



Board Meeting

Thursday, December 18, 2025

10:00 a.m.



**AGENDA
REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ
Thursday, December 18, 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 November 20, 2025.
- Approval of Executive Session Meeting Minutes of November 20, 2025.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of November 2025.

V. **SPECIAL PRESENTATION**

Meadowlands Action Plan for Safety (MAP4S)

Dr. Nady Moini, NJSEA Chief of Transportation and MAP4S Project Manager

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VII. **APPROVALS**

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| <u>Resolution 2025-63</u> | Consideration of a Resolution Issuing a Decision on the Bulk Variance Application Submitted as part of File No. 24-124 Morris Kearny Associates Urban Renewal – Subdivision Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80 in the Town of Kearny. |
| <u>Resolution 2025-64</u> | Consideration of a Resolution Issuing a Decision on the Special Exception Use Application Submitted as part of File No. 25-181 Gates-Evolution Sports NJ, LLC - C.O., Alt. (Special Exception) Block 108.01, Lots 2.01, 2.02 & 2.03 in the Borough of Little Ferry. |
| <u>Resolution 2025-65</u> | Consideration of a Resolution Regarding Tidelands Grant Application for Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance) File No. 23-048 Block 227, Lot 9 in the Town of Secaucus. |
| <u>Resolution 2025-66</u> | Consideration of a Resolution to Adopt the Meadowlands Action Plan for Safety (MAP4S) and Target Year 2040 for Zero Fatalities on Meadowlands Region Roadways. |
| <u>Resolution 2025-67</u> | Consideration of a Resolution Relating to the Modification of the Quest Diagnostics Training Center on the MetLife Sports Complex. |

VIII. **CONTRACTS/AWARDS**

Resolution 2025-68 Consideration of a Resolution Authorizing the Placement of General Liability, Excess Liability and Umbrella, Property, Auto, Marine Hull, Medical Professionals, Active Assailant, Terrorism, Cyber, Drone, Crime & Fiduciary, Public Officials, Heliport & Storage Tanks Policies.

IX. **PUBLIC PARTICIPATION**X. **EXECUTIVE SESSION**

Resolution 2025-69 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.

XI. **MOTION TO ADJOURN**

REGULAR SESSION MINUTES



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: November 20, 2025

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

Members in Attendance:

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman (via phone)

Nicholas Mammano, President and CEO

Robert Dowd, Member (via phone)

John Duthie, Member (via phone)

Armando Fontoura, Member

Michael H. Gluck, Esq., Member (via phone)

Gail B. Gordon, Esq., Member

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

Woody Knopf, Member

Tom Mullahey, Member

Eric Pennington, Esq., Member

Steven Plofker, Esq., Member

Marguerite Schaffer, Esq., Member (via phone)

Louis J. Stellato, Member

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

Anna Acanfora, Vice President of Finance and Human Resources

Sara Sundell, Senior Director of Land Use Management & Chief Engineer

Monica Miannecki, Director of Solid Waste, Parks & Stormwater Management

Drew McQuade, Senior Field Biologist

Michael Eleneski, Governor's Authorities Unit

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 mentioned a recent feature on the NJSEA William McDowell Observatory that appeared in the Record Newspaper and online. He also provided a brief update on the work being done by the Meadowlands Research and Restoration Institute staff.

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

Chairman Ballantyne presented the minutes from the October 23, 2025, Regular Session Board meeting.

Upon motion made by Commissioner Stellato and seconded by Commissioner Plofker the minutes of the Regular Session Board Meeting held on October 23, 2025, were approved by a vote of 15-0.

Chairman Ballantyne presented the minutes from the October 23, 2025, Executive Session meeting.

Upon motion made by Commissioner Stellato and seconded by Commissioner Fontoura the minutes of the Executive Session Meeting held on October 23, 2025, were approved by a vote of 15-0.

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

Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura the cash disbursements over \$100,000 for the month October 2025 were unanimously approved.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS** – none.

VI. **APPROVALS**

<u>Resolution 2025-53</u>	Consideration of a Resolution Issuing a Decision on the Use Variance Application Submitted as part of File No. 24-477 43 Meadowlands Holdings LLC/NJ Highlands, LLC - Vertical Grow Facility (Use Variance) Block 21, Lot 2.02 in the Town of Secaucus.
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Ms. Sundell stated that an application was submitted for a zoning certificate and use variance to convert an existing commercial building located in Secaucus, and within the District's Commercial Park zone, to a light industrial facility. She noted that light industrial use was not a permitted use in the Commercial Park zone. She explained that the applicant intended to use the site as a vertical grow facility to grow and process cannabis plants within the building, which she noted was subject to the review and approval of the Town of Secaucus Local Cannabis Control Board. She said that the proposed light industrial use was expected to have no negative impact on public welfare and that the project involved no building expansion, only minor site improvements to enhance landscaping and appearance. She also noted that the property would be secured and closed to the public; and that traffic would be less than typical commercial uses, with circulation directed northward to reduce impacts on nearby southern homes. She said that, overall, the variance requested would not undermine the regulations and supports the goals of the District Master Plan. She stated that public comments were received from the law firm, Cole Schotz, P.C., on behalf of Hartz Mountain Industries, a neighboring property owner, in objection to the subject applications and comments were also received from Gary Jeffas, Town of Secaucus Administrator, who stated that the Town had no objection to the requested use variance. She stated that staff recommended the conditional approval of the requested use variance subject to three conditions, which were outlined in the Resolution, with respect to public health, safety, and welfare.

Commissioner Gordon asked Ms. Sundell what Hartz Mountain's objection was. Ms. Sundell responded that Hartz attorneys' comments at the public hearing pertained to cannabis (the commodity) and air quality (whether there'd be any related smells from the facility).

Chairman Ballantyne presented Resolution 2025-53. Upon motion by Commissioner Mullahey and seconded by Commissioner Plofker, Resolution 2025-53 was approved by a vote of 15-0.

Resolution 2025-54 Consideration of a Resolution Issuing a Decision on the Use & Bulk Variance Application Submitted as part of File No. 23-136 SPG County Ave LLC/United Ford - C.O. Alt., Site Improvement (Variances) Block 60, Lot 3, in the Town of Secaucus.

Ms. Sundell stated that applications were received from United Ford for one use variance and five bulk variances for the property located at 400 County Avenue in Secaucus, which is located in the District's Light Industrial B zone. She explained that the property currently has two industrial buildings; one that is proposed to be demolished and one proposed to be converted to a truck repair facility, which is not permitted use in the Light Industrial B zone. She stated that the property had unusual physical constraints that limit redevelopment options and make reuse of the existing building as warehouse space impractical. She said that truck repair use was a more feasible use for the site and could be accommodated without harming neighboring properties, which are primarily industrial or high-traffic roadways. She stated that staff proposed four operating conditions to ensure that the use aligns with public health, safety, and District zoning intent. She explained each of the individual variances requested and provided staff's recommendations. Ms. Sundell concluded by stating that staff recommended the conditional approval of the requested use variance and conditional approval of the bulk variances to permit tandem parking spaces, to permit 74 parking spaces, and to install a fence at a minimum setback of 8 feet from the County Avenue front lot line. She also stated that staff recommended approval of the requested bulk variances for installing parking at a minimum setback of 9 feet from the County Avenue front lot line, and to install four signs.

Chairman Ballantyne presented Resolution 2025-54. Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, Resolution 2025-54 was approved by a vote of 15-0.

Resolution 2025-55 Consideration of a Resolution Regarding Tidelands Grant Application for BCUA, Little Ferry - Tidelands Application File No. SP-823 Block 106.01, Lots 8, 9, 10, 11 & 13.01 in the Borough of Little Ferry.

Ms. Sundell stated that the BCUA Tidelands resolution was regarding an application submitted by the BCUA to the NJDEP's Bureau of Tidelands Management for a riparian grant to purchase 1.09 acres of formerly flowed tidelands in the Borough of Little Ferry claimed by the State. She explained that NJDEP is required to provide NJSEA with an opportunity to submit its recommendation regarding tidelands conveyances within the District. She said that staff reviewed the tidelands grant application and associated plans and recommended that the Board authorize staff to forward a resolution to the Tidelands Bureau in support of the subject tidelands grant application.

Chairman Ballantyne presented Resolution 2025-55. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2025-55 was approved by a vote of 15-0.

Resolution 2025-56

Consideration of a Resolution Accepting the 2024 Audit Report.

Ms. Acanfora stated that the Audit Report prepared by the independent auditors of Mercadien issued the Authority a clean opinion on its financial operations. She said that there were no findings associated with internal controls over financial reporting and no findings related to non-compliance to laws, regulations, contracts and agreements. She noted that an exit-meeting, as required by Executive Order 122, was held on November 17, 2025 between Mercadien and the NJSEA Audit Committee.

Chairman Ballantyne presented Resolution 2025-56. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Stellato, Resolution 2025-56 was approved by a vote of 15-0.

Resolution 2025-57

Consideration of a Resolution to Adopt the Annual Schedule of Meetings.

Chairman Ballantyne presented Resolution 2025-57. Upon motion by Commissioner Fontoura and seconded by Commissioner Gordon, Resolution 2025-57 was approved by a vote of 15-0.

VII. **CONTRACTS AND AWARDS**

Resolution 2025-58

Consideration of a Resolution Authorizing a Contract with Eurofins Environment Testing Philadelphia for Landfill Field Services and Analytical Work.

Ms. Miannecki explained that environmental testing services are needed to test the leachate from the Keegan, Erie, 1E and 1A landfills and the groundwater from Erie Landfill only for compliance with permit requirements. She stated that staff issued a Request for Proposals for landfill field services and analytical work for a contract term of three years with two optional one-year extensions. She said that three proposals were received, with one of the submitted proposals being non-compliant with the bid requirements. She said that staff reviewed the remaining two proposals and determined that the proposal submitted by Eurofins Environment Testing Philadelphia was the lowest, responsive proposal and that staff recommended the award of a three-year contract with two optional one-year extensions in the amount not to exceed \$75,390.00.

Chairman Ballantyne presented Resolution 2025-58. Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, Resolution 2025-58 was approved by a vote of 15-0.

Resolution 2025-59

Consideration of a Resolution Awarding a Contract for Engineering Work Related to the Sawmill Creek Marsh Restoration.

Mr. McQuade explained that the NJSEA, as a partner in the New Jersey Department of Environmental Protection's "Building a Climate Ready New Jersey" initiative, was awarded a five-year grant from the National Oceanic and Atmospheric Administration in the amount of \$6.5 million. He noted that the NJSEA intended to use the grant funds for the ecological restoration of the Sawmill Creek Marsh. He explained that NJSEA required assistance for the engineering portion of the work. He said that staff requested a proposal from Biohabitats, one of the NJSEA's preapproved on-call consultants. He stated that staff evaluated the submitted proposal and recommended that a contract be awarded to Biohabitats in the amount of \$369,015.00 using the NOAA grant funds.

Chairman Ballantyne presented Resolution 2025-59. Upon motion by Commissioner Fontoura and seconded by Commissioner Gordon, Resolution 2025-59 was approved by a vote of 15-0.

Resolution 2025-60 Consideration of a Resolution Authorizing the Allocation of Funds to Assist with Securing and Hosting a Large-Scale, Marquee Sporting Event at the Prudential Center in Newark.

Mr. Levy explained that this resolution would authorize NJSEA to provide financial assistance to the Prudential Center in Newark in the amount of \$5 million to help support a UFC mixed martial arts event scheduled for Spring 2026. He stated that the State previously gained significant economic benefits from UFC events held at the Prudential Center and the upcoming event was expected to draw thousands of visitors and provide global attention through UFC's extensive marketing, community engagement and event promotion. He explained that the funding comes from the State Fiscal Recovery Fund Program, which are federal funds that are allocated for this purpose at the State level by the Governor's Office of Disaster Recovery and administered by the Department of Community Affairs. He noted that the last three UFC events generated a total economic benefit of over \$80 million.

Chairman Ballantyne presented Resolution 2025-60. Upon motion by Commissioner Pennington and seconded by Commissioner Knopf, Resolution 2025-60 was approved by a vote of 14-1, with Commissioner Duthie opposing.

Resolution 2025-61 Consideration of a Resolution Authorizing an Allocation of Funds in Support of Metlife Stadium Hosting the 2026 Army-Navy Football Game.

Mr. Levy stated that this resolution would authorize the NJSEA to provide financial assistance in the amount of \$700,000 to MetLife Stadium in support of its efforts to secure and host the 2026 Army-Navy football game scheduled for December 12, 2026. He explained that the funds are being allocated from the International Events and Attractions Fund, which the Authority received as part of a legislative appropriation. He stated that this was part of a commitment made by the NJSEA in 2022 under the prior administration when MetLife was submitting their bid for the event. He noted that the current Administration has given its full support to this effort. He said that significant positive economic impacts are anticipated for the State and the region as a result of this event.

Chairman Ballantyne presented Resolution 2025-61. Upon motion by Commissioner Gordon and seconded by Commissioner Stellato, Resolution 2025-61 was approved by a vote of 15-0.

VIII. **PUBLIC PARTICIPATION** – None.

IX. **EXECUTIVE SESSION**

Resolution 2025-62 Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing:

- Legal Advice Relating to FIFA World Cup 2026 Agreements

Chairman Ballantyne presented Resolution 2025-62. Upon motion by Commissioner Stellato and seconded by Commissioner Mullahey, Resolution 2025-62 was approved by a vote of 15-0 to enter into Executive Session.

Executive Session commenced at 10:45 a.m.

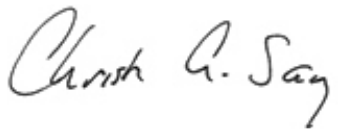
Regular Session recommenced at 10:59 a.m.

X. **ADJOURNMENT**

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

Meeting adjourned at 11:02 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 November 20, 2025.



Christine Sanz
Secretary

November 20, 2025

Commissioner	Roll Call	2025-53	2025-54	2025-55	2025-56	2025-57	2025-58	2025-59	2025-60	2025-61	2025-62
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bucklelew, Vice Chair - via phone	P	Y	Y	Y	Y	R	Y	Y	Y	Y	Y
Mammano	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Dowd - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Duthie - via phone	P	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gluck - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--	--	--	--
Gordon	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Schaffer - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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

APPROVALS



CASH DISBURSEMENTS
\$100,000 OR MORE
NOVEMBER 2025

EAST RUTHERFORD - SPORTS COMPLEX

	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
CREAMER SANZARI JOINT VENTURE	1,822,359.98	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
CONSTELLATION NEW ENERGY, INC	665,718.72	J/L	ELECTRICITY CHARGES: OCT 2025
DELRIC CONSTRUCTION CO., INC.	615,678.37	A	FIREHOUSE ADDITIONS & RENOVATIONS
KEARNY MUNICIPAL UTILITIES AUTHORITY	446,392.18	A	SEWER USE CHARGES - KEEGAN & 1A/1E: 3RD QTR 2025
KINSLEY GROUP, INC.	110,675.00	A	PURCHASE OF SITE MOBILE GENERATOR
NEW MEADOWLANDS STADIUM CO. LLC	664,354.28	A	NOV 2025 WORLD CUP REIMBURSEMENTS AND MISCELLANEOUS FIELD MODIFICATIONS COST
PSE&G CO.	156,644.52	J/L	ELECTRIC TRANSMISSION: OCT 2025
EAST RUTHERFORD - SC TOTAL	<u>4,481,823.05</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
JERSEY CITY, CITY OF	460,576.00	I	TAX SHARING: 2025 3RD INSTALLMENT
KEARNY, TOWN OF	2,694,245.00	I	TAX SHARING: 2025 3RD INSTALLMENT
NORTH ARLINGTON, BOROUGH OF	444,985.00	I	TAX SHARING: 2025 3RD INSTALLMENT
RIDGEFIELD, BOROUGH OF	317,396.00	I	TAX SHARING: 2025 3RD INSTALLMENT
LYNDHURST TOTAL	<u>3,917,202.00</u>		



CASH DISBURSEMENTS
\$100,000 OR MORE

REFERENCE LETTER	TYPE
A	CONTRACT ON FILE
B	PURCHASE AWARDS - APPROVED AT MONTHLY BOARD MEETING
C	STATE REQUIREMENT FOR RACING
D	STATE VENDOR
E	SOLE SOURCE*
F	APPOINTED BY RACING COMMISSION
G	ADVERTISED BID
H	PRESIDENT/CEO APPROVAL
I	STATUTORY PAYMENT
J	UTILITIES
K	LOWEST PROPOSAL
L	REIMBURSABLE
M	OUTSTANDING PROFESSIONAL INVOICES APPROVED AT MONTHLY BOARD MEETING
N	PURCHASES ON BASIS OF EXIGENCY
*	PURCHASES DIRECT FROM SOURCE
	EXPENDITURE TO BE CHARGED TO MAINTENANCE RESERVE FUND

RESOLUTION 2025-63

**RESOLUTION ISSUING A DECISION ON THE
BULK VARIANCE APPLICATION
SUBMITTED AS PART OF FILE NO. 24-124
MORRIS KEARNY ASSOCIATES URBAN RENEWAL - SUBDIVISION
BLOCK 287, LOTS 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71,
71.01, AND 80
IN THE TOWN OF KEARNY**

WHEREAS, an application for four (4) bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Morris Kearny Associates Urban Renewal, LLC, for the properties identified as Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80, in the Town of Kearny, New Jersey; and

WHEREAS, the premises is located within the Hackensack Meadowlands District's Koppers Coke Peninsula Redevelopment Area; and

WHEREAS, the four bulk variances are sought in connection with the applicant's proposed major subdivision, which includes the creation of eight (8) proposed lots, to be known as proposed Block 287, Lots 32.011, 55.01, 60.02, 62.02, (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:5-7.4(a), which requires that all lots in any subdivision shall have direct access to an improved public or private street, whereas, proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 do not provide direct access to an improved public or private street; and

WHEREAS, the applicant has also requested bulk variance relief from Section V.D.1(a) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot area of one acre, whereas, proposed Lot 32.011 has a minimum lot area of 0.418 acres; and

WHEREAS, the applicant has also requested bulk variance relief from Section V.D.1(b) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot width of 100 feet, whereas proposed Lot 32.011 has a minimum lot width of 30 feet; and

WHEREAS, the applicant has also requested bulk variance relief from Section V.D.1(c) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot depth of 150 feet, whereas, proposed Lot 62.02 (water lot) has a minimum lot depth of 126.4 feet; and

WHEREAS, notice of the requested bulk variance relief was given to the public and all interested parties as required by law and was published in the digital edition of the Star-Ledger on October 9, 2025, and 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, October 21, 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; Fawzia Shapiro, P.E., P.P., CFM, CME, Assistant Chief Engineer; and Mia Petrou, P.P., AICP, CFM, Supervising Planner; and

WHEREAS, a comprehensive report dated December 5, 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 December 5, 2025; and

WHEREAS, the report recommends the approval of the requested bulk variance from N.J.A.C. 19:5-7.4(a), to provide a subdivision resulting in the creation of proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 with no access to an improved street; and

WHEREAS, the report also recommends the approval of the requested bulk variance from Section V.D.1(a) of the Koppers Coke Peninsula Redevelopment Plan, to provide a subdivision resulting in the creation of proposed Lot 32.011 with a minimum lot area of 0.418 acres; and

WHEREAS, the report also recommends the approval of the requested bulk variance from Section V.D.1(b) of the Koppers Coke Peninsula Redevelopment Plan, to provide a subdivision resulting in the creation of proposed Lot 32.011 with a minimum lot width of 30 feet; and

WHEREAS, the report also recommends the approval of the requested bulk variance from Section V.D.1(c) of the Koppers Coke Peninsula Redevelopment Plan, to provide a subdivision resulting in the creation of proposed Lot 62.02 (water lot) with a minimum lot depth of 126.4 feet; and

WHEREAS, the full record of the matter has been made available to the Board of Commissioners of the NJSEA for review, 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 bulk variance application to provide a subdivision resulting in the creation of proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 with no access to an improved street conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 32.011 with a minimum lot area of 0.418 acres conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 32.011 with a minimum lot width of 30 feet conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 62.02 (water lot) with a minimum lot depth of 126.4 feet 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 Morris Kearny Associates Urban Renewal - Subdivision application for a bulk variance from N.J.A.C. 19:5-7.4(a), to provide a subdivision resulting in the creation of proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 with no access to an improved street, is hereby **APPROVED** for the reasons set forth in the recommendation dated December 5, 2025.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Morris Kearny Associates Urban Renewal - Subdivision application for a bulk variance from Section V.D.1(a) of the Koppers Coke Peninsula Redevelopment Plan, to provide a subdivision resulting in the creation of proposed Lot 32.011 with a minimum lot area of 0.418 acres, is hereby **APPROVED** for the reasons set forth in the recommendation dated December 5, 2025.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Morris Kearny Associates Urban Renewal - Subdivision application for a bulk variance from Section V.D.1(b) of the Koppers Coke Peninsula Redevelopment Plan, to provide a subdivision resulting in the creation of proposed Lot 32.011 with a minimum lot width of 30 feet, is hereby **APPROVED** for the reasons set forth in the recommendation dated December 5, 2025.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Morris Kearny Associates Urban Renewal - Subdivision application for a bulk variance from Section V.D.1(c) of the Koppers Coke Peninsula Redevelopment Plan, to provide a subdivision resulting in the creation of proposed Lot 62.02 (water lot) with a minimum lot depth of 126.4 feet, is hereby **APPROVED** for the reasons set forth in the recommendation dated December 5, 2025.

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 December 18, 2025.

Christine Sanz
Secretary



MEMORANDUM

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

From: Sara J. Sundell *Date:* December 18, 2025

Subject: Variance Recommendation – Morris Kearny Associates Urban Renewal -
Subdivision (File No. 24-124)

An application for four (4) bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Morris Kearny Associates Urban Renewal, LLC, for the properties identified as Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80, in the Town of Kearny, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Koppers Coke Peninsula Redevelopment Area. The bulk variances are sought in connection with the applicant's proposed major subdivision, which includes the creation of eight (8) proposed lots, to be known as proposed Block 287, Lots 32.011, 55.01, 60.02, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02.

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

1. N.J.A.C. 19:5-7.4(a), which requires that all lots in any subdivision shall have direct access to an improved public or private street; whereas proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02, do not provide direct access to an improved public or private street.
2. Section V.D.1(a) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot area of one acre; whereas proposed Lot 32.011 has a minimum lot area of 0.418 acres.
3. Section V.D.1(b) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot width of 100 feet; whereas, proposed Lot 32.011 has a minimum lot width of 30 feet.
4. Section V.D.1(c) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot depth of 150 feet; whereas, proposed Lot 62.02 (water lot) has a minimum lot depth of 126.4 feet.

A public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, October 21, 2025.

In a comprehensive report dated December 5, 2025, the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the approval of the bulk variances requested in Items 1, 2, 3 and 4 above. A copy of the comprehensive report and variance recommendation was provided to the applicant on December 5, 2025.

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

RECOMMENDATION ON THE VARIANCE APPLICATION OF
Morris Kearny Associates Urban Renewal - Subdivision
FILE # 24-124

I. INTRODUCTION

An application for four (4) bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Morris Kearny Associates Urban Renewal, LLC, for the properties identified as Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80 in the Town of Kearny, New Jersey. The subject premises is located within the District's Koppers Coke Peninsula Redevelopment Area. The four bulk variances are sought in connection with the applicant's proposed major subdivision, which includes the creation of eight (8) proposed lots, to be known as proposed Block 287, Lots 32.011, 55.01, 60.02, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02.

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

1. N.J.A.C. 19:5-7.4(a), which requires that all lots in any subdivision shall have direct access to an improved public or private street; whereas, proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02, do not provide direct access to an improved public or private street.
2. Section V.D.1(a) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot area of one acre; whereas, proposed Lot 32.011 has a minimum lot area of 0.418 acres.
3. Section V.D.1(b) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot width of 100 feet; whereas, proposed Lot 32.011 has a minimum lot width of 30 feet.

4. Section V.D.1(c) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot depth of 150 feet; whereas, proposed Lot 62.02 (water lot) has a minimum lot depth of 126.4 feet.

Notice was given to the public and all interested parties as required by law. The public notice was published in the digital edition of the Star-Ledger on October 9, 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, October 21, 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 includes fifteen lots (Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80) that total 147.571 acres within the Koppers Coke Peninsula Redevelopment Area in Kearny. Through a Declaration of Taking, Docket number HUD-L-001513-19, dated July 8, 2019, a 20.626-acre lot was created for NJ Transit within the subject tract. The NJ Transit lot, created by condemnation, is not included within the subject subdivision application for the 147.571-acre property (Block 287, proposed Lots 32.011, 55.01, 60.02, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02).

The NJSEA approved Conditional Zoning Certificate, CZC-19-081, on August 1, 2022, for development on the subject premises that includes three proposed warehouse buildings with a total floor area of 1,876,644 square feet, and related site and access driveway (Spine Road) improvements, as well as offsite improvements related to the access driveway (Spine Road). The existing properties within the subdivision tract are part of an existing zoning lot of record,

pursuant to N.J.A.C. 19.4-3.22, and are therefore considered one lot for zoning purposes.

The subdivision tract's perimeter is bounded by the Hackensack River to the north and east, by the NJ Transit Morris and Essex Rail Line right-of-way (ROW) and New Jersey State Highway Route 7 (Route 7) to the south, and vacant industrial properties to the west, known as the former Standard Chlorine Chemical Company site.

The subject site was previously used as a coke manufacturing and coal tar refining plant and the historic use of the property contributed to environmental contamination onsite, for which the subject premises is undergoing remediation activities. Improvements related to the former manufacturing use have been removed. A portion of the site to the west of an existing slurry wall (depicted in Exhibit A-4, described in Section III.A below) is subject to environmental oversight by the United States Environmental Protection Agency (USEPA) due to its designation as a Superfund site on the National Priorities List. Additionally, the Lower Hackensack River was placed on the National Priorities List by the USEPA in 2022.

The site is presently undeveloped, with soil movement operations ongoing in preparation for future development. While formerly flowed tidelands are present on the site, mapped tidelands have been conveyed through State tideland grants, and the NJDEP Tidelands Resource Council issued a preliminary statement of no interest regarding the lots for the proposed subdivision. Wetlands are present onsite along portions of the south property line abutting the NJ Transit right-of-way, and the applicant is in the process of obtaining the required NJDEP permits for future development. Future development of the subject site includes the construction of three warehouse buildings and related improvements, including a proposed access driveway (Spine Road) that continues offsite and connects at the east side to Fish House Road and at the west side to New Jersey State Highway Route 7.

The major subdivision application proposes to consolidate and resubdivide fifteen existing lots into eight proposed lots within Block 287, including five upland lots and three water lots, which are located below the mean high water line of the Hackensack River. Proposed lot lines for the water lots coincide with an existing steel sheet pile wall and/or the mean high water line of the Hackensack River along the south and east side. The proposed lots are as follows:

1. Proposed Lot 32.011: A 0.418-acre narrow upland lot that was a previous railroad right-of-way, and is bordered at the north, south and west by off-tract industrial properties.
2. Proposed Lot 55.01: A 14.12-acre upland lot that will contain the required parking for a future warehouse building (Building #3) located on the adjacent lot.
3. Proposed Lot 60.02: A 15.79-acre upland lot that will contain a future warehouse building (Building #3) with related improvements, and is located west of the NJ Transit parcel created by condemnation.
4. Proposed Lot 62.02 (water lot): A 12.811-acre water lot that is located below the mean high water line of the Hackensack River.
5. Proposed Lot 62.03 (water lot): A 9.817-acre water lot that is located below the mean high water line of the Hackensack River.
6. Proposed Lot 62.04 (water lot): A 21.186-acre water lot that is located below the mean high water line of the Hackensack River.
7. Proposed Lot 63.01: An 18.172-acre upland lot that will contain a future warehouse building (Building #2) with related improvements, and is located east of the NJ Transit parcel created by condemnation.
8. Proposed Lot 70.02: A 55.257-acre upland lot that will contain a future warehouse building (Building # 1) and related improvements.

Proposed Lots 55.01 and 60.02 will have frontage on New Jersey State Highway Route 7. However, proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 do not have direct access to an improved

public or private street, and therefore, a bulk variance is requested. Bulk variances are requested for proposed Lot 32.011 for a proposed minimum lot area of 0.418 acres, whereas a minimum lot area of one acre is required, and for a minimum lot width of 30-feet, whereas a minimum lot width of 100-feet is required. A bulk variance is also requested for a minimum lot depth of 126.4 feet for proposed Lot 62.02 (water lot), whereas a minimum lot depth of 150-feet is required.

B. Response to the Public Notice

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

III. PUBLIC HEARING (October 21, 2025)

A public hearing was held on Tuesday, October 21, 2025. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Fawzia Shapiro, P.E., P.P., CFM, CME, Assistant Chief Engineer; and Mia A. Petrou, P.P., AICP, CFM, Supervising Planner.

A. Exhibits

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

<u>Number</u>	<u>Description</u>
A-1	"Survey Exhibit," Sheet No. S-1, prepared by Paulus, Sokolowski and Sartor, LLC, and dated November 17, 2025, with the preparation date corrected during testimony to October 17, 2025 (<i>Transcript 1, Page 8</i>).

- A-2 “Preliminary Major Subdivision, Block 287 Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80, Town of Kearny, Hudson County, New Jersey,” 5 sheets, prepared by Paulus, Sokolowski and Sartor, LLC, dated February 12, 2025, last revised September 26, 2025, and consisting of the following drawings:
- a) “Preliminary Major Subdivision Cover Sheet,” Sheet No. C-1;
 - b) “Preliminary Major Subdivision Plan,” Sheet No. S-1;
 - c) “Preliminary Major Subdivision Plan,” Sheet No. S-2;
 - d) “Preliminary Major Subdivision Plan,” Sheet No. S-3; and
 - e) “Annexed Areas Detail Exhibit and Fish House Road Access Detail,” Sheet No. S-4;
- A-3 Letters from the Town of Kearny, Office of the Tax Assessor, regarding recommended lot numbers to be used for the major subdivision, as follows:
- a) Letter to Fawzia Shapiro, P.E., P.P., of the NJSEA, dated October 16, 2025;
 - b) Letter to Keith Morris of Morris Kearny Associates Urban Renewal, LLC, dated March 12, 2024; and
 - c) Letter to Keith Morris of Morris Kearny Associates Urban Renewal, LLC, dated October 16, 2025.
- A-4 “Proposed Lots with Site Plan Overlay,” Drawing CS100, prepared by Langan Engineering and Environmental Services, LLC, and dated September 11, 2025.

B. Testimony

William C. Sullivan, Esq., of the firm, Scarinci Hollenbeck, LLC, represented Morris Kearny Associates Urban Renewal, LLC, at the hearing. The following witnesses testified in support of the application:

1. Brad P. Joshnick, P.L.S., Paulus, Sokolowski and Sartor, LLC;
2. Sean F. Moronski, P.P., AICP, Langan Engineering and Environmental Services, LLC; and
3. Keith Morris, Morris Kearny Associates Urban Renewal, LLC.

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

C. Public Comment

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

IV. RECOMMENDATIONS

- A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:5-7.4(a), which requires that all lots in any subdivision shall have direct access to an improved public or private street; whereas, proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02, do not provide direct access to an improved public or private street.**

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

1. *Concerning bulk variances:*

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

The subject property, consisting of 147.571 acres, is one of the largest vacant parcels zoned for development in the Hackensack Meadowlands District and contains many unique characteristics. The subject property is currently comprised of 15 individual lots, and is proposed to be resubdivided into eight lots that will subsequently be joined within an updated zoning lot of record pursuant to N.J.A.C. 19:4-3.22. Three of these proposed lots are intended to accommodate portions of the site comprised of water, which are delineated by an existing steel sheet pile wall and/or the mean high water line along the Hackensack River.

The project site is irregularly-shaped, with its northerly and easterly boundaries formed by the Hackensack River, and its southerly boundary formed by the NJ Transit Morris and Essex rail ROW and Route 7. The subject property is significantly longer than it is wide, with approximately 5,600 linear feet at its northerly boundary along the Hackensack River and approximately 1,700 linear feet at its easterly boundary along the river, although the property narrows to under 1,000 feet in depth in its central portion. Despite containing frontage along public ROWs, the site currently contains limited access to an improved public or private street.

An approximately 30-foot-wide by 605-foot-long landlocked spur in existing Lot 32.01, sandwiched between existing Lots 48 through 52

and owned by an affiliate of the applicant (SM Kearny Associates, LLC), protrudes from the site's westerly boundary. Furthermore, the non-water upland portion of the project site is split by a parcel owned by NJ Transit created via condemnation, which separates the western portion of the project site's uplands from the eastern portion.

In the proposed subdivision, proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 do not have direct access to an improved public or private street, and, therefore, a bulk variance is required. The requested variance arises from the above characteristics that are unique to the property in question.

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

The granting of the requested variance will not adversely affect the rights of neighboring property owners or residents. No residents are located in the vicinity of the property. Three of the proposed lots are water lots comprised of areas on the property located below mean high water and/or beyond a sheet pile wall separating these environmentally-sensitive areas from the upland lots proposed to be developed. Access to these lots from a street is not needed as they will remain open water.

Proposed Lot 32.011 is, as described above, a long and narrow parcel that is located between properties owned by another entity that is affiliated with the property owner. The applicant attested that proposed Lot 32.011 is planned to be conveyed to SM Kearny

Associates, LLC for intended future consolidation with adjoining property (existing Lots 48 through 52). (T-32, 33)

Proposed Lots 63.01 and 70.02 are located to the east of the NJ Transit parcel, and, although no current improved street access is provided to these lots, the proposed Spine Road will be constructed in the future to service approved development on the project site, providing access to both Route 7 to the west and to Fish House Road to the east. Due to the location of the NJ Transit Morris & Essex Rail Line ROW to the south of the subject parcels, which serves as a physical barrier between the project site and adjoining developed properties to the south, no adjacent property owners would be affected by the requested variance. Easements are in place across adjacent Lots 73 and 79, owned by the Hudson County Improvement Authority (HCIA), and across the NJ Transit parcel created by condemnation and the NJ Transit Morris Essex Rail Line ROW, to provide access to the future Spine Road from Fish House Road.

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

The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner. Proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 do not have direct access to an improved public or private street.

With respect to the three proposed water lots (proposed Lots 62.02, 62.03, and 62.04), the proposed subdivision line is intended to accommodate open water areas within the Hackensack River, which may be subject to separate and distinct environmental oversight due to the placement of the Lower Hackensack River on the National Priorities List by the USEPA in 2022.

Proposed Lot 32.011 contains the vestiges of a former rail spur that served the former industrial use of the property, and currently splits lots under common ownership by another entity affiliated with the property owner (SM Kearny Associates, LLC) on adjacent property. The creation of proposed Lot 32.011 would allow for its future consolidation with existing Lots 48 through 52, and would provide access to currently landlocked parcels situated along the Hackensack River (Lots 49 and 52), which would otherwise be prevented from occurring by the strict application of the regulations.

With respect to proposed Lots 63.01 and 70.02, the particular and unique circumstances present on the subject property, including the physical barrier caused by the adjacent NJ Transit Morris & Essex Rail Line to the south, contribute to these practical difficulties. However, a proposed access driveway through the site (Spine Road) that also traverses offsite and connects at the east side to Fish House Road and at the west side to Route 7 is proposed along the southerly boundary of the project site to provide for access in the future. The Spine Road, and the development it proposes to serve, has obtained NJSEA conditional zoning approval, and the applicant has agreements with the HCIA and NJ Transit regarding the construction of the Spine Road. The proposed subdivision is needed

to facilitate the site's redevelopment to provide for distinct leasehold areas for the purposes of financing and to enable the construction of the Spine Road. (T-27)

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

The requested variance to permit the creation of six lots without direct access to an improved public or private street 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. The subject property's redevelopment will be promoted by the proposed subdivision, which will result in a more orderly, comprehensive layout that will consolidate 15 existing lots into eight lots that will be joined in a zoning lot of record. Each of the proposed lots are intended for a specific purpose, and access to approved development will be provided in the future by the construction of the proposed Spine Road.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to permit the creation of six lots without direct access to an improved public or private street. Rather, the proposed subdivision will promote the redevelopment of a property with a long history of contamination, including areas of the property located on the National Priorities List. The proposed variance will also avoid the disturbance of environmentally sensitive open water areas. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

Proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 do not have direct access to an improved public or private street. However, the applicant has received conditional zoning approval for the development of the site depicting a Spine Road that will provide access from the developed lots on the site to both Route 7 and Fish House Road in the future. Furthermore, the properties will be combined within a zoning lot of record, which eliminates interior lot lines for the purposes of zoning review. As a result, the proposed variance would be a moot concern since proposed Lots 55.01 and 60.02, to be included within the zoning lot of record, contain frontage on Route 7. However, the lots must first be created in order to be consolidated within a zoning lot of record. Ultimately, the subdivision is needed to facilitate the property's

redevelopment by creating defined leasehold areas for the purposes of financing, which will enable the Spine Road to be constructed. (T-31) Therefore, the variance represents the minimum deviation from the regulations that will afford relief.

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

The granting of the requested variance to permit the creation of six lots without direct access to an improved public or private street, will not substantially impair the intent and purpose of these regulations or the Koppers Coke Peninsula Redevelopment Plan. The requested variance will promote the purposes of the District Zoning Regulations to promote the orderly and comprehensive development of the District, and to promote development in accordance with good planning principles that relates the type, design, and layout of such development to both the particular site and surrounding environs. The requested variance will also further the objectives of the Koppers Coke Peninsula Redevelopment Plan, including to utilize zoning to promote the remediation of properties in the redevelopment area and provide the basis for development opportunities that will return these properties to productive reuse.

B. Standards for the Granting of a Bulk Variance from the Provisions of Section V.D.1(a) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot area of one acre; whereas, proposed Lot 32.011 has a minimum lot area of 0.418 acres.

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

1. Concerning bulk variances:

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

The subject property, consisting of 147.571 acres, is one of the largest vacant parcels zoned for development in the Hackensack Meadowlands District and contains many unique characteristics. The subject property is currently comprised of 15 individual lots, and is proposed to be resubdivided into eight lots that would subsequently be joined within an updated zoning lot of record pursuant to N.J.A.C. 19:4-3.22. Three of these proposed lots are intended to accommodate portions of the site comprised of water, which are delineated by an existing steel sheet pile wall and/or the mean high water line along the Hackensack River.

The project site is irregularly-shaped, with its northerly and easterly boundaries formed by the Hackensack River, and its southerly boundary formed by the NJ Transit Morris and Essex Rail Line ROW and Route 7. The subject property is significantly longer than it is

wide, with approximately 5,600 linear feet at its northerly boundary along the Hackensack River and approximately 1,700 linear feet at its easterly boundary along the river, although the property narrows to under 1,000 feet in depth in its central portion. Despite containing frontage along public ROWs, the site currently contains limited access to an improved public or private street.

Proposed Lot 32.011 is an approximately 30-foot-wide by 605-foot-long landlocked spur of existing Lot 32.01, sandwiched between existing Lots 48 through 52 and owned by an affiliate of the applicant (SM Kearny Associates, LLC), which protrudes from the site's westerly boundary. Furthermore, the non-water upland portion of the project site is split by a parcel owned by NJ Transit created via condemnation, which separates the western portion of the project site's uplands from the eastern portion.

The requested variance arises from the above characteristics that are unique to the property in question.

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

The granting of the requested variance to provide for a lot area of 0.418 acres, whereas a minimum lot area of one acre is required, will not adversely affect the rights of neighboring property owners or residents. Proposed Lot 32.011 is a long and narrow parcel that is landlocked between properties owned by SM Kearny Associates, LLC, an entity that is affiliated with the property owner. The applicant attested that proposed Lot 32.011 is planned to be

conveyed to SM Kearny Associates, LLC for intended future consolidation with adjoining property at existing Lots 48 through 52. (T-32, 33) This intended consolidation would benefit the adjoining property owner by allowing for the consolidation of lands currently split by the proposed lot.

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

The strict application of the regulations requires a minimum lot area of one acre, whereas the applicant proposes to create Proposed Lot 32.011 with a lot area of 0.418 acres. Proposed Lot 32.011 contains the vestiges of a 30-foot-wide former rail spur that served the former industrial use of the property. Proposed Lot 32.011 encompasses a 605-foot-long portion of this spur, protruding from the westerly boundary line of the larger project site. This spur currently splits property to the north and south of the proposed lot owned by SM Kearny Associates, LLC, an entity affiliated with the applicant. The creation of proposed Lot 32.011 would allow for its future conveyance to SM Kearny Associates, LLC and consolidation with existing Lots 48 through 52. This consolidation would provide access to currently landlocked parcels (Lots 49 and 52) on the adjoining property, and would also provide for a more regular subdivision configuration on the subject property by eliminating the narrow, landlocked protrusion from the larger project site. Therefore, the strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

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

The requested variance to permit a lot area of 0.418 acres, whereas a minimum lot area of one acre is required 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. Rather, the subject property's redevelopment will be promoted by the proposed subdivision, which will result in a more orderly, comprehensive layout by eliminating the narrow, landlocked protrusion from the larger project site that no longer serves any purpose for the subject property. Additionally, the proposed parcel is intended to be conveyed to adjacent property owner SM Kearny Associates, LLC, which is an entity affiliated with the applicant, to be consolidated with adjacent Lots 48 through 52 in the future.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to permit the creation of proposed Lot 32.011 with a lot area of 0.418 acres, whereas a minimum lot area of one acre is required. There is no development proposed or approved on the proposed undersized lot; thusly, there will be no impact on the provision of light, air, or open space. The requested variance will effectuate a subdivision that will promote the redevelopment of a property with a long history of contamination, including areas within the National Priorities List. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The requested variance to permit the creation of proposed Lot 32.011 with a lot area of 0.418 acres, whereas a minimum lot area of one acre is required, represents the minimum deviation from the regulations that will afford relief. The configuration of the approximately 30-foot-wide by 605-foot-long landlocked spur is the result of the configuration of existing Lot 32.01, which contained the vestiges of a rail spur serving the former industrial use of the property. This portion of the lot is vacant and is not needed to effectuate the redevelopment of the subject property. The applicant intends to convey this parcel to the owner of adjoining property at Lots 48

through 52, SM Kearny Associates, LLC, for future consolidation with these properties.

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

The granting of the requested variance to permit the creation of proposed Lot 32.011 with a lot area of 0.418 acres, whereas a minimum lot area of one acre is required, will not substantially impair the intent and purpose of these regulations or the Koppers Coke Peninsula Redevelopment Plan. The requested variance will promote the purposes of the District Zoning Regulations to promote the orderly and comprehensive development of the District, and to promote development in accordance with good planning principles that relates the type, design, and layout of such development to both the particular site and surrounding environs. The requested variance will also further the objectives of the Koppers Coke Peninsula Redevelopment Plan, including to utilize zoning to promote the remediation of properties in the redevelopment area and provide the basis for development opportunities that will return these properties to productive reuse.

C. Standards for the Granting of a Bulk Variance from the Provisions of Section V.D.1(b) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot width of 100 feet; whereas, proposed Lot 32.011 has a minimum lot width of 30 feet.

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

1. Concerning bulk variances:

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

The subject property, consisting of 147.571 acres, is one of the largest vacant parcels zoned for development in the Hackensack Meadowlands District and contains many unique characteristics. The subject property is currently comprised of 15 individual lots, and is proposed to be resubdivided into eight lots that would subsequently be joined within an updated zoning lot of record pursuant to N.J.A.C. 19:4-3.22. Three of these proposed lots are intended to accommodate portions of the site comprised of water, which are delineated by an existing steel sheet pile wall and/or the mean high water line along the Hackensack River.

The project site is irregularly-shaped, with its northerly and easterly boundaries formed by the Hackensack River, and its southerly boundary formed by the NJ Transit Morris and Essex Rail Line ROW and Route 7. The subject property is significantly longer than it is

wide, with approximately 5,600 linear feet at its northerly boundary along the Hackensack River and approximately 1,700 linear feet at its easterly boundary along the river, although the property narrows to under 1,000 feet in depth in its central portion. Despite containing frontage along public ROWs, the site currently contains limited access to an improved public or private street.

Proposed Lot 32.011 is an approximately 30-foot-wide by 605-foot-long landlocked spur of existing Lot 32.01, sandwiched between existing Lots 48 through 52 and owned by an affiliate of the applicant (SM Kearny Associates, LLC), which protrudes from the site's westerly boundary. Furthermore, the project site's upland area is split by a parcel owned by NJ Transit created via condemnation, which separates the western portion of the project site's uplands from the eastern portion.

The requested variance arises from the above characteristics that are unique to the property in question.

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

The granting of the requested variance to permit a lot width of 30 feet, whereas a minimum lot width of 100 feet is required, will not adversely affect the rights of neighboring property owners or residents. Proposed Lot 32.011 is a long and narrow parcel that is landlocked between properties owned by SM Kearny Associates, LLC, an entity that is affiliated with the property owner. The applicant attested that proposed Lot 32.011 is planned to be

conveyed to SM Kearny Associates, LLC for intended future consolidation with adjoining property at existing Lots 48 through 52. (T-32, 33) This intended consolidation would benefit the adjoining property owner by allowing for the consolidation of lands currently split by the proposed lot.

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

The strict application of the regulations requires a minimum lot width of 100 feet, whereas the applicant proposes to create proposed Lot 32.011 with a lot width of 30 feet. Proposed Lot 32.011 contains the vestiges of a 30-foot-wide former rail spur that served the former industrial use of the property. Proposed Lot 32.011 encompasses a 605-foot-long portion of this spur, protruding from the westerly boundary line of the larger project site. This spur currently splits property to the north and south of the proposed lot owned by SM Kearny Associates, LLC, an entity affiliated with the applicant. The creation of proposed Lot 32.011 would allow for its future conveyance to SM Kearny Associates, LLC and consolidation with existing Lots 48 through 52. This consolidation would provide access to currently landlocked parcels (Lots 49 and 52) on the adjoining property, and would also provide for a more regular subdivision configuration on the subject property by eliminating the narrow, landlocked protrusion from the larger project site. Therefore, the strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

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

The granting of the requested variance to permit a lot width of 30 feet, whereas a minimum lot width of 100 feet is required 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. Rather, the subject property's redevelopment will be promoted by the proposed subdivision, which will result in a more orderly, comprehensive layout by eliminating the narrow, landlocked protrusion from the larger project site that no longer serves any purpose to the subject property.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to permit a lot width of 30 feet, whereas a minimum lot width of 100 feet is required. There is no development proposed nor approved on the proposed lot that would have a negative impact on the provision of light, air, or open space. The requested variance will effectuate a subdivision that will promote the redevelopment of a property with a long history of contamination, including areas within the National Priorities List. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The requested variance to permit the creation of proposed Lot 32.011 with a lot width of 30 feet, whereas a minimum lot width of 100 feet is required, represents the minimum deviation from the regulations that will afford relief. The configuration of the approximately 30-foot-wide by 605-foot-long landlocked spur is the result of the configuration of existing Lot 32.01, which contained the vestiges of a rail spur serving the former industrial use of the property. This portion of the lot is vacant and is not needed to effectuate the redevelopment of the subject property. The applicant intends to convey this parcel to the owner of adjoining property at Lots 48 through 52, SM Kearny Associates, LLC, for future consolidation with these properties.

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

The granting of the requested variance to permit a lot width of 30 feet, whereas a minimum lot width of 100 feet is required, will not substantially impair the intent and purpose of these regulations or the Koppers Coke Peninsula Redevelopment Plan. The requested variance will promote the purposes of the District Zoning Regulations to promote the orderly and comprehensive development of the District, and to promote development in accordance with good planning principles that relate the type, design, and layout of such development to both the particular site and surrounding environs. The requested variance will also further

the objectives of the Koppers Coke Peninsula Redevelopment Plan, including to utilize zoning to promote the remediation of properties in the redevelopment area and provide the basis for development opportunities that will return these properties to productive reuse.

D. Standards for the Granting of a Bulk Variance from the Provisions of Section V.D.1(c) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot depth of 150 feet; whereas, proposed Lot 62.02 (water lot) has a minimum lot depth of 126.4 feet.

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

1. Concerning bulk variances:

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

The subject property, consisting of 147.571 acres, is one of the largest vacant parcels zoned for development in the Hackensack Meadowlands District and contains many unique characteristics. The subject property is currently comprised of 15 individual lots, and is proposed to be resubdivided into eight lots that would subsequently be joined within an updated zoning lot of record pursuant to N.J.A.C. 19:4-3.22. Three of these proposed lots are intended to accommodate portions of the site comprised of water, which are delineated by an existing steel sheet pile wall and/or the mean high water line along the Hackensack River.

The project site is irregularly-shaped, with its northerly and easterly boundaries formed by the Hackensack River, and its southerly boundary formed by the NJ Transit Morris and Essex Rail Line ROW and Route 7. The subject property is significantly longer than it is wide, with approximately 5,600 linear feet at its northerly boundary along the Hackensack River and approximately 1,700 linear feet at its easterly boundary along the river, although the property narrows to under 1,000 feet in depth in its central portion. Despite containing frontage along public ROWs, the site currently contains limited access to an improved public or private street.

An approximately 30-foot-wide by 605-foot-long landlocked spur in existing Lot 32.01, sandwiched between existing Lots 48 through 52 owned by an affiliate of the applicant (SM Kearny Associates, LLC), protrudes from the site's westerly boundary. Furthermore, the project site's upland area is split by a parcel owned by NJ Transit created via condemnation, which separates the western portion of the project site's uplands from the eastern portion.

The requested variance arises from the above characteristics that are unique to the property in question.

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

The granting of the requested variance to permit the creation of Lot 62.02 with a lot depth of 126.4 feet, whereas a minimum lot depth of 150 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residents are located

in the vicinity of the subject property. Proposed Lot 62.02 is a water lot comprised of areas located below mean high water and/or beyond a sheet pile wall, which distinguishes the environmentally-sensitive areas on this portion of the site from upland lots proposed to be developed. No development is proposed on the subject property.

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

The strict application of the regulations requiring a minimum lot depth of 150 feet, whereas a lot depth of 126.4 feet is provided for proposed Lot 62.02, will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner. The configuration of the proposed subdivision line is depicted in the proposed location to accommodate open water areas within the Hackensack River, which may be subject to separate and distinct environmental oversight due to the placement of the Lower Hackensack River on the National Priorities List by the USEPA in 2022. The depth is measured from the existing sheet pile wall along the water's edge to the existing northerly boundary. It is not possible to acquire additional open water for the purposes of providing sufficient lot depth, and it is not consistent with sound planning practices to redraw the subdivision line to include uplands areas on the site that are proposed to be developed.

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

The requested variance to permit the creation of Lot 62.02 with a lot depth of 126.4 feet, whereas a minimum lot depth of 150 feet is required, 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. The subject property's redevelopment will be promoted by the proposed subdivision, which will result in a more orderly, comprehensive layout that will consolidate 15 existing lots into eight lots that will be joined in an updated zoning lot of record. Each of the proposed lots are intended for a specific purpose, and access will be provided in the future for approved development.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to permit the creation of Lot 62.02 with a lot depth of 126.4 feet, whereas a minimum lot depth of 150 feet is required. Rather, the proposed subdivision will promote the redevelopment of a property with a long history of contamination, including areas on the National Priorities List. The proposed variance allowing for the creation of open water Lot 62.02 will also avoid the disturbance of environmentally sensitive open water areas. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The applicant proposes the creation of Lot 62.02 with a lot depth of 126.4 feet, whereas a minimum lot depth of 150 feet is required. Although the subject parcel will provide less lot depth than required, it is a parcel comprised of open water that will not contain development. Notwithstanding, the properties will be combined within an updated zoning lot of record, which eliminates interior lot lines for the purposes of zoning. In this case, the lots must first be created in order to be consolidated within a zoning lot of record. Ultimately, the subdivision is needed to facilitate the property's redevelopment by creating defined leasehold areas for the purposes of financing, which will enable the Spine Road to be constructed. (T-31) Therefore, the variance represents the minimum deviation from the regulations that will afford relief.

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

The granting of the requested variance to permit the creation of Lot 62.02 with a lot depth of 126.4 feet, whereas a minimum lot depth of 150 feet is required, will not substantially impair the intent and purpose of these regulations or the Koppers Coke Peninsula Redevelopment Plan. The requested variance will promote the purposes of the District Zoning Regulations to promote the orderly and comprehensive development of the District, and to promote development in accordance with good planning principles that

relate the type, design, and layout of such development to both the particular site and surrounding environs. The requested variance will also further the objectives of the Koppers Coke Peninsula Redevelopment Plan, including to utilize zoning to promote the remediation of properties in the redevelopment area and provide the basis for development opportunities that will return these properties to productive reuse.

V. SUMMARY OF CONCLUSIONS

- A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:5-7.4(a), which requires that all lots in any subdivision shall have direct access to an improved public or private street; whereas, proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02, do not provide direct access to an improved public or private street.

Based on the record in this matter, the bulk variance application to provide a subdivision resulting in the creation of proposed Lots 32.011, 62.02 (water lot), 62.03 (water lot), 62.04 (water lot), 63.01, and 70.02 with no access to an improved street is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

12/5/2025

Date



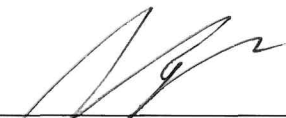
Sara J. Sundell, P.E., P.P.
Senior Director of Land Use Management

APPROVAL

Recommendation on
Variance Request

12/5/25

Date



Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

B. Standards for the Granting of a Bulk Variance from the Provisions of Section V.D.1(a) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot area of one acre; whereas, proposed Lot 32.011 has a minimum lot area of 0.418 acres.

Based on the record in this matter, the bulk variance application to permit a lot area of 0.418 acres for proposed Lot 32.011, whereas a minimum lot area of one acre is required, is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

12/5/2025

Date



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

APPROVAL

Recommendation on
Variance Request

12/5/25

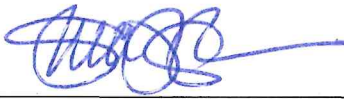
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Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

C. Standards for the Granting of a Bulk Variance from the Provisions of Section V.D.1(b) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot width of 100 feet; whereas, proposed Lot 32.011 has a minimum lot width of 30 feet.

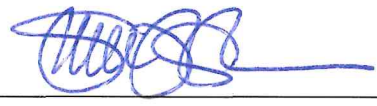
Based on the record in this matter, the bulk variance application to permit a minimum lot width of 30 feet for proposed Lot 32.011, whereas a minimum lot width of 100 feet is required, is hereby recommended for APPROVAL.


<u>APPROVAL</u>	<u>12/5/2025</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management

<u>APPROVAL</u>	<u>12/5/25</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

D. Standards for the Granting of a Bulk Variance from the Provisions of Section V.D.1(c) of the Koppers Coke Peninsula Redevelopment Plan, which requires a minimum lot depth of 150 feet; whereas, proposed Lot 62.02 (water lot) has a minimum lot depth of 126.4 feet.

Based on the record in this matter, the bulk variance application to permit a minimum lot depth of 126.4 feet for proposed Lot 62.02 (water lot), whereas a minimum lot depth of 150 feet is required, is hereby recommended for APPROVAL.

<u>APPROVAL</u>	<u>12/5/2025</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management

<u>APPROVAL</u>	<u>12/5/25</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

RESOLUTION 2025-64

**RESOLUTION ISSUING A DECISION ON THE
SPECIAL EXCEPTION USE APPLICATION
SUBMITTED AS PART OF FILE NO. 25-181
GATES-EVOLUTION SPORTS NJ, LLC - C.O., ALT. (SPECIAL EXCEPTION)
BLOCK 108.01, LOTS 2.01, 2.02 & 2.03
IN THE BOROUGH OF LITTLE FERRY**

WHEREAS, an application for special exception use approval has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Gene Vazquez on behalf of Evolution Sports NJ, LLC, for the premises located at 212 – 216 Gates Road, identified as Block 108.01, Lots 2.01, 2.02 & 2.03, in the Borough of Little Ferry, New Jersey; and

WHEREAS, the premises is located within the Hackensack Meadowlands District's Light Industrial B zone; and

WHEREAS, the special exception use approval is sought in connection with the applicant's proposal to construct interior alterations related to a change in use from a warehouse and distribution facility to an indoor commercial recreation facility for a proposed gymnastics training with associated minor site improvements at the subject premises; and

WHEREAS, the applicant requested special exception use approval pursuant to N.J.A.C. 19:4-5.81(a)3, which states that a commercial recreation, indoor use is a special exception use in the Light Industrial B zone; and

WHEREAS, notice of the requested special exception use was given to the public and all interested parties as required by law and was published in the digital edition of The Record on October 15, 2025, and was also posted 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, October 28, 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; Mia Petrou, P.P., AICP, CFM, Supervising Planner; and John Speer, P.E., Senior Engineer; and

WHEREAS, a comprehensive report dated December 9, 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 December 9, 2025; and

WHEREAS, the report recommends the conditional approval of the special exception use pursuant to N.J.A.C. 19:4-5.81(a)3 to permit an indoor commercial recreation facility with associated minor site improvements at the subject premises; and

WHEREAS, the full record has been made available to the Board of Commissioners of the NJSEA for review, 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 special exception use application to permit an indoor commercial recreation facility with associated minor site improvements at the subject premises conditionally conforms with the standards for approving applications for special exception uses as set forth in N.J.A.C. 19:4-4.13(e).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Gates/Evolution Sports NJ, LLC - C.O., Alt. (Special Exception) application for a special exception use approval pursuant to N.J.A.C. 19:4-5.81(a)3 to permit a commercial recreation, indoor use at the subject premises is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated December 9, 2025:

1. The individual lots comprising the subject property, identified as Lots 2.01, 2.02, and 2.03 within Block 108.01 in the Borough of Little Ferry, shall be joined in a zoning lot of record in accordance with N.J.A.C. 19:4-3.22.
2. The proposed chain link fence dividing the proposed passenger vehicle spaces associated with the proposed gymnastics training facility from the truck parking spaces in the southerly portion of the site shall contain slats to enhance screening. Landscaping, such as interspersed planters shall also be provided along the fence line.
3. Subject to the review and approval of the NJSEA Chief Engineer, a safety barrier shall be installed between the fence and the truck parking in the

southerly portion of the site to maintain the integrity of the fence and to protect the public.

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 December 18, 2025.

Christine Sanz
Secretary



MEMORANDUM

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

From: Sara J. Sundell *Date:* December 18, 2025

Subject: Special Exception Use Recommendation – Gates-Evolution Sports NJ, LLC - C.O., Alt. (Special Exception) (File No. 25-181)

An application for special exception use approval has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Gene Vazquez, on behalf of Evolution Sports NJ, LLC, for the premises located at 212-216 Gates Road, identified as Block 108.01, Lots 2.01, 2.02 & 2.03, in the Borough of Little Ferry, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Light Industrial B zone. The special exception use approval is sought in connection with the applicant's proposal to construct interior alterations related to a change in use from warehouse to commercial recreation, indoor facility for a proposed gymnastics training facility with associated minor site improvements at the subject premises.

Specifically, the applicant is requesting a special exception in accordance with the following:

1. N.J.A.C. 19:4-5.81(a)3, which states that a commercial recreation, indoor use is a special exception use in the Light Industrial B zone.

A public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, October 28, 2025.

In a comprehensive report dated December 9, 2025, the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the conditional approval of the special exception use requested above. A copy of the comprehensive report and special exception recommendation was provided to the applicant on December 9, 2025.

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

RECOMMENDATION ON THE SPECIAL EXCEPTION APPLICATION OF
Gates - Evolution Sports NJ, LLC - C.O., Alt. (Special Exception)
File #25-181

I. INTRODUCTION

An application for one special exception has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Evolution Sports NJ, LLC, for the premises located at 212-216 Gates Road, identified as Block 108.01, Lots 2.01, 2.02, and 2.03 in the Borough of Little Ferry, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Light Industrial B zone. The special exception is sought in connection with the applicant's proposal for a gymnastics training facility on the subject premises.

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

1. N.J.A.C. 19:4-5.81(a)3, which states that a commercial recreation, indoor use is a special exception use in the Light Industrial B zone.

Notice was given to the public and all interested parties as required by law. The public notice was published in The Record/Herald News newspapers on October 15, 2025. The public notice was also posted on northjersey.com under Legals, on the New Jersey Press Association's website, njpublicnotices.com, and on the NJSEA's website. A public hearing was held on Tuesday, October 28, 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 property in question is comprised of three individual lots and four

mailing addresses within Block 108.01: Lot 2.01 (218 Gates Road), Lot 2.02 (214 and 216 Gates Road), and Lot 2.03 (212 Gates Road). The property totals approximately 6.87 acres. Lot 2.01 is currently a vacant, paved lot utilized for truck parking. Lots 2.02 and 2.03 are currently improved with a multi-tenanted warehouse and self-storage facility having a footprint of 56,932 square feet per survey. The site is bounded by the Hackensack River to the east, DePeyster Creek to the south, and industrial development to the west and north along Gates Road. The property contains four access driveways along Gates Road serving the paved truck parking lot on Lot 2.01 and the multiple tenant spaces.

The surrounding area is developed primarily with industrial uses, with properties along Gates Road in the vicinity of the project site principally owned by the subject property owner or affiliated entities.

The applicant proposes to convert existing warehouse space to indoor commercial recreation space in two phases. Specifically, the proposed indoor commercial recreation space will be occupied by a gymnastics training facility, including training areas and accessory locker rooms and mezzanine-level office space, party rooms, and viewing areas. Phase I consists of 20,586 square feet of floor area within the 216 Gates Road tenant space, and Phase II consists of 13,788 square feet of floor area within the 214 Gates Road tenant space. Phase II is proposed to be occupied by the gymnastics training facility when the current industrial tenant vacates that space upon expiration of their lease. An indoor commercial recreation use is a special exception use in the Light Industrial B zone in which the property is located.

The applicant proposes minor site improvements in association with the proposed special exception use, including striping an additional 64 parking spaces on the site in Phase I, and an additional nine parking spaces in Phase II. The parking area restriping will occur over existing paved areas, and curbing will be provided to more clearly delineate the edge of pavement on the east side of the parking area along the Hackensack River.

B. Response to the Public Notice

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

III. PUBLIC HEARING (October 28, 2025)

A public hearing was held at the Office of the NJSEA on Tuesday, October 28, 2025. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and John Speer, P.E., Senior Engineer.

A. Exhibits

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

<u>Number</u>	<u>Description</u>
A-1	"Proposed Site Plan - 200 Feet Diagram", drawing A-100, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.
A-2	"Proposed Site Plan Scale 1:20", drawing A-101, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.
A-3	"Area / Use Group Breakdown", drawing A-102, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.

- A-4 "Area / Use Group Breakdown", drawing A-103, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.
- A-5 "Proposed Site Plan - Lots 2.01, 2.02 & 2.03", drawing A-104, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.
- A-6 "Proposed Site Plan - Phase II Scale 1:20", drawing A-105, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.
- A-7 "Area / Use Group Breakdown - Phase II", drawing A-106, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.
- A-8 "Lighting Plan / Photometric Calcs", drawing A-107, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.
- A-9 "Photometric Calcs - Specs", drawing A-108, prepared by CPA Architecture, dated May 8, 2025, latest revision date October 22, 2025.
- A-10 "Planning Report prepared for Evolution Sports NJ LLC" prepared by John McDonough Associates, LLC, dated October 28, 2025.

- A-11 “Aerial Satellite Imagery of Subject Site and Surroundings (taken by John McDonough Associates on October 22, 2025)” – looking southeast.
- A-12 “Aerial Satellite Imagery of Subject Site and Surroundings (taken by John McDonough Associates on October 22, 2025)” – looking northeast.
- A-13 “Aerial Satellite Imagery of Subject Site and Surroundings (taken by John McDonough Associates on October 22, 2025)” – looking northwest.

B. Testimony

Thomas J. O’Connor, Esq., of the firm Waters, McPherson, McNeill, PC represented Evolution Sports NJ, LLC at the hearing. The following witnesses testified in support of the application:

1. Christiano Pereira, R.A., CPA Architecture;
2. Craig W. Peregoy, P.E., Dynamic Traffic, LLC;
3. John McDonough, LA, P.P., AICP, John McDonough Associates, LLC;
4. Elizabeth Garcia, Evolution Sports NJ, LLC;
5. Elizabeth Vazquez, Evolution Sports NJ, LLC; and
6. Daniel Gates, Gates Realty.

Staff findings and recommendations are based on the entire record. A transcript of the public hearing was prepared and transcribed by Susan Bischoff, CCR, RPR.

C. Public Comment

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

IV. RECOMMENDATION

A. Standards for the Granting of a Special Exception from the Provisions of N.J.A.C. 19:4-5.81(a)3, in which a commercial recreation, indoor use is listed as a special exception use in the Light Industrial B zone.

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

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

The approval of the special exception use request at the subject location will convert existing warehouse space to an indoor commercial recreation facility to be utilized by a gymnastics training facility. The accommodation of the proposed use on the site will result in improvements to parking and circulation on the property. Existing paved areas will be restriped to provide additional parking spaces to accommodate the gymnastics training facility, curbing will be installed to more clearly delineate the edge of pavement along the Hackensack River, and fencing will be installed to better separate passenger vehicle parking areas from the truck parking areas on Lot 2.04.

Furthermore, indoor recreational facilities provide a public health benefit by which participants may engage in sports and recreational activities in a climate-controlled environment, allowing for year-round exercise and training, as well as for providing a supervised environment for social interaction for young people.

Therefore, the granting of the requested special exception to permit an indoor commercial recreation use at the subject premises will contribute to and promote the welfare and convenience of the public.

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

The proposed special exception use will occur entirely indoors and will not prevent surrounding industrial development from operating as intended, nor prevent future development in the area. The property is located at the terminus of Gates Road, and properties opposite the site along Gates Road are owned by the same property owner or affiliated entities. The peak hours of operation of the proposed gymnastics training facility will occur on weekday evenings and on weekends, when surrounding industrial development is generally not in operation. Parking will be provided on the site to support the parking demand anticipated to be generated by the proposed use, and no overflow parking is anticipated to occur on adjacent streets or properties. Therefore, the proposed special exception use will not cause substantial injury to the value of other property in the neighborhood.

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

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

The location and size of the proposed indoor commercial recreation use will not dominate the immediate area or neighborhood as to prevent development in accordance with District zoning regulations. All parking requirements will be met

for the proposed special exception use on the site. The location of the project site is within a predominantly industrial area, with no residences nearby. The proposed gymnastics training facility will be located within an existing building, and its location and size are appropriate for the site, neighborhood, and zone in which it is located. The proposed party rooms will be utilized as accessory to, and not in addition to, the gym space; party functions and training functions will not occur concurrently. During or between training sessions, party rooms may be utilized by patrons of the facility as accessory supervised homework rooms for children.

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

The nature and intensity of the proposed indoor commercial recreation use will not overwhelm the site or the neighborhood. The total anticipated occupancy of the proposed gymnastics training facility is approximately 50 children in Phase I and 60 children in Phase II, with one coach for every eight gymnasts (T-41-42). The peak period of the facility's usage will occur during weekday evenings and on weekends, off-peak from typical industrial operations. Session start and finish times will occur at staggered intervals to allow the premises adequate time to turn over the use of the gym space and provide for a more evenly distributed availability of parking spaces. The proposed operations, combined with its off-peak usage in relation to the uses in the surrounding industrial neighborhood and the number of parking spaces available on the site, ensure that the nature and intensity of the operations will not overwhelm the site or the neighborhood.

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

The proposed site access and circulation patterns will provide a safe and efficient means of accessing the site, with no negative off-site impacts anticipated. The property contains frontage on Gates Road, with one curb cut to serve the paved lot to the south containing truck parking and three curb cuts to service the various building tenants, which contain separate entrances across the front façade of the building. The applicant proposes parking area improvements and fencing to better separate truck traffic from passenger vehicle traffic on the site. No off-site queues are expected and no on-site queues are anticipated that would cause site-generated traffic to back up on Gates Road. The facility will not burden or create a dominating effect with respect to site access or circulation on the surrounding roadway; thusly, neighboring properties will not be impeded in their abilities to function as intended.

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

The location, nature, and height of structures shall remain as existing and no exterior building additions are proposed to accommodate the special exception use. All building alterations will occur internally. The large open floor plan and higher ceiling height typically associated with a warehouse facility makes it easily adaptable for occupancy by an indoor commercial recreation use, and more specifically, for a gymnastics training facility. The proposed fencing on the site will comply with all height and location requirements and will not dominate the neighborhood.

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

The proposed occupancy of an existing industrial space with an indoor commercial recreation use will result in site improvements to the property. All open space requirements will be met on the site. A proposed fence will act as a barrier to adjacent truck parking areas on the site, which will promote the safety of the general public, including children, who will be patronizing the indoor commercial recreation use on the site. However, to ensure that truck parking occurring on Lot 2.01 does not cause a detriment to the site from both safety and aesthetics perspectives, it is a recommended condition of this report that the proposed chain link fence dividing the passenger vehicle spaces from the truck parking spaces shall contain slats to enhance screening. Landscaping, such as interspersed planters, shall also be provided along this fence line. It is further recommended that, subject to the review and approval of the NJSEA Chief Engineer, a safety barrier shall be installed between the fence and the truck parking in the southerly portion of the site to maintain the integrity of the fence and to protect the public.

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

The requested special exception use on the subject premises will not detrimentally impact the existing utility infrastructure. All utilities, including water, electric, gas, and sewer, are available to the project site. The proposed indoor commercial recreation use will be a less intense use of the land than an industrial tenant in that space, and the proposal will not have a detrimental effect on the ability of the utility infrastructure to perform in a safe and efficient manner.

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

The proposed special exception use will not result in significant impacts to the neighborhood's existing roadway network. Traffic impacts of the proposal were evaluated by the applicant's traffic engineer, who demonstrated that the proposed indoor commercial recreation use can be accommodated on the site without significant detrimental impacts to area traffic (T-20 through 24, T-44). No off-site queues are anticipated to occur as a result of the traffic generated by the proposed use. There will be a reduction in truck traffic associated with the prior industrial tenant, and sufficient parking to support the proposed gymnastics training facility will be provided on the site.

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

The granting of the requested special exception to permit an indoor commercial recreation use at the subject premises will not result in any

substantial environmental impacts. The applicant does not propose any building additions or expansion of impervious areas to accommodate the proposed use. The proposal will comply with District environmental performance standards for noise, vibration, glare, airborne emissions and hazardous and radioactive materials.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Special Exception from the Provisions of N.J.A.C. 19:4-5.81(a)3, in which a commercial recreation, indoor use is listed as a special exception use in the Light Industrial B zone.

Based on the record in this matter, the application for one special exception to permit a commercial recreation, indoor use on the subject property is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITIONS:

1. The individual lots comprising the subject property, identified as Lots 2.01, 2.02, and 2.03 within Block 108.01 in the Borough of Little Ferry, shall be joined in a zoning lot of record in accordance with N.J.A.C. 19:4-3.22.
2. The proposed chain link fence dividing the proposed passenger vehicle spaces associated with the proposed gymnastics training facility from the truck parking spaces in the southerly portion of the site shall contain slats to enhance screening. Landscaping, such as interspersed planters, shall also be provided along this fence line.
3. Subject to the review and approval of the NJSEA Chief Engineer, a safety barrier shall be installed between the fence and the truck parking in the southerly portion of the site to maintain the integrity of the fence and to protect the public.

CONDITIONAL APPROVAL

Recommendation on
Special Exception Request

12/9/2025

Date



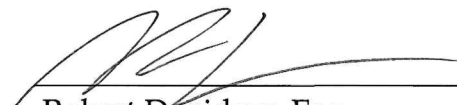
Sara J. Sundell, P.E., P.P.
Senior Director of Land Use Management

CONDITIONAL APPROVAL

Recommendation on
Special Exception Request

12/9/25

Date



Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

RESOLUTION 2025-65

**RESOLUTION REGARDING TIDELANDS GRANT APPLICATION FOR
MEADOWLANDS LOGISTICS CENTER, LLC/PATERSON PLANK RD. -
NEW BUILDING (VARIANCE)
FILE NO. 23-048
BLOCK 227, LOT 9
IN THE TOWN OF SECAUCUS**

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, Meadowlands Logistics Center, LLC has submitted a zoning certificate application to the NJSEA (*File No. 23-048, Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance)*) for the construction of a 775,000 square-foot warehouse building with associated site improvements on the property identified as Block 227, Lot 9, in the Town of Secaucus; 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 a zoning certificate application; and

WHEREAS, on October 24, 2025, Meadowlands Logistics Center, LLC submitted a riparian grant application to the NJDEP's Bureau of Tidelands Management (Tidelands Resource Council), specifically for a riparian sweep grant that would resolve any gaps or gores in riparian title to formerly flowed tidelands within the subject property; 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 Meadowlands Logistics Center, 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 Meadowlands Logistics Center, LLC to the NJDEP Bureau of Tidelands Management for a riparian grant, the Board of Commissioners of the New Jersey Sports and Exposition Authority agrees with

the 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 December 18, 2025.

Christine Sanz
Secretary



MEMORANDUM

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

From: Sara J. Sundell *Date:* December 18, 2025

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

On October 24, 2025, Kelly McCormick of Langan Engineering and Environmental Services, Inc., on behalf of Meadowlands Logistics Center, LLC ("Applicant"), submitted an application to the New Jersey Department of Environmental Protection's Bureau of Tidelands Management (Tidelands Resource Council) for a riparian sweep grant to purchase tidelands claimed by the State within Block 227, Lot 9, in the Town of Secaucus. The subject property is 135.77 acres in area and is undeveloped. The clearance of the tidelands claims on the property will facilitate the construction of the applicant's proposed 775,000-square-foot warehouse and distribution facility with associated site improvements, which is subject to New Jersey Sports and Exposition Authority (NJSEA) approval.

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 NJSEA for comment. The NJSEA has 45 days to submit a recommendation to the Tidelands Resource Council. 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 adopt the attached resolution and authorize same to be forwarded to the Tidelands Resource Council as its comment on the application.

RESOLUTION 2025-66

RESOLUTION TO ADOPT THE MEADOWLANDS ACTION PLAN FOR SAFETY (MAP4S) AND TARGET YEAR 2040 FOR ZERO FATALITIES ON MEADOWLANDS REGION ROADWAYS

WHEREAS, as part of the United States Department of Transportation (“USDOT”) Safe Streets and Roads for All (“SS4A”) discretionary program, a grant was awarded in February 2023 to the NJSEA to develop the Meadowlands Action Plan for Safety (“MAP4S”), which is the first comprehensive safety blueprint for the Meadowlands District (“District”) intended to promote safe and equitable transportation within the Meadowlands region; and

WHEREAS, through the development and adoption of MAP4S, the NJSEA will help Meadowlands District municipalities to better understand their transportation safety needs, prioritize safety projects for implementation, and develop a blueprint to initiate the Vision Zero initiative, which is a widely-adopted strategy designed to eliminate fatalities and serious injuries on roadways; and

WHEREAS, in furtherance of the project, in March 2024, the NJSEA established a Safety Task Force composed of public and private stakeholders throughout the District, which met routinely to assist in the development of MAP4S; and

WHEREAS, the NJSEA staff and its consultant team undertook a comprehensive community outreach program, analyzed relevant data, formulated recommended transportation safety policy modifications, prepared a prioritized list of proposed multi-modal safety improvement projects, and developed performance-measurement metrics to monitor ongoing safety conditions and progress within the District, with these efforts culminating in the development of the draft MAP4S document; and

WHEREAS, the draft MAP4S document was made available for public comment and posted to the NJSEA website on November 5, 2025, and was the subject of a public presentation on November 12, 2025; and

WHEREAS, no public comments were received as of the close of the 30-day comment period and the draft MAP4S document was finalized; and

WHEREAS, subject to final review and revision by the USDOT SS4A program, NJSEA desires to adopt the MAP4S.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the New Jersey Sports and Exposition Authority that the Meadowlands Action Plan for Safety is hereby adopted, and, in furtherance of the Vision Zero initiative, 2040 is hereby designated as the Target Year for Zero Fatalities on Meadowlands region roadways.

BE IT FURTHER RESOLVED that the President & CEO of the New Jersey Sports and Exposition Authority is hereby authorized to execute any and all documents, instruments, or

agreements and take any and all actions or measures deemed necessary to carry out and implement the intent and purpose of this Resolution including actions that further promote roadway safety within the Meadowlands region.

BE IT FURTHER RESOLVED that the implementation of any action contemplated or proposed under the Meadowlands Action Plan for Safety shall remain solely within the discretion of the NJSEA and shall be subject to, and expressly contingent upon, the availability of funds and the approval of any required appropriations, and shall not be construed as creating, requiring, or implying any obligation on the part of the NJSEA to appropriate funds or to commit financial resources for any action identified therein.

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 December 18, 2025.

Christine Sanz
Secretary

RESOLUTION 2025-67

RESOLUTION RELATING TO THE MODIFICATION OF THE QUEST DIAGNOSTICS TRAINING CENTER ON THE METLIFE SPORTS COMPLEX

WHEREAS, Giants Training Facility, LLC (“**GTF, LLC**”) is the owner and operator of the Quest Diagnostics Training Center (the “practice facility”) located at 1925 Giants Drive, 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 on which the practice facility sits; and

WHEREAS, NJSEA and the GTF, LLC are parties to that certain Stadium Project Ground Lease and Development Agreement dated February 23, 2011 (“**Practice Facility Ground Lease Agreement**”); and

WHEREAS, GTF, LLC has identified a critical need to upgrade and expand the practice facility in order to best support football operations; and

WHEREAS, as part of their obligations within Article 3 of the Practice Facility Ground Lease Agreement, GTF, LLC is required to seek approval from the Authority for any major modifications to the “Approved New Facilities Master Plan” by presenting to the Authority’s Master Plan Committee; and

WHEREAS, GTF, LLC submitted plans to the Master Plan Committee for a major modification of the Master Plan for the MetLife Sports Complex for incorporation of the proposed modifications to the practice facility which is proposed to be within the current bounds of the existing property line; and

WHEREAS, the Master Plan Committee conducted a full and diligent review of the proposed modifications, and reviewed all submissions and presentations, and had the opportunity to consult with NJSEA personnel and outside consultants regarding the proposed modifications; and

WHEREAS, on December 10, 2025, GTF, LLC presented their plans to the Master Plan Committee, at which time the committee unanimously voted to recommend that the Board of Commissioners of the NJSEA approve the proposed modifications.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby approves the proposed modification submitted by GTF, LLC; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the President and CEO of the NJSEA or any officer authorized by the President and CEO of the NJSEA (each an “**Authorized Authority Official**”), shall be, and are hereby, authorized, instructed and directed to negotiate, prepare, enter into, execute, deliver, amend, modify and finalize any and all documents, instruments, declarations, opinions and certificates (including, without limitation, amendments to the Practice Facility Ground Lease Agreement and Stadium Lease and any other lease with any tenant of the MetLife Sports Complex, and to authorize and approve subleases and/or master plan modifications related thereto, including any contracts, agreements, leases, or subleases) and to take

all such further actions as are necessary, desirable and/or advisable for the NJSEA to confirm, effectuate, implement, memorialize, consummate and/or perfect the Project or as are otherwise deemed necessary, desirable and/or advisable by the President and CEO of the NJSEA or other Authorized Authority Official.

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 December 18, 2025.

Christine Sanz
Secretary

AWARDS / CONTRACTS

RESOLUTION 2025-68

RESOLUTION AUTHORIZING THE PLACEMENT OF GENERAL LIABILITY, EXCESS LIABILITY AND UMBRELLA, PROPERTY, AUTO, MARINE HULL, MEDICAL PROFESSIONALS, ACTIVE ASSAILANT, TERRORISM, CYBER, DRONE, CRIME & FIDUCIARY, PUBLIC OFFICIALS, HELIPORT & STORAGE TANKS POLICIES

WHEREAS, the New Jersey Sports and Exposition Authority (“Authority”) utilized the services of its Insurance Broker, Willis Towers Watson Northeast, Inc. (“Willis”) to obtain insurance coverage; and

WHEREAS, Willis solicited quotes from multiple insurers for the above referenced policies, and

WHEREAS, as a result of its solicitation, Willis is recommending that the Authority bind the following policies.

<u>Coverage</u>	<u>Carrier</u>	<u>Quote</u>
Property (Sports)	AIG	\$819,886
Property (Lyndhurst & Landfill)	Allianz	\$46,485
Property (Wildwood)	Axis/Intact/Lexington/Markel,	
Property (Wildwood Equip.)	RSUI/Starstone	\$529,653
Property Terrorism	CNA	\$6,985
Marine Boat & Hull	Liberty Mutual	\$36,000
Excess Marine	Brookfield Wealth Solutions	\$31,247
Boat Trailer	Brookfield Wealth Solutions	\$25,725
Gen. Liability (Sports & WW)	Ohio Casualty	\$3,555
Lead Umbrella (Sports)	Philadelphia	\$473,187
Excess Umbrella (Sports)	Philadelphia	\$143,871
Gen. Liability (Commission)	AIG	\$119,304
Lead Umbrella (Commission & Auto)	Old Republic	\$146,298
Excess Umbrella (Commission & Landfills)	Munich Re	\$510,340
Gen. & Excess Liability (Landfills)	Genesis	\$257,830
Excess Master Umbrella (Sports & Commission)	Amtrust/Starstone	\$35,822
Auto Physical Damage	AWAC	\$408,221
Medical Professionals	Markel	\$35,534
Environmental Tanks	Axis	\$42,605
Cyber	Chubb	\$12,357
Terrorism-Active Assailant	AIG	\$30,573
Crime & Fiduciary	Hiscox	\$26,000
Public Officials	AIG	\$13,244
Excess Public Officials	PGU	\$94,317
Heliport Liability	RSUI/Nexus	\$78,484
Drone & Hull Liability	Chubb	\$49,584
Auto - Claims Management	Global Aerospace	\$1,801
	ESIS	\$4,158
Total		\$3,983,066

WHEREAS, the Authority staff has evaluated the insurance premium quotation options submitted by Willis and concurs with its recommendation.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes Willis to bind the policies that will be effective January 1, 2026 through January 1, 2027 at a total cost of \$3,983,066.

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 December 18, 2025.

Christine Sanz
Secretary

EXECUTIVE SESSION

RESOLUTION 2025-69

**RESOLUTION AUTHORIZING THE
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
TO CONDUCT A MEETING TO WHICH
THE GENERAL PUBLIC SHALL NOT BE ADMITTED**

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies in certain circumstances; and

WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA) is of the opinion that those circumstances presently exist.

BE IT RESOLVED by the New Jersey Sports and Exposition authority ("Authority") that it shall conduct a meeting to which the general public shall not be admitted to discuss 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.

This resolution shall become effective immediately.

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 December 18, 2025.

Christine Sanz
Secretary