANDS SPORTS COMPLEX PAVING PROGRAM**

WHEREAS, the New Jersey Sports and Exposition Authority requires repaving of portions of the roadway infrastructure within the Meadowlands Sports Complex in East Rutherford to improve the overall condition of the roadways and ensure the safety of visitors to Complex; and

WHEREAS, on or about June 12, 2025 the Authority publicly issued Request for Bids CN-288 for the "Meadowlands Sports Complex Paving Program"; and


WHEREAS, seven companies attended the mandatory pre-bid walk through and three bids were received by the Authority on July 8, 2025; and

WHEREAS, NJSEA staff has reviewed and evaluated the bids received in accordance with the criteria set forth in the bid documents; and

WHEREAS, NJSEA staff has determined that Top Line Construction Corp. of Somerville, New Jersey is the lowest responsible bidder with a lump sum bid of \$1,617,544.30, and recommends award of a contract.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract with Top Line Construction Corporation in the amount of \$ 1,617,544.30 for the Meadowlands Sports Complex Paving Program.

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 July 24, 2025.


Christine Sanz
Secretary

RESOLUTION 2025-36

**RESOLUTION AWARDING A CONTRACT WITH NADLER MOBILE LLC OF
NEW YORK FOR A MODULAR BUILDING FOR THE NEW JERSEY SPORTS AND
EXPOSITION AUTHORITY EMERGENCY MEDICAL SERVICES DEPARTMENT**

WHEREAS, the New Jersey Sports and Exposition Authority ("NJSEA" or "Authority") requires a Modular Building for the NJSEA Emergency Medical Services Department located in East Rutherford; and

WHEREAS, on or about June 6, 2025 the Authority publicly issued a Request for Proposals ("RFP") CE-799, seeking a qualified vendors to supply a Modular Building; and

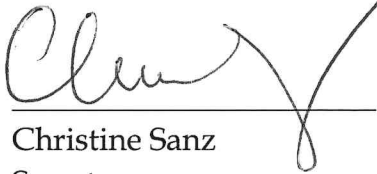
WHEREAS, the Authority received two proposals in response to the RFP on June 27, 2025; and

WHEREAS, the NJSEA staff reviewed the bids, and ranked the bids based on established criteria; and

WHEREAS, NJSEA staff determined that Nadler Mobile LLC of Suffern, New York is the lowest responsible bidder with a lump sum bid of \$79,500.00, and recommends award of a contract.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract with Nadler Mobile LLC in the amount of \$79,500.00 for the purchase of a Modular Building.

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 July 24, 2025.



Christine Sanz
Secretary

RESOLUTION 2025-37

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A
CONTRACT WITH DELRIC CONSTRUCTION FOR THE FIREHOUSE GARAGE
ADDITIONS AND RENOVATION AT THE MEADOWLANDS SPORTS
COMPLEX IN EAST RUTHERFORD**

WHEREAS, New Jersey Sports and Exposition Authority ("NJSEA" or "Authority") staff has determined that improvements to the existing Firehouse garages at the Meadowlands Sports Complex in East Rutherford, including additions, renovations, and related site and utility work are necessary to support the operational needs of the NJSEA Meadowlands Fire Department, and enhance the functionality and safety of the facility; and

WHEREAS, on or about June 18, 2025, the Authority publicly issued a Request for Bids CN-296, titled "NJSEA Firehouse Garage Additions and Renovation"; and

WHEREAS, eleven firms attended the mandatory pre-bid walk through and five bids were received on July 17, 2025; and

WHEREAS, NJSEA staff conducted a comprehensive review and evaluation of the bids in accordance with the criteria set forth in the bid documents; and

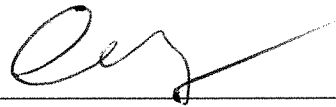
WHEREAS, the staff determined that Delric Construction of North Haledon, New Jersey is the lowest responsible bidder with a Lump Sum Base Bid of \$3,610,000.00; and

WHEREAS, due to the potential for unforeseen subsurface or structural conditions during construction, NJSEA staff recommends that the NJSEA Board authorizes the allocation of funds for Construction Contingency in a dollar amount equal to 5% of the project budget, to be applied to the project at the sole discretion of the NJSEA; and

WHEREAS, the total dollar amount to be allocated for this contract is \$3,790,500.00, including the Lump Sum Base Bid of \$3,610,000.00 and Construction Contingency of \$180,500.00.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract for Firehouse Garage Additions and Renovation with Delric Construction for the above referenced Lump Sum Bid amount, and, additionally, in the event of unforeseen subsurface or structural conditions during construction, to expend the above referenced Construction Contingency.

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 July 24, 2025.



Christine Sanz
Secretary

RESOLUTION 2025-38

**RESOLUTION AUTHORIZING AN AGREEMENT WITH NEW MEADOWLANDS
STADIUM COMPANY FOR CONSTRUCTION OF SIDEWALK IMPROVEMENTS
AND FENCING ON THE MEADOWLANDS SPORTS COMPLEX**

WHEREAS, New Meadowlands Stadium Company, LLC ("NMSC") is the owner and operator of MetLife Stadium, and the New Jersey Sports and Exposition Authority ("NJSEA") is the owner of the land for the entire MetLife Sports Complex in East Rutherford, New Jersey (the "Sports Complex") on which MetLife Stadium sits; and

WHEREAS, the New Jersey Legislature allocated six hundred thousand dollars (\$600,000.00) in the FY 2026 New Jersey Appropriations Bill ("Appropriated Funds") to the New Jersey Sports and Exposition Authority for "MetLife Stadium Sidewalk Improvements"; and

WHEREAS, from time to time, NMSC may undertake infrastructure improvements on portions of the Sports Complex when it determines such improvements to be necessary to support development of the Stadium and associated facilities; and

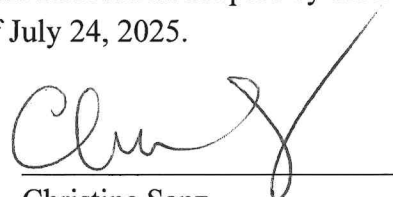
WHEREAS, pedestrians routinely utilize the unimproved pathways along the edge of Road A Plaza, a roadway on the Sports Complex that runs along the perimeter of Lot P between Paterson Plank Road and Berrys Creek Road; and

WHEREAS, to ensure the safety of pedestrians during events at the Sports Complex, the construction of asphalt walkways, replacement of fencing, installation of a curb cut and access gate, and striping of pedestrian crosswalks along Road A Plaza are required; and

WHEREAS, the NJSEA desires to utilize the Appropriated Funds for the construction of the necessary improvements, to be undertaken by NMSC as set forth in an agreement to be entered into between NJSEA and NMSC.

NOW, THEREFORE, BE IT RESOLVED, that the President and CEO of the New Jersey Sports and Exposition Authority is hereby authorized to enter into an agreement with the NMSC to undertake the construction of the necessary improvements and to fund the undertaking of such improvements in an amount not to exceed the Appropriate Funds.

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 July 24, 2025.


Christine Sanz
Secretary

RESOLUTION 2025-39

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO CORONIS
HEALTH FOR THIRD-PARTY EMS BILLING SERVICES**

WHEREAS, the New Jersey Sports & Exposition Authority ("NJSEA") has a need for third-party billing and collection services for the NJSEA Emergency Medical Services ("EMS") department, which is located at and serves the Meadowlands Sports Complex; and

WHEREAS, on June 5, 2025, the NJSEA issued a Request for Proposals for "Third-Party Billing Services - EMS Ambulance Transport," (the "RFP") seeking proposals from qualified firms; and

WHEREAS, on July 7, 2025, in response to the RFP, a single proposal was submitted by Coronis Health RCM I, LLC ("Coronis Health"); and

WHEREAS, the Coronis Health proposal detailed the firm's qualifications, experience, fee structure, and proposed methodology for undertaking the work; and

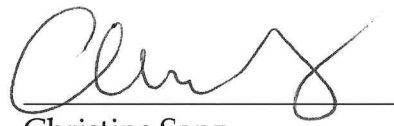
WHEREAS, based on its review of the submitted proposal, an evaluation committee composed of NJSEA staff determined that Coronis Health has demonstrated the requisite experience, expertise, and capacity to undertake the work; possesses the necessary technology and reporting capabilities to meet the needs of the NJSEA; and is committed to, and capable of, maintaining compliance with all applicable federal and state laws and regulations; and

WHEREAS, Coronis Health proposes to perform the required services for a fee of eight percent (8%) of all gross revenue collected for ambulance transport services provided by the NJSEA EMS department; and

WHEREAS, the contract term shall be for an initial period of twenty-four months, with the NJSEA holding the exclusive right to three subsequent twelve-month renewal options, under the same terms and conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the New Jersey Sports & Exposition Authority that the President and Chief Executive Officer, or his designee, is hereby authorized to negotiate and execute a contract with Coronis Health, consistent with the terms outlined herein, and to take all other actions necessary to effectuate the purposes of this Resolution.

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 July 24, 2025.


Christine Sanz
Secretary

RESOLUTION 2025-40

**RESOLUTION APPROVING THE PURCHASE OF VEHICLES FOR THE NEW JERSEY
STATE POLICE AT THE MEADOWLANDS SPORTS COMPLEX**

WHEREAS, pursuant to the Memorandum of Understanding ("MOU") between the New Jersey Sports and Exposition Authority ("NJSEA") and the New Jersey State Police ("NJSP"), the NJSEA provides vehicles for the NJSP detachment located at the Meadowlands Sports Complex ("NJSP Meadowlands Detachment"); and

WHEREAS, the NJSP Meadowlands Detachment requested that NJSEA purchase seven new vehicles for use in support of its operations at the Meadowlands Sports Complex, including replacements for older vehicles currently deemed not fit for service; and

WHEREAS, among other duties, the NJSP Meadowlands Detachment is responsible for public safety on the Meadowlands Sports Complex year-round, including during sporting and entertainment events held at the venues and facilities located at the Meadowlands Sports Complex; and

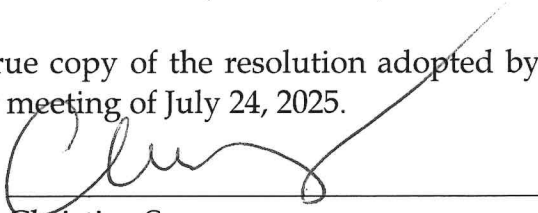
WHEREAS, the New Jersey Legislature allocated certain amounts in the FY 2026 New Jersey Appropriations Bill to the NJSEA for use in connection with "International Events, Improvements and Attraction" (the "Appropriated Funds"); and

WHEREAS, given the responsibilities of the NJSP Meadowlands Detachment, the NJSEA has determined that a portion of the Appropriated Funds shall be allocated for the purchase and outfitting of the new police vehicles requested by the NJSP Meadowlands Detachment; and

WHEREAS, the NJSP located seven suitable new Chevrolet Tahoe Police Package vehicles at Gentilini Motors in Egg Harbor Township, New Jersey that are available for purchase under New Jersey State Contract Number 21-FLEET-01485, for a total quoted price of Four Hundred Seventeen Thousand Four Hundred Thirty-Four Dollars and Ninety-Two Cents (\$417,434.92), all of which will be outfitted with additional specialized equipment, to be purchased from State Contract vendors, including radios and emergency lighting, for a total cost not to exceed Five Hundred Thousand Dollars (\$500,000.00).

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and Chief Executive Officer is hereby authorized to purchase seven police vehicles through a State Contract with Gentilini Motors, along with additional specialized equipment for the vehicles, for use by the New Jersey State Police Meadowlands Detachment, for a total cost not to exceed Five Hundred Thousand Dollars (\$500,000.00).

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 July 24, 2025.



Christine Sanz
Secretary