



Board Meeting

Thursday, October 23, 2025

10:00 a.m.



**AGENDA
REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ
Thursday, October 23, 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 September 25, 2025.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of September 2025.

V. PUBLIC PARTICIPATION ON RESOLUTIONS

VI. APPROVALS

Resolution 2025-44 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.

Resolution 2025-45 Consideration of a Resolution Issuing a Decision on the Suitability Recommendation as Required by the NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District File No. 23-191, Secaucus Realty/J.K. Petroleum - Gas Station Expansion (Special Exception) Block 36, Lot 2 in the Town of Secaucus.

Resolution 2025-46 Consideration of a Resolution Adopting the 2026 New Jersey Sports and Exposition Authority Budget.

VII. CONTRACTS/AWARDS

Resolution 2025-47 Consideration of a Resolution Authorizing the President and CEO to enter into a Contract for the Purchase of Powered Ambulance Stretchers and Compatible Loading and Fastening Systems for the NJSEA Medical Department.

Resolution 2025-48 Consideration of a Resolution Authorizing the Award of a Contract for Phase Three of the Maintenance, Repair and Rehabilitation of the Stormwater Pumps Associated with the Sports Complex Pump Station.

Resolution 2025-49 Consideration of a Resolution Authorizing the President and CEO to Execute a Change Order to the Contract with Joseph M. Sanzari, Inc. of New Jersey for Repairs to the South Connector (NJ #4900-001), North Connector (NJ #4900-002) and Pedestrian Bridge (NJ #4900-003) in East Rutherford.

Resolution 2025-50 Resolution Authorizing entry into a Contract with Structure Care LLC for the Parking Deck A Structural Reinforcement & Related Improvements Design-Build Contract at the Meadowlands Sports Complex on Exigent and Sole Source Bases in Preparation for the FIFA World Cup 2026.
(RESOLUTION TO FOLLOW)

VIII. **PUBLIC PARTICIPATION**

IX. **EXECUTIVE SESSION**

Resolution 2025-51 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 Briefing American Dream Settlement

X. **MOTION TO ADJOURN**

REGULAR SESSION MINUTES



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: September 25, 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

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 (via phone)

Tom Mullahey, Member

Steven Plofker, Esq., Member

Marguerite Schaffer, Esq., Member (via phone)

Louis J. Stellato, Member

Absent:

Michael Gonnelli, Member

Eric Pennington, Member

Also Attending:

Christine Sanz, Executive Vice President

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

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

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

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

Colleen Mercado, Executive Administrative Specialist

Chairman Ballantyne called the meeting to order.

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

Chairman Ballantyne informed everyone of the Meadowlands Birding Festival scheduled to be held on Sunday, October 5th from 9 a.m. to 3 p.m., rain or shine. He reported that the NJSEA would be hosting a Bergen County Utilities Authority Recycling Workshop for county

officials from throughout the region on September 30th. He noted that the state-of-the-art IWS Recycling Facility opened this past summer on NJSEA property, underscoring the Authority's commitment to improving the environment and reducing pollution.

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

Chairman Ballantyne presented the minutes from the July 24, 2025 Regular Session Board meeting.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Stellato the minutes of the Regular Session Board Meeting held on July 24, 2025 were approved by a vote of 14-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the months of July and August 2025.

Upon motion by Commissioner Fontoura and seconded by Commissioner Mullahey the cash disbursements over \$100,000 for the months of July and August 2025 were unanimously approved.

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

VI. **CONTRACTS AND AWARDS**

Resolution 2025-41

Consideration of a Resolution Authorizing Entry into a Contract with Triumvirate Environmental, Health & Safety Experts for Hydrogen Sulfide Monitoring Services at the Keegan Landfill.

Ms. MianECKi stated that the hydrogen sulfide monitoring services were required as per the Administrative Consent Order ("ACO") between the NJDEP and NJSEA. She explained that the customized monitoring installation and real-time monitoring services provided by Triumvirate met the requirements imposed by the ACO and related DEP approvals. She said that the current contract was due to expire on October 28, 2025 and that the NJSEA desired to renew the agreement to insure that the existing monitoring services continued without interruption. She explained that this procurement was in accordance with Executive Order No. 37 and N.J.S.A. 52:34-10(g) and N.J.S.A. 5:10-21.4(a). She stated that Triumvirate had agreed to continue providing the required equipment at an annual rental rate of \$243,000.00 including labor, which was the same rate as under the current contract. She noted that the proposed contract was for a total amount of \$490,000.00 for a term of two years, which included anticipated additional minor work in accordance with the cost proposal provided.

Commissioner Plofker asked Ms. MianECKi if at some point the required monitoring would be less or no longer required. He also asked if the landfills continue to emit hydrogen sulfide even after they are closed.

Ms. MianECKi replied that the Authority was still in the process of receiving NJDEP approval of their closure plans for the landfill and that once the landfill was closed and an air permit was in place, the monitoring requirements could be reduced or eliminated depending on the permits issued. She noted that the emissions had been reduced substantially since 2019 and should continue to be reduced, with hopefully less monitoring required.

Chairman Ballantyne presented Resolution 2025-41. Upon motion by Commissioner Plofker and seconded by Commissioner Mullahey, Resolution 2025-41 was approved by a vote of 14-0.

Resolution 2025-42

Consideration of a Resolution Authorizing a Contract for On-Call Transportation Services.

Mr. Levy advised that this Resolution would authorize a contract with HBC Company for essential preventive maintenance for the Meadowlands Adaptive Signal System for Traffic Reduction ("MASSTR"). He explained that a Request for Qualifications ("RFQ") for On-call Transportation Services was issued in 2024 and included several categories of professional services work associated with the Transportation Department; one of which was Scheduled Preventive Maintenance of MASSTR also known as Category 1: Infrastructure Preservation and Upgrades. He noted that HBC Company was the only firm to respond to the RFQ under Category 1 and was subsequently qualified by the Board by resolution. He went on to describe the work to be provided under this task. He stated that a price proposal and rate schedule were requested from HBC Company. He said that the cost proposal submitted by HBC was for an amount of \$425,000.00, which would be for the full inspection and maintenance of each of the 100 signal locations that make up the MASSTR network. He stated that staff determined that HBC was well qualified and that the submitted cost proposal was reasonable and consistent with rates charged under existing contracts for similar services.

Chairman Ballantyne presented Resolution 2025-42. Upon motion by Commissioner Plofker and seconded by Commissioner Stellato, Resolution 2025-42 was approved by a vote of 14-0.

Resolution 2025-43

Consideration of a Resolution Authorizing the Purchase of an Upgraded Version of NJSEA's CityView Property Data Management and Permitting Software.

Ms. Sundell stated that NJSEA's Land Use Management and Plan Review Department currently utilize CityView, a proprietary software for property data management and permitting, which was critical for various functions of the Department. She explained that staff has been using CityView since 2001 and in order to ensure that the unique software services provided under the existing CityView version remain uninterrupted and continuous, staff determined that the current version must be updated to keep the current system operating effectively. She went on to provide the benefits to the Authority of the upgraded version. She noted that the contract was procured in accordance with Executive Order 37 and N.J.S.A. 5:10-21.4(b). She stated that this Resolution authorizes a one-year contract, with two one-year options to extend, for a total estimated three-year cost of \$448,650.88.

Commissioner Fontoura asked Ms. Sundell if staff was sure that this was the only vendor to supply these services in order to comply with Executive Order No. 37.

Ms. Sundell responded affirmatively and also noted that the data that the Authority has was specific to this system.

Chairman Ballantyne presented Resolution 2025-43. Upon motion by Commissioner Duthie and seconded by Commissioner Mullahey, Resolution 2025-43 was approved by a vote of 14-0.

VII. **PUBLIC PARTICIPATION** - None.

VIII. **EXECUTIVE SESSION** - Chairman Ballantyne stated that there was no need for Executive Session.

IX. **ADJOURNMENT**

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

Meeting adjourned at 10:17 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 September 25, 2025.



Christine Sanz
Secretary

September 25, 2025

Commissioner	Roll Call	2025-41	2025-42	2025-43
Ballantyne, Chairman	P	Y	Y	Y
Buckelew, Vice Chair - via phone	P	Y	Y	Y
Mammano	P	Y	Y	Y
Dowd - via phone	P	Y	Y	Y
Duthie	P	Y	Y	Y
Fontoura	P	Y	Y	Y
Gluck - via phone	P	Y	Y	Y
Gonnelli	--	--	--	--
Gordon	P	Y	Y	Y
Knopf - via phone	P	Y	Y	Y
Mullahey	P	Y	Y	Y
Pennington	--	--	--	--
Plofker	P	Y	Y	Y
Schaffer - via phone	P	Y	Y	Y
Stellato	P	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y

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

APPROVALS



CASH DISBURSEMENTS
\$100,000 OR MORE
SEPTEMBER 2025

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
CONSTELLATION NEW ENERGY, INC.	853,912.70	J/L	ELECTRICITY CHARGES: JUL-AUG 2025
CREAMER SANZARI JOINT VENTURE	1,202,896.33	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
DEFENDER EMERGENCY PRODUCTS	269,542.00	A	PURCHASE OF NEW 2025 MEDIX RP90 FORD E-350
GENTILINI MOTORS	417,434.92	A	PURCHASE OF 7 2025 CHEVROLET TAHOE PPV
JOSEPH M. SANZARI, INC.	511,500.90	A	SOUTH PEDESTRIAN BRIDGE REPAIRS: JUN-AUG 2025
NEW JERSEY STATE POLICE	2,302,426.18	A	OVERTIME CHARGES: JUN-AUG 2025
NEW MEADOWLANDS STADIUM CO., INC.	702,721.63	A	WORLD CUP REIMBURSEMENTS: SEP 2025
EAST RUTHERFORD - SC TOTAL	<u>6,260,434.66</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
KEARNY MUNICIPAL UTILITIES AUTHORITY	446,392.19	A	SEWER USE CHARGES - KEEGAN & 1A/1E: 2ND QTR 2025
LYNDHURST TOTAL	<u>446,392.19</u>		

MONMOUTH PARK RACETRACK

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	188,985.80	A	CAFO SPECIAL ASSESSMENT AGREEMENT: 4TH QTR 2025
MP RACETRACK TOTAL	<u>188,985.80</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 2025-44

**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**

WHEREAS, an application for one use variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Nazar Burak, on behalf of 43 Meadowlands Holdings, LLC, for the premises identified as 43 Meadowland Parkway, Block 21, Lot 2.02, in the Town of Secaucus, New Jersey; and

WHEREAS, the premises is located within the Hackensack Meadowlands District's Commercial Park zone; and

WHEREAS, the use variance is sought in connection with the applicant's proposal to convert an existing 110,397-square-foot office building to a 124,501-square-foot light industrial use building with associated interior alterations and exterior site improvements at the subject premises; and

WHEREAS, the applicant requested use variance relief from N.J.A.C. 19:4-5.46(a), which does not permit a light industrial use in the Commercial Park zone, whereas, a light industry use is proposed; and

WHEREAS, notice of the requested use variance relief was given to the public and all interested parties as required by law and was published in the digital edition of the Star-Ledger on July 17, 2025; and

WHEREAS, the public notice was also posted to NJ.com under Legal Notices, on the New Jersey Press Association's website, njpublicnotices.com, and on the NJSEA's website; and

WHEREAS, a public hearing was held was held in the Executive Conference Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, July 29, 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 Anthony Albano, P.E., Senior Engineer; and

WHEREAS, a comprehensive report dated October 14, 2025, has been prepared indicating the recommendations of the Senior Director of Land Use

Management and the Senior Vice President, Chief of Legal & Regulatory Affairs in this matter; and

WHEREAS, a copy of the recommendation and comprehensive report was provided to the applicant on October 14, 2025; and

WHEREAS, the report recommends the conditional approval of the requested use variance from N.J.A.C. 19:4-5.46(a), which does not permit a light industrial use in the Commercial Park zone, whereas, a light industry use is proposed; 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 hearing, the submissions of the applicant, and recommendations on the application by the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs; and

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

WHEREAS, the Board of Commissioners hereby determines that the requested use variance application to permit a light industrial use within the Commercial Park zone, whereas a light industrial use is not permitted, conditionally conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 43 Meadowlands Holdings LLC/NJ Highlands, LLC - Vertical Grow Facility (Use Variance) application for a use variance from N.J.A.C. 19:4-5.46(a) to permit a light industrial use within the Commercial Park zone, whereas a light industrial use is not permitted, is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated October 14, 2025:

1. The applicant shall provide the NJSEA with copies of correspondence and approvals, licenses, or permits from any other agency having jurisdiction, pursuant to N.J.A.C. 19:4-4.4(e)6, including, but not limited to, the New Jersey Cannabis Regulatory Commission, the New Jersey Department of Environmental Protection, Hudson County, the Hudson Essex Passaic Soil Conservation District, and local regulatory boards such as the Town of Secaucus Local Cannabis Control Board.

2. Between the hours of 9:00 P.M. and 7:00 A.M. daily, trucks shall be prohibited from utilizing the southerly driveway and shall be restricted to use of the northerly driveway.
3. The site shall comply with the requirements of the New Jersey State Air Pollution Control Laws and Codes at N.J.A.C. 7:27 and 7:27B, pursuant to N.J.A.C. 19:4-7.5. The Applicant shall provide an air quality plan for review and approval by the NJSEA Chief Engineer prior to the issuance of any Certificate of Completion and/or Occupancy Certification for the building. The plan shall include air quality monitoring provisions for a minimum period of one year from the date of issuance of a Certificate of Completion and/or Occupancy Certification and at or near 100 percent occupancy level. The NJSEA reserves the right to extend the time period for air quality monitoring at the site, and to require the posting of a performance guarantee to ensure compliance and/or implementation of any identified mitigation measures.

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 October 23, 2025.

Christine Sanz
Secretary



MEMORANDUM

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

From: Sara J. Sundell **Date:** October 23, 2025

Subject: Variance Recommendation - 43 Meadowlands Holdings LLC/NJ Highlands, LLC - Vertical Grow Facility (Use Variance) (File No. 24-477)

An application for one use variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Nazar Burak of 43 Meadowlands Holdings, LLC, for the premises identified as 43 Meadowland Parkway, Block 21, Lot 2.02, in the Town of Secaucus, New Jersey. The subject property is located within the Hackensack Meadowlands District's Commercial Park zone. The use variance request is sought in connection with the applicant's proposal to convert an existing 110,397-square-foot office building to a 124,501-square-foot light industrial use building with associated interior alterations and exterior site improvements at the subject premises.

Specifically, variance relief was requested from the following:

1. N.J.A.C. 19:4-5.46(a), which does not permit a light industrial use in the Commercial Park zone; whereas, a light industry use is proposed.

A public hearing was held in the Executive Conference Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, July 29, 2025.

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

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

RECOMMENDATION ON THE VARIANCE APPLICATION OF
43 Meadowlands Holdings LLC/
NJ Highlands, LLC - Vertical Grow Facility (Use Variance)
FILE #24-477

I. INTRODUCTION

An application for one use variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Nazar Burak of 43 Meadowlands Holdings, LLC, for the premises identified as 43 Meadowland Parkway, Block 21, Lot 2.02, in the Town of Secaucus, New Jersey. The subject premises is located in the Commercial Park zone of the Hackensack Meadowlands District (District). The use variance is sought in connection with an application to convert an existing 110,397-square-foot office building to a 124,501-square-foot vertical grow facility, including associated interior alterations and exterior minor site improvements.

The proposed use of the site as a vertical grow facility is defined as light industry pursuant to N.J.A.C. 19:4-2.2. Although the applicant intends to grow and process cannabis at the subject premises, the Hackensack Meadowlands District Zoning Regulations do not regulate specific commodities within a light industrial facility, provided that the performance standards of N.J.A.C. 19:4-7.1 et seq. (with respect to noise, vibrations, airborne emissions, hazardous materials, glare, wastewater, and traffic) are met. Applicants to the NJSEA are responsible for obtaining approvals from any other agency having jurisdiction and, with respect to the proposed cannabis commodity, the applicant's proposal is subject to the review and approval of the Town of Secaucus Local Cannabis Control Board.

Therefore, specifically, variance relief is requested from the following:

1. N.J.A.C. 19:4-5.46(a) - Permitted Uses: The applicant proposes a light industrial use on the subject property, whereas a light industrial use is not a permitted use in the Commercial Park zone.

Public notice of this hearing was published in the digital edition of the Star-Ledger on July 17, 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. No written objections were received. A public hearing was held in the Executive Conference Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey, on Tuesday, July 29, 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, identified as 43 Meadowland Parkway, Block 21, Lot 2.02, consists of approximately 3.53 acres and is located in the District's Commercial Park zone. The site is currently developed with an existing two-story office building that had previously been occupied by a broadcast television studio with an existing gross floor area of approximately 110,397 square feet. In 2019, conditional zoning approval was issued by the Town of Secaucus pursuant to the opt-out provisions of the Hackensack Meadowlands Agency Consolidation Act to convert the studio facility to 92,169 square feet of office space and 36,594 square feet of warehouse space (*NJSEA File # 19-078 - SOF/43 Meadowland Parkway LLC/Hartz-C.O./Site Improvement (Use Change)*). Approximately 21,693 square feet of space received occupancy approval for office use (*NJSEA File #19-105 SOF/43 Meadowland Parkway LLC/Lehalgen Realty - C.O.*), while the remainder of the project was not built, nor received further occupancy or completion certifications.

The property contains frontage along Meadowland Parkway with two right-turn-in/right-turn-out driveways along Meadowland Parkway providing access to and from the site. The site is bordered by a wetlands mitigation site to the north, Snipes Park located along the Hackensack River to the west, and a mixed-use

development containing residential, office and hotel structures to the south. Properties to the east across Meadowland Parkway consist of mid-rise multi-family residences.

The applicant requests a use variance to convert the existing 110,397-square foot building to a light industrial use, as light industrial uses are not a permitted use within the Commercial Park zone. The applicant also proposes interior alterations to fill in an open area on the building's existing second level, which would expand the total floor area to 124,501 square feet, as well as associated minor site improvements.

B. Response to the Public Notice

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

III. PUBLIC HEARING (July 29, 2025)

A public hearing was held in the Executive Conference Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, July 29, 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 Anthony Albano, 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	Site Plan Drawings entitled "43 Meadowlands Parkway, Block 21, Lot 2.02, Town of Secaucus, Hudson County, New

Jersey”, prepared by Frank H. Lehr Associates, dated 8/31/23, and last revised 4/22/25.

A-2 Architectural Drawings entitled “43 Meadowlands Parkway, Zoning, 43 Meadowlands Parkway Secaucus, NJ 07094”, prepared by ArcWest Architects, Inc., last revised 11/15/2024.

A-3 “Aerial Imagery of Subject Site and Surroundings,” Sheets 1 through 4, prepared by John McDonough Associates, LLC.

B. Testimony

Gary Werner, Esq., and Robert McBriar, Esq., of the firm Schenck, Price, Smith & King, LLP, represented the applicant, 43 Meadowlands Holdings, LLC, at the hearing. The following witnesses testified in support of the application:

1. Adam Alonso, Owner Representative;
2. Richard Adelsohn, P.E., Frank H. Lehr Associates;
3. Todd Heirls, AIA, ArcWest Architects;
4. Patrick Downey, P.E., PTOE, Dynamic Traffic, LLC;
5. Alexander Garcia, Operations Representative;
6. John McDonough, P.P., AICP, John McDonough Associates, LLC;
- and
7. Nazar Burak, Property Owner.

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

C. Public Comment

Carl Rizzo, Esq. and Emily Lamond, Esq., of the firm Cole Schotz, P.C. provided comments at the public hearing on behalf of Hartz Mountain Industries, in objection to the subject application.

Gary Jeffas, Town of Secaucus Administrator, provided comments at the public hearing on behalf of the Town of Secaucus.

IV. RECOMMENDATION

A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.46(a), which does not permit a light industrial use in the Commercial Park zone.

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

1. Concerning use variances:

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

The subject property is the site of a former broadcast media facility, having a unique interior layout, with non-contiguous portions of the first floor containing areas with depressed floor slabs or double-height ceilings. The ability to adapt the existing building to accommodate uses permitted within the Commercial Park zone is constrained due to these physical building characteristics, resulting in peculiar and exceptional practical difficulties. Improvements to the building to, for example, provide a level floor slab, would add

extraordinary costs not typically associated with a tenant fit-out or continuing occupancy of an existing commercial structure, resulting in an exceptional and undue hardship for the property owner to adapt the building to a permitted commercial use. Contextually, these atypical costs, paired with the state of the office market, which continues to experience a prolonged period of high office vacancy rates and depressed rents, would make conversion of the building to office space impracticable at the premises. This assertion is supported by NJSEA file records, specifically *NJSEA File # 19-078 - SOF/43 Meadowland Parkway LLC/Hartz-C.O./Site Improvement (Use Change)*, which was reviewed by the Town of Secaucus pursuant to the opt-out provisions of the Hackensack Meadowlands Agency Consolidation Act. In this file, in 2019, the Town of Secaucus issued conditional zoning approval for the conversion of the studio facility to 92,169 square feet of office space and 36,594 square feet of warehouse space, of which only 21,693 square feet of space received occupancy approval for office use (*NJSEA File #19-105 SOF/43 Meadowland Parkway LLC/Lehalgen Realty - C.O.*), while the remainder of the project was not built, nor received further occupancy or completion certifications.

Therefore, the strict application of the regulations would create exceptional or undue hardship upon the property owner. The proposed plans evidence that the structure could feasibly be adapted to a light industrial use, given the presence of an existing open floor plan and existing loading areas that are of adequate size to support the operations associated with a light industrial use. Improvements, including infilling underutilized space within the existing building, are minimal and do not expand the exterior building footprint.

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

The granting of the use variance to permit the alteration of the existing office building to a light industrial use with related site improvements on the subject property 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.

Neighboring properties within the Commercial Park zone to the south of the site contain a multi-family residential building, office building, hotel building, and parking garage located along Harmon Plaza, with Hudson Regional Hospital located further south along Meadowland Parkway. The properties on the opposite side of Meadowland Parkway from the subject site are located within the Neighborhood Commercial zone of the Hackensack Meadowlands District and contain multi-family mid-rise buildings. Properties to the north and west of the site are open space areas, consisting of a wetlands mitigation site to the north and Snipes Park to the west.

The light industrial use proposed at this location will not result in significant adverse impacts to neighboring properties or the public. On behalf of Hartz Mountain Industries, counsel from Cole Schotz, P.C. objected to the use of the premises as a cannabis use. As stated in the introduction to this recommendation in Section I. above, the NJSEA does not consider cannabis a use, but a commodity. Any

approval of a light industrial use on this property would run with the land; for example, if the applicant proposed to grow tomatoes or lettuce at the subject premises, the same process would apply. Similarly, applicants for cannabis-related occupancies of existing light industrial and retail facilities throughout the Meadowlands District need only receive continued occupancy certifications by the NJSEA. These certifications would be issued contingent on the applicant meeting all other laws and requirements and obtaining all required approvals, such as municipal approvals by the local cannabis control board, just as liquor stores must obtain liquor licenses, before operating. Mr. Jeffas, on behalf of the Town of Secaucus, stated that the light industrial use was under the purview of the NJSEA, and that any cannabis approvals would be required and reviewed by the Town of Secaucus Local Cannabis Control Board in accordance with their ordinance (T-67 through 69). In order to ensure that the applicant has obtained required approvals, it is a recommended condition that the applicant shall provide the NJSEA with copies of any approvals, licenses, or permits from any other agency having jurisdiction, pursuant to N.J.A.C. 19:4-4.4(e)6.

With respect to public safety and morals, the applicant testified that the site will be secured with fencing, gates, and facial recognition cameras, and will not be open to the public. The site improvements associated with the light industrial use would reduce paved surfaces by approximately 1,100 square feet. The existing landscaping along Meadowland Parkway is proposed to be refreshed with new plantings and the removal of overgrown and dead plantings.

Site circulation improvements, including redirection of vehicles traveling along the easterly drive aisle traversing the front of the building, from a one-way southbound to a one-way northbound direction, will orient on-site vehicle travel away from the adjoining residential building to the south (thereby minimizing potential impacts from headlight glare). The two existing driveway openings along Meadowland Parkway southbound will continue to be utilized, with limited right-turn-in/right-turn-out movements. The driveways would be upgraded with new striping and signage to increase safety for pedestrians and bicyclists using the existing bike lanes along the Meadowland Parkway frontage. The level of traffic associated with the proposed light industrial use is less than traffic generated by typical office uses. However, to minimize potential adverse impacts from trucks and to ensure that the public convenience and welfare of residents within the adjacent Osprey Cove residential development at Block 21, Lot 1.01 are not negatively impacted, it is recommended, as a condition of this recommendation, that between the hours of 9:00 P.M. and 7:00 A.M. daily, trucks shall be prohibited from utilizing the southerly driveway and restricted to use of the northerly driveway only,. Therefore, the public order and convenience will not be substantially detrimentally impacted by the requested use variance.

The proposed change of use will enable the full occupancy of an commercial building, which has been underutilized since it was vacated by a studio facility in 2019, and exterior building and site improvements will upgrade the visual appearance of the structure and the site, thereby promoting prosperity. Building improvements will include air handling equipment to ensure that air quality

requirements are met and odor controls are in place. (T-31) The applicant also proposes to screen existing units with sound-buffering screens. (T-32, 58) In order to ensure that there will be no detrimental impacts to public health and safety as a result of proposed or potential future light industrial tenant operations at the subject premises, it is recommended, as a condition of approval, that the site shall comply with the requirements of the New Jersey State Air Pollution Control Laws and Codes at N.J.A.C. 7:27 and 7:27B, pursuant to N.J.A.C. 19:4-7.5. It is further recommended that the Applicant shall provide an air quality plan for review and approval by the NJSEA Chief Engineer prior to the issuance of any Certificate of Completion and/or Occupancy Certification for the building. The plan shall include air quality monitoring provisions for a minimum period of one year from the date of issuance of a Certificate of Completion and/or Occupancy Certification and at or near 100 percent occupancy level. The NJSEA reserves the right to extend the time period for air quality monitoring at the site, and to require the posting of a performance guarantee to ensure compliance and/or implementation of any identified mitigation measures.

Therefore, with the recommended conditions, the requested use 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.

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

The site is currently developed with an existing two-story commercial building that had formerly been utilized as a television broadcast studio and office space with a floor area of 110,397 square feet. The applicant proposes interior alterations on the building's existing second level to fill in open double-height space, which would expand the total floor area to 124,501 square feet, as well as associated minor site improvements. The proposed light industrial use will result in a decrease of paved surfaces and stormwater runoff, reduced sewage generation, and a reduction in traffic generated during the weekday morning and afternoon peak hours when compared to the building being operated as an office.

The applicant's traffic engineer testified that the proposed light industrial use would generate 91 trips during the morning peak period and 84 trips during the evening peak period. The anticipated traffic levels are below the prevailing industry-accepted and New Jersey Department of Transportation standard of 100 trips or more as the threshold determinant for a significant increase in traffic, which aligns with the parameters of N.J.A.C. 19:7-10(a)2. The trip generation analysis for the proposed industrial site did not take any credit for trips that would be produced if the existing building were fully occupied and operating as an office. Additionally, the deliveries to and from the site will be via vans or box trucks using

existing loading areas that are designed to accommodate larger trucks if necessary. Delivery frequency for the proposed light industrial use will be limited to two incoming deliveries per week, and, when at full operational capacity, three outgoing deliveries per day. (T-38)

Adequate utility infrastructure, including storm and sanitary sewers, public water, gas, electric and telephone services, exists to serve the proposed light industrial use. With respect to impacts on water and sewer capacity, the applicant's operations recycle water, thereby minimizing impacts to these utilities, and any other approvals, including treatment works approvals or water allocation permits, would be required to be obtained by the applicant before starting operations. (T-59, 63)

Therefore, the proposed use will not negatively impact the existing utility and road infrastructure in the neighborhood.

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

The proposed use variance will not have a substantial adverse environmental impact. The site is presently developed with a two-story commercial building and related site improvements. There is no proposed exterior expansion of the building, and the proposal will reduce paved surfaces on the site by approximately 1,100 square feet. Landscaping will be enhanced along Meadowland Parkway, thereby promoting a desirable visual environment. The proposed development will not adversely impact wetlands or other sensitive environmental features, as there are no exterior building additions

or additional impervious areas that are proposed. Additionally, the applicant's planner and engineer testified that the proposed industrial use will not cause the NJSEA's performance standards to be exceeded for glare, noise, vibrations, airborne emissions, hazardous or radioactive materials, and wastewater (T-57 through 59), and all performance standards with respect to these items are required to be met by N.J.A.C. 19:4-7.1 et seq.

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

The subject property is located within the Commercial Park zone of the Hackensack Meadowlands District, which is intended to accommodate commercial mixed-use developments in compact centers that are designed to be interrelated, including banks, office buildings, retail stores, and restaurants. Part of the intent for this mix of uses in the zone is to distribute peak-hour traffic and provide for shared parking with uses having different peak hours of operation. In this particular case, the proposed light industrial use would generate less traffic and require less parking than permitted commercial uses such as office and retail space. Meadowland Parkway itself serves a number of industrial uses within the vicinity of the site and, with proximate access to Route 3, site-generated traffic is not anticipated to significantly impact the local roadway network.

Additionally, one of the general purposes of the District Zoning Regulations is 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 the surrounding environs. The architectural plans (Exhibit A-2) depict a structure consistent with the character of the surrounding buildings and similar in design to a typical office use permitted in the zone. The proposal represents adaptive reuse of an existing, underutilized structure that will improve both the building and the site.

Therefore, the proposed industrial use at this particular location will not substantially impair the intent and purpose of the regulations.

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

The District Master Plan designates the subject premises as a part of the District's Waterfront Development Planning Area. While the planning areas in the Master Plan do not constitute zoning districts, the planning objectives for these areas provide the foundation for the District Zoning Regulations and Official Zoning Map, which reflect the spirit and intent of the Master Plan and are the mechanism by which the policies and principles of the Master Plan are implemented and enforced.

The Waterfront Development Planning Area envisions a mix of land uses such as pedestrian walkways, restaurants, marinas/boat launches, related commercial activities and, in certain portions, residential development. The proposed light industrial use is intended to be accommodated within an existing commercial building that adjoins Snipes Park along the Hackensack River waterfront. Enjoyment of adjoining natural areas by area residents,

visitors, and employees will not be precluded by the proposed change in use. All proposed light industrial operations will be located indoors and are required to meet environmental performance standards. Less traffic and parking is associated with a light industrial use than permitted office and retail uses in the zone. The proposal seeks adaptive reuse of the existing building and infrastructure, and proposes site improvements, such as upgraded lighting that will minimize lighting impacts to adjoining natural areas. Thus, the proposal promotes a specific goal of the Master Plan to “require commercial development to be constructed at a scale that will allow the river to play an important visual role in how the buildings are viewed and how the mix of uses are integrated into the water’s edge,” which is achieved by reutilizing an existing vacant development and not increasing the intensity of development along the waterfront. Therefore, the proposed light industrial use will contribute to and promote the intent of the District Master Plan.

V. SUMMARY OF CONCLUSIONS

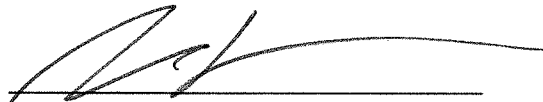
A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.46(a), which does not permit a light industrial use in the Commercial Park Zone, whereas, a light industrial use is being proposed.

Based on the record in this matter, the use variance application to permit a light industrial use within the Commercial Park Zone, whereas a light industrial use is not permitted, is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITIONS:

1. The applicant shall provide the NJSEA with copies of correspondence and approvals, licenses, or permits from any other agency having jurisdiction, pursuant to N.J.A.C. 19:4-4.4(e)6, including, but not limited to, the New Jersey Cannabis Regulatory Commission, the New Jersey Department of Environmental Protection, Hudson County, the Hudson Essex Passaic Soil Conservation District, and local regulatory boards such as the Town of Secaucus Local Cannabis Control Board.
2. Between the hours of 9:00 P.M. and 7:00 A.M. daily, trucks shall be prohibited from utilizing the southerly driveway and shall be restricted to use of the northerly driveway.
3. The site shall comply with the requirements of the New Jersey State Air Pollution Control Laws and Codes at N.J.A.C. 7:27 and 7:27B, pursuant to N.J.A.C. 19:4-7.5. The Applicant shall provide an air quality plan for review and approval by the NJSEA Chief Engineer prior to the issuance of any Certificate of Completion and/or Occupancy Certification for the building. The plan shall include air quality monitoring provisions for a minimum period of one year from the date of issuance of a Certificate of Completion and/or Occupancy Certification and at or near 100 percent occupancy level. The NJSEA reserves the right to extend the time period

for air quality monitoring at the site, and to require the posting of a performance guarantee to ensure compliance and/or implementation of any identified mitigation measures.

<u>CONDITIONAL APPROVAL</u>	<u>10/14/2025</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management

<u>CONDITIONAL APPROVAL</u>	<u>10/14/25</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

RESOLUTION 2025-45

**RESOLUTION ISSUING A DECISION ON THE
SUITABILITY RECOMMENDATION AS REQUIRED BY THE
NJSEA INTERIM POLICIES GOVERNING AFFORDABLE HOUSING
DEVELOPMENT IN THE MEADOWLANDS DISTRICT
FILE No. 23-191, Secaucus Realty/J.K. Petroleum - Gas Station Expansion
(Special Exception)
BLOCK 36, LOT 2
IN THE TOWN OF SECAUCUS**

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

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

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

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

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

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

WHEREAS, the *Interim Policies*, last revised by Resolution No. 11-29 on July 27, 2011, govern all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a

redevelopment plan pertaining to new proposed uses or changes to existing uses, received on or after July 24, 2008, and remain in effect until the NJSEA promulgates new regulations concerning affordable housing, or the *Interim Policies* are withdrawn or rescinded by Commission action or court order, whichever occurs first; and

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

WHEREAS, a zoning certificate application was submitted to the NJSEA on April 10, 2023, by Jerry Filloon, of TEF Environmental, for the premises identified as 212 and 216 County Avenue, Block 36, Lots 1 and 2, in the Town of Secaucus, New Jersey, which is located in the District's Neighborhood Commercial zone; and

WHEREAS, the subject application proposes the expansion of the existing fuel service station located at 212 County Avenue, Block 36, Lot 1, onto the adjoining property, identified as 216 County Avenue, Block 36, Lot 2, and, as such, is not exempt from the *Interim Policies*; and

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

WHEREAS, the Review Team evaluated the suitability of the subject property, identified as Block 36, Lot 2, taking into consideration the specific application submitted for the proposed expansion of the existing fuel service station into the adjoining property; and

WHEREAS, a suitability review, dated October 10, 2025, and attached hereto, has been prepared, indicating the recommendation of the Review Team in this matter; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority that the property located at 216 County Avenue, Block 36, Lot 2, in the Town of Secaucus, New Jersey, is deemed to be unsuitable for residential use.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of October 23, 2025.

Christine Sanz
Secretary



MEMORANDUM

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

From: Sara J. Sundell, P.E., P.P. Date: October 23, 2025

Subject: Site Suitability Recommendation for 216 County Avenue, Block 36, Lot 2, in the Town of Secaucus (File No. 23-191)

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

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

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

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

The NJSEA received an application for the proposed expansion of the existing fuel service station located on Block 36, Lot 1, onto the subject property, which is identified as 216 County Avenue, Block 36, Lot 2, in the Town of Secaucus, New Jersey. The subject property is located within the District's Neighborhood Commercial zone.

The matter was forwarded to the Review Team for review of the proposed site in accordance with the *Interim Policies*. A suitability review, dated October 10, 2025, has been prepared, indicating that the Review Team recommends that the subject property is not suitable for residential use.

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

Suitability Review – Summary

File No. 23-191

Secaucus Realty/J.K. Petroleum - Gas Station Expansion (Special Exception)

Block 36, Lot 2, in the Town of Secaucus

October 10, 2025

The New Jersey Sports and Exposition Authority (NJSEA) received a zoning certificate application for the proposed expansion of the existing fuel service station at 212 County Avenue, Block 36, Lot 1, into the adjoining property located at 216 County Avenue, Block 36, Lot 2, in Secaucus, New Jersey. The subject property at Lot 2 is located in the District's Neighborhood Commercial (NC) zone and, as such, is not exempt from the site suitability review process. In keeping with the review process, the site characteristics of Lot 2 have been evaluated in accordance with the "Interim Policies Governing Affordable Housing Development in the Meadowlands District," adopted by the NJMC on July 24, 2008, and last revised on July 27, 2011.

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

- i. **The site is adjacent to compatible land uses and has access to appropriate streets.**
 - The subject property (Lot 2) is located on County Avenue and contains an existing two-story brick residence with a detached three-car garage that is adjacent to a gas station to the south and a Dunkin' retail store to the north, which back up to a residential neighborhood. While the subject property is located adjacent to a residential neighborhood to the west, there is no physical connection to that neighborhood via shared streets or adjoining open yards, as the existing detached garage, proposed to remain, is located along the site's rear property line. Adjacent businesses located along County Avenue further separate the existing residential lot from this neighborhood. Furthermore, a large warehouse building is located directly across County Avenue. The existing uses along County Avenue generate significant traffic that is not compatible with a residential use.
 - The proposed development site is located on a lot that currently contains a residential structure with a driveway that is accessed directly from County Avenue.
 - The proposed development site is located along County Avenue, which is a major arterial roadway within the Hackensack Meadowlands District. Residential driveways requiring vehicles to enter from or

backup and exit onto a busy thoroughfare such as County Avenue present a safety issue and are not recommended.

- This criterion is not met by the subject property.
- ii. **The site has access to water and sewer infrastructure with sufficient capacity.**
- This criterion is met by the subject property.
- iii. **The site can be developed consistent with the rules of the NJSEA.**
- The expansion of the fuel service station use onto Lot 2 is a Special Exception use within the Neighborhood Commercial zone.
 - Residential development is an approved use in the Neighborhood Commercial zone.
 - This criterion is met by the subject property.
- iv. **Former and existing land uses, either on the site or in the vicinity, may not expose residents to environmental hazard. Alternatively, the site shall be remediated to NJDEP residential standards as a condition of the Board's approval.**
- The subject property is not listed on the NJDEP's Known Contaminated Site List for New Jersey.
 - As the subject property is adjacent to an existing fuel service station, fumes from the fuel and spillage of gasoline from the station or its underground storage tanks could potentially create an environmental hazard for residents in the vicinity.
 - As such, this criterion is not met by the subject property.
- v. **The size, shape, or layout of any existing structure that shall remain, or other physical limitation(s) not listed previously, do not preclude residential use.**
- The subject property is currently developed with a two-story brick residential building.
 - The existing dwelling on the property dates to 1948, according to tax records. Additionally, the size of the lot, measuring approximately 5,400 square feet and having a lot frontage of 47.71 feet on County Avenue, is not conforming to the minimum lot size requirement of 7,500 square feet in the Neighborhood Commercial zone. The relatively small lot size and age of the existing structure could not reasonably accommodate

alterations or additions to the existing structure, or construction of an additional structure, to provide for inclusionary housing on the property.

- The existing residential building is proposed to be removed to allow for the expansion of the existing fuel service station located on the neighboring lot to the south.
- The existing detached three-car garage on Lot 2 is proposed to remain and be utilized in association with the expansion of the existing adjacent fuel service station.
- The existing fuel service station has very limited space for vehicular circulation and customer queuing and limited space for fuel delivery trucks to unload their product into the underground fuel storage tanks, and there is no existing physical buffer between the fuel service station and existing dwelling.
- As such, this criterion is not met by the subject property.

vi. The site is suitable for residential use pursuant to sound planning principles.

- The location of the property in question is not conducive to residential uses, as the site is located along a heavily-trafficked corridor used by trucks and other vehicles.
- Within this block of County Avenue, the fuel service station and the Dunkin' retail store are commercial uses that are active throughout the day and evening, resulting in traffic noise from both patrons and deliveries, which is not beneficial to a neighboring residential use along County Avenue.
- As the existing residential property is adjacent to an existing fuel service station, fumes from the fuel and spillage of gasoline from the station or its underground storage tanks is not compatible with a residential use.
- As such, this criterion is not met by the subject property.

In summary, only two (2) of the above criteria, as per Section IV(c)1 of the Interim Policies, apply to the subject property.

Conclusion

While a residential use on the subject property, located at 216 County Avenue, Block 36, Lot 2, in the Town of Secaucus, is permitted by the Neighborhood Commercial zone, due to the adjacent commercial uses, limited lot area, and

retention of an existing detached three-car garage on Lot 2, the property is recommended to be deemed unsuitable for housing.

Contingent upon the approval of this recommendation by the NJSEA Board of Commissioners, the review by the NJSEA of the submitted zoning certificate and Special Exception applications for the proposed expansion of the existing fuel service station on Lot 1 into the adjoining property on Lot 2 may proceed for this site. As a condition of any zoning certificate approval, the applicant shall be required to satisfy the project's affordable housing requirements as per Section VII(a) of the Interim Policies or as required by law.

RESOLUTION 2025-46

**RESOLUTION ADOPTING THE
2026 NEW JERSEY SPORTS AND EXPOSITION AUTHORITY BUDGET**

BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the attached Operations budget is hereby approved and adopted as the 2026 New Jersey Sports and Exposition Authority Budget.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of October 23, 2025.

Christine Sanz
Secretary



NEW JERSEY SPORTS & EXPOSITION AUTHORITY

For the Twelve Months Ending

	2025 Final Budget	2026 Proposed Budget	2026 vs. 2025
REVENUES			
Operating Revenue			
NMSCO Ground Lease	\$ 6,300,000	\$ 6,381,250	\$ 81,250
NMR Shared Services/Ground Lease	\$ 9,000,000	\$ 9,500,000	\$ 500,000
MP Shared Services/Interest Income	\$ 2,278,490	\$ 2,909,038	\$ 630,548
Lease Revenue	\$ 2,039,910	\$ 2,104,592	\$ 64,682
Land Use Fee Income	\$ 800,000	\$ 710,700	\$ (89,300)
Market Place	\$ 460,000	\$ 460,000	\$ -
Wireless Income	\$ 350,000	\$ 464,910	\$ 114,910
Wildwood Management Fees	\$ 315,000	\$ 315,000	\$ -
Arena Revenue	\$ 1,200,000	\$ 1,200,000	\$ -
AD Shared Services*	\$ 1,705,184	\$ 1,705,184	\$ -
AD Ground Lease*	\$ 4,743,750	\$ 5,187,077	\$ 443,327
Misc. Other	\$ 1,271,200	\$ 1,193,750	\$ (77,450)
TOTAL REVENUES	\$ 30,463,534	\$ 32,131,501	\$ 1,667,967
EXPENSES			
Operating Expenses			
Salaries/Fringe-Administrative & Retirees	\$ 16,428,071	\$ 17,856,060	\$ 1,427,989
Salaries/Fringe-Union	\$ 8,298,590	\$ 8,629,565	\$ 330,975
Supplies	\$ 975,050	\$ 918,850	\$ (56,200)
Services - Non Discretionary	\$ 13,739,484	\$ 14,573,439	\$ 833,955
Services - Discretionary	\$ 6,565,304	\$ 5,480,274	\$ (1,085,030)
Repairs/Maintenance	\$ 2,202,730	\$ 2,161,430	\$ (41,300)
Utilities	\$ 3,983,650	\$ 3,953,300	\$ (30,350)
Other	\$ 17,320,655	\$ 19,197,583	\$ 1,876,928
TOTAL EXPENSES	\$ 69,513,534	\$ 72,770,501	\$ 3,256,967
OPERATING GAIN/(LOSS)	\$ (39,050,000)	\$ (40,639,000)	\$ (1,589,000)
NON-OPERATING INCOME/(EXPENSES)			
State Appropriation	\$ 33,000,000	\$ 33,000,000	\$ -
Solid Waste Appropriation	\$ 5,000,000	\$ 5,000,000	\$ -
MRRI Appropriation	\$ 50,000	\$ -	\$ (50,000)
MRRI Appropriation Reserve	\$ 100,000	\$ -	\$ (100,000)
Environmental Center Reserve	\$ 900,000	\$ -	\$ (900,000)
Lyndhurst Maintenance Fund	\$ -	\$ 2,189,000	\$ 2,189,000
Barge Park Marina Maintenance Fund	\$ -	\$ 450,000	\$ 450,000
TOTAL NON-OPERATING INCOME/(EXPENSES)	\$ 39,050,000	\$ 40,639,000	\$ 1,589,000
CHANGE IN NET POSITION	\$ -	\$ -	\$ -

AWARDS / CONTRACTS

RESOLUTION 2025-47

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER
INTO A CONTRACT FOR THE PURCHASE OF POWERED AMBULANCE
STRETCHERS AND COMPATIBLE LOADING AND FASTENING
SYSTEMS FOR THE NJSEA MEDICAL DEPARTMENT**

WHEREAS, to meet its existing and future needs related to the provision of emergency services at the MetLife Sports Complex, the NJSEA Medical Department requires replacement of its aging ambulance stretchers and loading and fastening systems currently in use by the Department; and

WHEREAS, on or about July 3, 2025, the Authority publicly issued a Request for Proposal ("RFP") CE-800 seeking a qualified vendor to supply a total of fourteen (14) specially equipped powered stretchers and five (5) loading and fastening systems; and

WHEREAS, on August 6, 2025, the Authority received two proposals in response to the RFP; and

WHEREAS, the proposals were evaluated and scored by a review team based on criteria established within the RFP; and

WHEREAS, based on an evaluation of the submitted proposals, the review team has determined that the proposal submitted by Stryker of Redmond, WA, for purchase of the above referenced equipment, at a total project cost of \$397,840.95, is the most advantageous to the NJSEA, price and other factors considered.

NOW, THEREFORE, BE IT RESOLVED that the President and Chief Executive Officer is hereby authorized to enter into a purchase agreement with Stryker in the amount not to exceed \$397,840.95.

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 October 23, 2025.

Christine Sanz
Secretary

RESOLUTION 2025-48

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR
PHASE THREE OF THE MAINTENANCE, REPAIR AND REHABILITATION
OF THE STORMWATER PUMPS ASSOCIATED WITH THE SPORTS
COMPLEX PUMP STATION**

WHEREAS, on September 17, 2025, Task Order #3 was issued to two of the three previously qualified on-call millwright firms under CN-286 to provide for the next phase of the maintenance, repair and rehabilitation of the ten (10) storm water screw pumps located in East Rutherford; and

WHEREAS, Task Order #3 builds upon the work completed in Task Order #2 and continues the necessary work to protect the complex from potential flooding; and

WHEREAS, the due date for the responses to Task Order #3 request was set on September 30, 2025; and

WHEREAS, Walker Diving declined to submit a price for Task Order #3; and

WHEREAS, Labor Service Management of Colts Neck, New Jersey responded to the request for bid; and

WHEREAS, Labor Service Management proposed a price of \$207,947.00; and.

WHEREAS, the staff reviewed the proposal and is recommending award to Labor Service Management Company, in the amount of \$207,947.00.

NOW, THEREFORE, BE IT RESOLVED that the President and Chief Executive Officer is hereby authorized to enter into a purchase agreement with Labor Service Management in the amount not to exceed \$207,947.00.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of October 23, 2025.

Christine Sanz
Secretary

RESOLUTION 2025-49

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO EXECUTE A
CHANGE ORDER TO THE CONTRACT WITH JOSEPH M. SANZARI, INC. OF
NEW JERSEY FOR REPAIRS TO THE SOUTH CONNECTOR (NJ #4900-001),
NORTH CONNECTOR (NJ #4900-002) AND PEDESTRIAN BRIDGE (NJ #4900-003)
IN EAST RUTHERFORD**

WHEREAS, the New Jersey Sports and Exposition Authority requires additional significant bridge repairs to the South Connector NJ#4900-001; North Connector NJ#4900-002 and Pedestrian Bridge NJ#4900-003; and

WHEREAS, in May 2025, following a publicly advertised bid process, the NJSEA Board of Commissioners adopted Resolution 2025-16, awarding a contract to Joseph M. Sanzari, Inc. to undertake bridge repair services for a lump sum of \$538,422.00; and

WHEREAS, the bid included unit pricing for any additional work which was evaluated using NJDOT Cost Estimating Guidelines; and

WHEREAS, NJSEA Engineering Staff has determined that it has become necessary to issue a change order authorizing additional work on the NJSEA Bridge Repairs South, North and Pedestrian Bridges; and

WHEREAS, the proposal for additional work, including cost, has been reviewed and approved by the NJSEA Engineering Staff and PS&S, acting as the NJSEA full-time lead field engineer.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to execute a change order to the contract for bridge repairs with Joseph M. Sanzari, Inc., authorizing additional work at a cost of \$189,453.95.

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 October 23, 2025.

Christine Sanz
Secretary

RESOLUTION 2025-50

RESOLUTION AUTHORIZING ENTRY INTO A CONTRACT WITH STRUCTURE CARE LLC FOR THE PARKING DECK A STRUCTURAL REINFORCEMENT & RELATED IMPROVEMENTS DESIGN-BUILD CONTRACT AT THE MEADOWLANDS SPORTS COMPLEX ON EXIGENT AND SOLE SOURCE BASES IN PREPARATION FOR THE FIFA WORLD CUP 2026

FULL RESOLUTION TO FOLLOW

EXECUTIVE SESSION

RESOLUTION 2025-51

**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:

- Legal Briefing American Dream Settlement

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 October 23, 2025.

Christine Sanz
Secretary