



Board Meeting

Thursday, April 23, 2026

10:00 a.m.



**AGENDA
REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ
Thursday, April 23, 2026

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 February 26, 2026.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the months of February and March 2026.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VI. **APPROVALS**

Resolution 2026-14 Consideration of a Resolution Issuing a Statement of Consent for a Proposed Amendment to the Northeast Water Quality Management Plan Pertaining to File No. 24-357 COF/Russo Meadowlands Park LLC - 651 12th Street – New Building, Block 84, Lot 2, in the Borough of Carlstadt.

Resolution 2026-15 Consideration of a Resolution Issuing a Decision on the Bulk Variance Applications Submitted as part of File No. 25-444 ML Plaza Owner/2 Meadowlands Plaza – Outdoor Events - FIFA (Variances), Block 108.03, Lots 1 and 2 in the Borough of East Rutherford.

Resolution 2026-16 Consideration of a Resolution Issuing a Decision on the Bulk Variance Applications Submitted as part of File No. 25-493 ML Plaza Owner/2 Meadowlands Plaza – Signage - FIFA (Variances), Block 108.03, Lots 1 and 2 in the Borough of East Rutherford.

VII. **CONTRACTS/AWARDS**

Resolution 2026-17 Consideration of a Resolution Authorizing a Lease Agreement for New Copiers.

Resolution 2026-18 Consideration of a Resolution Authorizing the President and CEO to enter into a Contract with Ladi Construction Inc. of New York for the Arena Stair and Ramp Repairs in East Rutherford.

Resolution 2026-19 Consideration of a Resolution Authorizing the Issuance of a Change Order to StructureCare, LLC for Additional Work Under the Design-Build Services Contract for Structural Reinforcement and Related

Improvements to "Parking Deck A" at the Meadowlands Sports Complex.

Resolution 2026-20 Consideration of a Resolution Authorizing a Contract for Hosted "Voice Over IP" Phone Services.

VIII. **PUBLIC PARTICIPATION**

IX. **EXECUTIVE SESSION**

Resolution 2026-21 Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing personnel matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

X. **MOTION TO ADJOURN**

REGULAR
SESSION
MINUTES



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: February 26, 2026

TIME: 10:05 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

Members in Attendance:

John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman (via phone)
Jill Hirsch, President and CEO
Robert Dowd, Member
John Duthie, Member
Armando Fontoura, Member
Gail B. Gordon, Esq., Member (via phone)
Daniel Gumble, Member
Woody Knopf, Member
Tom Mullahey, Member
Sam Parker, Member
Eric Pennington, Esq., Member
Marguerite Schaffer, Esq., Member
Louis J. Stellato, Member (via phone)

Absent:

Michael Griffin, NJ State Treasurer's Representative
Michael Gonnelli, Member

Also Attending:

Christine Sanz, Executive Vice President
Laurie Ewing, Chief of Staff
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Robert Davidow, Senior Vice President of Legal & Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
Anna Acanfora, Vice President of Finance and Human Resources
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 welcomed President Hirsch to her first Board meeting as NJSEA President and CEO, noting that since joining on January 23, she had quickly engaged with the Authority's operations and regional stakeholders. He noted that in her first month, she hosted the Lieutenant Governor, and this morning was welcoming Governor Mikie Sherrill. He praised Hirsch's leadership and experience as well-aligned with NJSEA's mission, particularly as the region prepared for the 2026 FIFA World Cup. He concluded by stating that the Board expressed full confidence in her ability to advance the Authority's goals and serve the Meadowlands region and the State.

President Hirsch introduced new NJSEA Commissioner Sam Parker and extended a warm welcome on behalf of the Board. She provided professional background information regarding the Commissioner.

President Hirsch recognized the new staff members of the executive office: Laurie Ewing, Chief of Staff and Alexa Willbergh, Special Assistant to the President.

President Hirsch welcomed New Jersey Governor Mikie Sherrill and expressed how meaningful it was to have her visit, meet the staff, and connect with the Board of Commissioners. She reflected on their long-standing friendship, noting that she helped launch the Governor's first congressional campaign and later served as her District Director, witnessing firsthand her strong work ethic, composure under pressure, and deep commitment to serving New Jersey residents. Hirsch emphasized that public service requires vision and the ability to turn ideas into reality—qualities she believes the Governor exemplifies. She highlighted NJSEA's responsibility for managing major venues and global events, including the upcoming World Cup in New Jersey, calling it a significant opportunity to showcase the state. She praised the Governor's leadership as grounded integrity, courage, and ambition, and concluded by expressing gratitude for her friendship, leadership, and trust.

Governor Sherrill expressed her honor in being present at Hirsch's first board meeting as Present and CEO of the Authority. She praised Hirsch as someone she trusted from the very beginning of her congressional campaign. She noted Hirsch's exceptional skills and dedication. She shared an anecdote about their early days as kindergarten moms. She highlighted Hirsch's confidence, empathy, and commitment to serving others. Looking ahead, the Governor expressed confidence in Hirsch's ability to manage one of the state's most complicated sporting events, believing Hirsch would ensure that everything ran smoothly and benefited both the people and small businesses of New Jersey. She stated that there was no one that she would have more faith and confidence in than Hirsch to take over the leadership at the Authority, noting her vision for the future and her dedication to the state's success. Governor Sherrill concluded by expressing her pride in Hirsch's leadership and her unwavering faith in her abilities.

President Hirsch was then sworn in on the State Constitution as President and CEO of the NJSEA by Governor Sherrill. The Governor exited the meeting after Hirsch's swearing in.

Commissioner Mullahey read a congratulatory statement for Hirsch from Senator Paul Sarlo.

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

Chairman Ballantyne presented the minutes from the January 22, 2026 Regular Session Board meeting.

Upon motion made by Commissioner Dowd and seconded by Commissioner Duthie the minutes of the Regular Session Board Meeting held on January 22, 2026, were approved by a vote of 14-0.

Chairman Ballantyne presented the Executive Session minutes from the January 22, 2026 Executive Session Board Meeting.

Upon motion made by Commissioner Dowd and seconded by Commissioner Fontoura, the minutes of the Executive Session Board Meeting held on January 22, 2026, were approved by a vote of 14-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of January 2026.

Upon motion by Commissioner Fontoura and seconded by Commissioner Dowd, the cash disbursements over \$100,000 for the month of January 2026 were approved by a vote of 14-0.

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

VI. **APPROVALS**

Resolution 2026-10 Consideration of a Resolution Authorizing Changes to the Official Signatories for NJSEA Accounts.

Ms. Acanfora explained that this resolution authorizes President Hirsch to be added as an authorized signer to certain bank accounts and financial documents. She noted that Christine Sanz, Sarina DosSantos, and herself were currently additional authorized signers and would remain as such.

Chairman Ballantyne presented Resolution 2026-10. Upon motion by Commissioner Fontoura and seconded by Commissioner Mullahey, Resolution 2026-10 was approved by a vote of 14-0.

Resolution 2026-11 Consideration of a Resolution Authorizing the Amendment and Subsequent Termination of the Corebridge 457(B) Deferred Compensation Plan.

Ms. Acanfora stated that the NJSEA currently maintains two 457(B) Deferred Compensation plans; the State Plan and a Corebridge Plan. The NJSEA intends to eliminate the Corebridge Plan and offer only the State Plan, however since the current Corebridge Plan documents include legacy references to the New Jersey Meadowlands Commission as the employer, the NJSEA must update the Plan documents, prior to termination to reflect NJSEA as the current employer. She noted that all benefits accrued by the participants under the Corebridge Plan would remain fully vested until the participants choose to have their benefits distributed, and that they may move their funds into the remaining 457(B) plan.

Ms. Acanfora responded to a question from Commissioner Schaffer.

Chairman Ballantyne presented Resolution 2026-11. Upon motion by Commissioner Pennington and seconded by Commissioner Dowd, Resolution 2026-11 was approved by a vote of 14-0.

VII. **CONTRACTS AND AWARDS**

Resolution 2026-12 Consideration of a Resolution Authorizing the President and CEO to enter into a Contract with Spartan Construction Inc. of New Jersey for the Envelope Improvements for the Administration Building in Lyndhurst.

Mr. Duffy stated that a public bid was prepared for improvements to the building envelope of the Lyndhurst administration building. He said that four bids were received in response to the bid. He explained that based on the evaluation and scoring of the submitted bids, staff recommended award of a contract to Spartan Construction, Inc. for a total amount of \$2,138,792.00, which included an owner-controlled 5% contingency.

Chairman Ballantyne presented Resolution 2026-12. Upon motion by Commissioner Dowd and seconded by Commissioner Fontoura, Resolution 2026-12 was approved by a vote of 14-0.

Resolution 2026-13 Consideration of a Resolution Authorizing the President and CEO to enter into a Contract for the Purchase of a Mini Pumper Fire Truck for the NJSEA Fire Department.

Mr. Duffy stated that the Meadowlands Fire Department was in need of a new mini-pumper fire truck. He said that in response to a public bid prepared by staff, the Authority received three proposals. He explained that based on the review and evaluation of the submitted proposals, NJSEA staff determined that Absolute Fire Protection Co., Inc., was the lowest responsible bidder and staff recommended award of a contract for the purchase of an E-ONE mini pumper fire truck, at a total project cost of \$406,694.00.

Chairman Ballantyne presented Resolution 2026-13. Upon motion by Commissioner Mullahey and seconded by Commissioner Fontoura, Resolution 2026-13 was approved by a vote of 14-0.

VIII. **PUBLIC PARTICIPATION**

Mr. Kevin O'Brien, President, Local 632 Internation Alliance of Theatrical Stage Employees. Mr. O'Brien commented on the upcoming World Cup 2026. He commented on the Arena, saying that it has been financially beneficial and a source of income for the IATSE members, the stagehands, the Screen Actors Guild and many others. He expressed appreciation to the Authority for its support of its membership.

James Kirkos, President, Meadowlands Chamber of Commerce.

Mr. Kirkos commented that the work the Authority and Chamber do together changes people's lives. He commented on the future vision of building a Convention Center at the Sports Complex.

Amy Herbold, SVP, Corporate and Regulatory Affairs, American Dream.

Ms. Herbold commented on the relationship between the Authority and American Dream. She reaffirmed American Dream's commitment to its partnership with the Authority and to working closely with President Hirsch, the Board and the Governor to ensure the continued economic success of the Meadowlands.

IX. **EXECUTIVE SESSION**


Chairman Ballantyne noted that there was no need for Executive Session.

X. **ADJOURNMENT**

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

Meeting adjourned at 10:50 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 February 26, 2026.



Christine Sanz
Secretary

February 26, 2026

Commissioner	Roll Call	2026-10	2026-11	2026-12	2026-13
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chair - via phone	P	Y	Y	Y	Y
Hirsch	P	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y
Duthie	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Gordon - via phone	P	Y	Y	Y	Y
Gumble	P	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y
Parker	P	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y
Stellato - via phone	P	Y	Y	Y	Y
Treasury Rep Griffin	--	--	--	--	--

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

APPROVALS



CASH DISBURSEMENTS
 \$100,000 OR MORE
 FEBRUARY 2026

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
COLONNELLI BROTHERS, INC.	210,700.00	A	MARSH DISCOVERY TRAIL PROJECT
CONSTELLATION NEW ENERGY, INC.	885,351.87	J/L	ELECTRICITY CHARGES: DEC 2025
CREAMER SANZARI JOINT VENTURE	3,748,325.07	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
DELRIC CONSTRUCTION CO., INC.	333,523.63	A	FIREHOUSE GARAGE ADDITIONS & RENOVATIONS
EPIC MANAGEMENT, INC.	161,571.00	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE & VARIOUS SPORTS COMPLEX INFRASTRUCTURE PROJECTS
HONEYWELL INTERNATIONAL, INC.	102,745.95	J/L	JAN-MAR 2026 HVAC MAINTENANCE AND FIREHOUSE HEAT PUMP REPAIR
PHILADELPHIA INSURANCE COMPANIES	150,105.25	A	SPORTS COMPLEX & WILDWOODS: 2026 INSURANCE POLICY PREMIUMS - GENERAL LIABILITY & UMBRELLA
PUBLIC SERVICE ELECTRIC & GAS COMPANY	353,751.83	J/L	ELECTRIC TRANSMISSION: DEC 2025 & JAN 2026
<u>EAST RUTHERFORD - SC TOTAL</u>	<u>5,946,074.60</u>		



CASH DISBURSEMENTS
\$100,000 OR MORE
MARCH 2026

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF EAST RUTHERFORD	205,000.00	I	PILOT SETTLEMENT WEST SIDE 3RD ADDENDUM: 2026
CONSTELLATION NEW ENERGY, INC.	887,933.32	J/L	ELECTRICITY CHARGES: JAN 2026
DELRIC CONSTRUCTION CO., INC.	386,603.69	A	FIREHOUSE GARAGE ADDITIONS & RENOVATIONS
MEADOWLANDS REGIONAL CHAMBER	547,608.80	A	CONSULTING SERVICES FOR CONVENTION CENTER SCOPING STUDY
NEW JERSEY STATE POLICE	1,281,138.08	A/L	POLICE REGULAR SALARIES: SEP-NOV 2025 AND OVERTIME SALARIES: DEC2025-JAN2026
NEW MEADOWLANDS STADIUM CO., INC.	1,066,989.07	A	REIMBURSEMENT FOR WORLD CUP PROJECT: MAR 2026
PHILADELPHIA INSURANCE COMPANIES	150,105.25	A	SPORTS COMPLEX & WILDWOODS: 2026 INSURANCE POLICY PREMIUMS - GENERAL LIABILITY & UMBRELLA FINAL PAYMENT
EAST RUTHERFORD - SC TOTAL	<u>4,525,378.21</u>		

MONMOUTH PARK RACETRACK MAINTENANCE RESERVE/CAPITAL

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	574,522.85	A	CAFO SPECIAL ASSESSMENT AGREEMENT: 2ND QTR 2026
MPR MAINTNANCE R/C TOTAL	<u>574,522.85</u>		



CASH DISBURSEMENTS
\$100,000 OR MORE

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

RESOLUTION 2026-14

**RESOLUTION ISSUING A STATEMENT OF CONSENT
FOR A PROPOSED AMENDMENT TO THE
NORTHEAST WATER QUALITY MANAGEMENT PLAN
PERTAINING TO FILE NO. 24-357
COF/RUSSO MEADOWLANDS PARK LLC - 651 12TH STREET -
NEW BUILDING
BLOCK 84, LOT 2, IN THE BOROUGH OF CARLSTADT**

WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA) desires to provide for the orderly development of wastewater facilities within the Borough of Carlstadt; and

WHEREAS, in September 2024, Russo Meadowlands Park LLC submitted an application for a new 260,149-square-foot warehouse building proposed to be located at 651 12th Street, Block 84, Lot 2, in the Borough of Carlstadt; and

WHEREAS, the premises is located within the Hackensack Meadowlands District's Paterson Plank Road Redevelopment Area; and

WHEREAS, the NJSEA transmitted the application to the Borough of Carlstadt for their review as an Opt-Out community; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, conform with an approved Water Quality Management (WQM) plan; and

WHEREAS, the NJDEP has established the WQM plan amendment procedure through the WQMP rules at N.J.A.C. 7:15-3.5 as the method of incorporating unplanned facilities into a WQM plan; and

WHEREAS, a proposed WQM plan amendment to the Northeast Water Quality Management Plan, which was publicly noticed in the New Jersey Register on December 15, 2025, for Meadowlands Park, Block 84, Lot 2 (portion), Carlstadt Borough, Bergen County (PI 435442 Activity AMD210005), has been prepared by Sean M. Savage, P.E., of Matrix New World Engineering, and would expand the sewer service area (SSA) of the Bergen County Utilities Authority Sewage Treatment Plant (BCUA STP) by 2.04 acres to serve the proposed commercial development; and

WHEREAS, NJSEA staff has reviewed the proposed WQM plan amendment and has determined that it is consistent with the Hackensack

Meadowlands District Master Plan, Paterson Plank Road Redevelopment Plan, and District Zoning Regulations, has no objections, and recommends agency consent to same; and

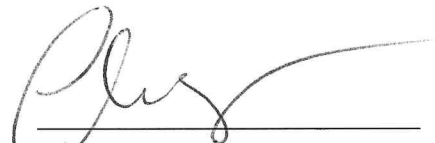
WHEREAS, the full record for this matter has been made available to the Board of Commissioners of the NJSEA for review; and

WHEREAS, the Board of Commissioners concurs with the recommendation of the NJSEA Staff.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJSEA hereby consents to the Meadowlands Park amendment to the Northeast Water Quality Management Plan, which was publicly noticed on December 15, 2025, in the New Jersey Register (57 N.J.R. 2887(a)), and prepared by Sean M. Savage, P.E., of Matrix New World Engineering, for the purpose of its incorporation into the applicable Northeast WQM Plan.

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' consent to the NJDEP pursuant to N.J.A.C. 7:15-3.5(g)6.

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 April 23, 2026.



Christine Sanz
Secretary



MEMORANDUM

To: NJSEA Board Members and Jill Hirsch, President & CEO

From: Sara J. Sundell

Date: April 23, 2026

Subject: Statement of Consent for Amendment to the NE Water Quality Management Plan for Block 84, Lot 2 (portion) in the Borough of Carlstadt

On November 18, 2025, Arthur Kuyan, P.E., P.P., C.M.E, Project Manager at Russo Development, LLC ("Applicant"), submitted a request to the NJSEA for a written statement of consent from the agency regarding a proposed amendment to the Northeast Water Quality Management (WQM) Plan.

The proposed amendment, identified by the NJDEP as Meadowlands Park (Program Interest No. 435442, Activity No. AMD210005) would expand the sewer service area (SSA) of the Bergen County Utilities Authority Sewage Treatment Plant (BCUA STP) by 2.04 acres to serve a proposed commercial development on Block 84, Lot 2 (portion) in Carlstadt Borough, Bergen County. The proposed project, located at 651 12th Street in Carlstadt, consists of a 260,149-square-foot warehouse that includes 19,980 square feet of office space (File No. 24-357, COF/Russo Meadowlands Park LLC - 651 12th Street - New Building).

Having reviewed the NJDEP's Public Notice published in the NJ Register and associated plans, the NJSEA Staff recommends that the Meadowlands Park amendment to the Northeast WQM Plan be approved. Furthermore, the NJSEA staff recommends that the NJSEA adopt the attached resolution and forward same to the NJDEP as its comment on the amendment.

RESOLUTION 2026-15

**RESOLUTION ISSUING A DECISION ON THE
BULK VARIANCE APPLICATIONS
SUBMITTED AS PART OF FILE NO. 25-444
ML PLAZA OWNER/2 MEADOWLANDS PLAZA -
OUTDOOR EVENTS - FIFA (VARIANCES)
BLOCK 108.03, LOTS 1 AND 2
IN THE BOROUGH OF EAST RUTHERFORD**

WHEREAS, applications for three (3) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Harvey Rosenblatt on behalf of World of Blue, LLC, for the premises identified as 1 Meadowlands Plaza and 2 Meadowlands Plaza, Block 108.03, Lots 1.01 and 1.02, in the Borough of East Rutherford, New Jersey; and

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

WHEREAS, the bulk variances are sought in connection with the applicant's proposal to hold multiple outdoor events and retail sale events on the subject property from June 5 through July 26, 2026, coinciding with the timeframe of the 2026 Fédération Internationale de Football Association (FIFA) World Cup tournament matches occurring at MetLife Stadium between June 13 and July 19, 2026; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-6.3(c)5i, which states that retail sale events for warehouse sales and temporary or seasonal outdoor sales shall follow the following regulations: (1) A maximum of 21 sale days per tenant shall be permitted per year, inclusive of both warehouse sales and temporary or seasonal outdoor sales; and (2) No single sale event shall occur for more than seven consecutive days, whereas retail sale events are proposed over the proposed outdoor event timeframe, from June 5 through July 26, 2026, in excess of seven consecutive days and 21 sale days; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-6.4(a)2, which states that outdoor events shall not exceed a total of 14 days per property per year, whereas, the proposed outdoor event timeframe is from June 5 through July 26, 2026, which is in excess of 14 total days; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.2(b)1 and 19:4-6.4(f), which state that outdoor events shall not be permitted on any lot conducting concurrent retail sale events, whereas, concurrent outdoor events and retail sale events are proposed to be held on the same lot; 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 Record on February 26, 2026, 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, March 10, 2026, before Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Nadereh Moini, Ph.D., P.E., PTOE, PTP, NJSEA Chief of Transportation; Mia Petrou, P.P., AICP, CFM, Supervising Planner; and Rachel Anderson, Senior Transportation Engineer; and

WHEREAS, a comprehensive report dated April 15, 2026, 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 April 15, 2026; and

WHEREAS, the report recommends the conditional approval of the requested bulk variance from N.J.A.C. 19:4-6.3(c)5i, to permit temporary retail sales events on the premises from June 5 through July 26, 2026; and

WHEREAS, the report also recommends the conditional approval of the requested bulk variance from N.J.A.C. 19:4-6.4(a)2, to permit temporary outdoor events on the premises from June 5 through July 26, 2026; and

WHEREAS, the report also recommends the approval of the requested bulk variance from N.J.A.C. 19:4-8.2(b)1 and 19:4-6.4(f), to conduct concurrent outdoor events and retail sale events on the subject property from June 5 through July 26, 2026; 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 bulk variance application to permit temporary retail sales events on the premises from June 5 through July 26, 2026 at the subject premises conditionally 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 hereby determines that the requested bulk variance application to permit temporary outdoor events on the premises from June 5 through July 26, 2026 conditionally 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 hereby determines that the requested bulk variance application to conduct concurrent outdoor events and retail sale events on the subject property from June 5 through July 26, 2026 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 ML Plaza Owner/2 Meadowlands Plaza - Outdoor Events - FIFA (Variances) application for a bulk variance from N.J.A.C. 19:4-6.3(c)5i, to permit temporary retail sales events on the premises from June 5 through July 26, 2026, to coincide with the 2026 FIFA World Cup tournament, is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated April 15, 2026:

1. The retail sales area (identified as Area C on Exhibit A-6) shall maintain a minimum five-foot setback from all property lines, with existing trees and vegetation preserved to the extent necessary to maintain adequate screening to the adjacent property at Block 108.03, Lot 3.
2. A detailed parking management plan shall be submitted for the review and approval of the NJSEA Chief Engineer.
3. A zoning certificate approval shall be required to be obtained to evaluate proposed temporary improvements, including, but not limited to, the proposed platform and tent areas and heights and their location with respect to maintenance and/or replacement of existing vegetation and other site improvements; Barrier Free access; traffic and site circulation; and emergency access. The site shall be restored to its original condition at the conclusion of the temporary retail sale event, unless a separate zoning certificate has been obtained for proposed permanent alterations or improvements.

4. In conjunction with the zoning certificate application required in Condition No. 3, the applicant shall submit a report by a NJ-licensed Professional Engineer evaluating the environmental characteristics in the vicinity of proposed improvements, inclusive of its vegetation, in order to ensure that no environmentally-sensitive areas, such as wetlands, will be impacted by proposed improvements associated with the temporary outdoor event.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the ML Plaza Owner/2 Meadowlands Plaza - Outdoor Events - FIFA (Variances) application for a bulk variance from N.J.A.C. 19:4-6.4(a)2, to permit temporary outdoor events on the subject premises from June 5 through July 26, 2026, to coincide with the 2026 FIFA World Cup tournament, is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated April 15, 2026:


1. The applicant shall obtain zoning certificate approval prior to holding any outdoor event(s) on the site.
2. A noise mitigation plan shall be submitted for the review and approval of the NJSEA Chief Engineer pursuant to N.J.A.C. 19:4-7.3(i).
3. The permitted hours of operation within Area A shall be limited to between 6:00 pm and 11:00 pm daily. The permitted hours of operation within Area B shall be limited to between 6:00 pm and midnight on Monday through Thursday for members of the general public; between noon to midnight on Monday through Thursday for accessory use by registered hotel patrons staying on-site; and, between noon to midnight for all patrons on Friday through Sunday.
4. The total occupancy of Area A shall not exceed 4,000 persons and the total occupancy of Area B shall not exceed 1,200 persons and shall comply with applicable building and/or fire code requirements. All occupancy limits shall be inclusive of patrons, employees, and hotel guests. All patrons of any outdoor event venue on the site shall hold valid entry tickets in advance of arriving on the site. Occupancy limitations shall be monitored and enforced by on-site personnel at all times.
5. The hotel's banquet rooms shall only be available for accessory use by hotel patrons staying on-site, and shall not be separately rented nor used as meeting or event space for the duration of the outdoor event.
6. A revised traffic analysis, including queuing analysis, shall be submitted for the review and approval of the NJSEA Chief Engineer.
7. A detailed parking and traffic management plan, including provisions for on-site pedestrian circulation, Barrier Free access, and emergency

vehicle circulation, shall be submitted for the review and approval of the NJSEA Chief Engineer.

8. The NJSEA reserves the right to further limit maximum occupancy levels based on a review of the required traffic and parking management plans and/or input from other authorities with jurisdiction.
9. No outdoor events shall be permitted to occur on the subject premises on days when FIFA World Cup matches occur at MetLife Stadium, currently scheduled on June 13, 16, 22, 25, 27, and 30, and July 5 and 19, 2026, which, if subject to change, shall require any coinciding outdoor event scheduled on the subject premises to be rescheduled accordingly. This limitation shall not apply to accessory usage of Area B for registered hotel guests staying on-site.
10. No zoning certificate approvals for outdoor events shall be issued by the NJSEA until all on-site violations are resolved and a final certificate of completion/occupancy certification is issued for the continued occupancy of the hotel and any associated construction work on Lot 1.02.
11. The applicant shall consult with and provide detailed plans and operations, including off-site traffic management operations, of the proposed outdoor events to NJDOT, NJ Transit, NJ State Police, Bergen County Office of Emergency Management, and the Borough of East Rutherford Police, Fire, and Building Departments to ensure adequate communication and coordination occurs with respect to traffic, emergency services, and public security in advance of the proposed outdoor events.
12. The applicant shall obtain all required approvals from any governmental authority having jurisdiction as required by law.
13. A separate zoning certificate application shall be submitted for the review and approval of the NJSEA Chief Engineer prior to construction to ensure any improvements resulting in permanent site impacts are in compliance with the District Zoning Regulations. The site shall be restored to its original condition at the conclusion of the outdoor event, unless a zoning certificate has been obtained from the NJSEA for proposed alterations or improvements that are intended to remain.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the ML Plaza Owner/2 Meadowlands Plaza - Outdoor Events - FIFA (Variances) application for a bulk variance from N.J.A.C. 19:4-8.2(b)1 and 19:4-6.4(f), to conduct concurrent temporary outdoor events and retail sale events on the subject premises from June 5 through July 26, 2026, to coincide with the 2026 FIFA World Cup tournament, is hereby **APPROVED** for the reasons set forth in the recommendation dated April 15, 2026.

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 April 23, 2026.



Christine Sanz
Secretary



MEMORANDUM

To: NJSEA Board Members and Jill Hirsch, President & CEO

From: Sara J. Sundell

Date: April 23, 2026

Subject: Variance Recommendation – ML Plaza Owner - 2 Meadowlands Plaza - Outdoor Event - FIFA (Variances) (File No. 25-444)

Applications for three (3) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Harvey Rosenblatt on behalf of World of Blue, LLC, for the premises identified as 1 Meadowlands Plaza and 2 Meadowlands Plaza, Block 108.03, Lots 1.01 and 1.02, in the Borough of East Rutherford, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Commercial Park zone. The variances are sought in connection with the applicant's proposal to hold multiple outdoor events and retail sale events on the subject property from June 5 through July 26, 2026, coinciding with the timeframe of the 2026 Fédération Internationale de Football Association (FIFA) World Cup tournament matches occurring at MetLife Stadium between June 13 and July 19, 2026.

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

1. N.J.A.C. 19:4-6.3(c)5i, which states that retail sale events for warehouse sales and temporary or seasonal outdoor sales shall follow the following regulations:
 - (1) A maximum of 21 sale days per tenant shall be permitted per year, inclusive of both warehouse sales and temporary or seasonal outdoor sales.
 - (2) No single sale event shall occur for more than seven consecutive days.Retail sale events are proposed over the proposed outdoor event timeframe, from June 5 through July 26, 2026, in excess of seven consecutive days and 21 sale days.
2. N.J.A.C. 19:4-6.4(a)2, which states that outdoor events shall not exceed a total of 14 days per property per year; whereas, the proposed outdoor event timeframe is from June 5 through July 26, 2026, which is in excess of 14 total days.
3. N.J.A.C. 19:4-8.2(b)1 and 19:4-6.4(f), which state that outdoor events shall not be permitted on any lot conducting concurrent retail sale events; whereas, concurrent outdoor events and retail sale events are proposed to be held on the same lot.

A public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, March 10, 2026.

In a comprehensive report dated April 15, 2026, the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the conditional approval of the bulk variances requested in Items 1 and 2 above; and approval of the bulk variance requested in Item 3 above. A copy of the comprehensive report and variance recommendation was provided to the applicant on April 15, 2026.

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

**RECOMMENDATION ON THE VARIANCE APPLICATION OF
ML Plaza Owner/2 Meadowlands Plaza - Outdoor Events - FIFA (Variances)
FILE #25-444**

I. INTRODUCTION

Applications for three (3) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Harvey Rosenblatt on behalf of World of Blue, LLC, for the premises identified as 1 Meadowlands Plaza and 2 Meadowlands Plaza, Block 108.03, Lots 1.01 and 1.02, in the Borough of East Rutherford, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Commercial Park zone. The variances are sought in connection with the applicant's proposal to hold multiple outdoor events and retail sale events on the subject property from June 5 through July 26, 2026, coinciding with the timeframe of the 2026 Fédération Internationale de Football Association (FIFA) World Cup tournament matches occurring at MetLife Stadium between June 13 and July 19, 2026.

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

1. N.J.A.C. 19:4-6.3(c)5i, which states that retail sale events for warehouse sales and temporary or seasonal outdoor sales shall follow the following regulations:
 - (1) A maximum of 21 sale days per tenant shall be permitted per year, inclusive of both warehouse sales and temporary or seasonal outdoor sales.
 - (2) No single sale event shall occur for more than seven consecutive days.

Whereas, temporary retail sale events are proposed over the proposed outdoor event timeframe, from June 5 through July 26, 2026, in excess of seven consecutive days and 21 sale days.

2. N.J.A.C. 19:4-6.4(a)2, which states that outdoor events shall not exceed a total of 14 days per property per year; whereas, the proposed temporary outdoor event timeframe is from June 5 through July 26, 2026, which is in excess of 14 total days.
3. N.J.A.C. 19:4-8.2(b)1 and 19:4-6.4(f), which state that outdoor events shall not be permitted on any lot conducting concurrent retail sale events; whereas, concurrent temporary outdoor events and retail sale events are proposed to be held on the same lot.

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 Record on February 26, 2026. 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, March 10, 2026. 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 1 Meadowlands Plaza (Block 108.03, Lot 1.02) and 2 Meadowlands Plaza (Block 108.03, Lot 1.01) is part of a zoning lot of record established pursuant to N.J.A.C. 19:4-3.22. The premises at 1 Meadowlands Plaza totals 24.19 acres and is currently improved with a high-rise office building with an associated 5-story parking garage. The premises at 2 Meadowlands Plaza totals 13.7 acres and is currently improved with a 427-room hotel with associated banquet facilities. The properties within the zoning lot of record contain frontage on Sheraton Plaza Drive (also identified as the eastbound Route 3 South Service Road) to the north, and share a single point of access from this roadway with a

shared internal access driveway. The property also contains frontage along, but not access to, the NJ Turnpike right-of-way (ROW) to the west, south, and east.

Adjacent properties include an extended stay hotel located along the eastbound Route 3 South Service Road to the east of the subject site at Block 108.03, Lot 3, and a NJ Turnpike Authority maintenance yard within the NJ Turnpike ROW to the east. Neighboring property to the west includes the Monarch multi-family residential development, which is also located along the eastbound Route 3 South Service Road. The NJSEA's Meadowlands Sports Complex, which is the host site of the 2026 FIFA World Cup tournament, is located to the north, across NJ State Highway Route 3. The Route 3 South Service Road interchange with Route 120, which provides access to the Meadowlands Sports Complex, is located to the east of the subject property's access driveway.

The applicant proposes temporary outdoor events and temporary outdoor retail sale events on the subject site from June 5 through July 26, 2026, to coincide with the timeframe of the 2026 FIFA World Cup tournament matches, as follows:

1. Area A: This area consists of a 50,000-square-foot outdoor concert venue proposed to limit occupancy to 4,000 persons on a ticketed basis. Up to eight nights of outdoor concert events, to occur between 6:00 pm and 11:00 pm, are proposed within this venue area.
2. Area B: This area consists of a 32,000-square-foot outdoor hospitality area with seating and food and beverage vendors, proposed to limit occupancy to 1,200 persons. It is proposed that hotel guests and ticketed patrons will utilize this area for lunch, dinner, beverage service, and FIFA World Cup watch parties between noon and midnight daily.
3. Area C: This area consists of a 10,000-square-foot merchandise tent for temporary retail sales, proposed to limit occupancy to 167 persons.

Testimony was provided that a total of 1,981 parking spaces will be available on the site to accommodate patrons of the hotel, outdoor event and retail sales areas, outside of office working hours. Parking Area A contains 1,295 parking spaces

within the existing parking garage on Lot 1.01, which will be occupied by office workers in the daytime and event participants in the evening. Parking Area B contains 142 parking spaces in the northerly office parking lot of Lot 1.01, and Parking Area C contains 544 parking spaces in the parking lot covered by a solar canopy in the southeasterly portion of Lot 1.02. All parking related to the outdoor events is proposed to be operated as valet parking for a fee.

B. Response to the Public Notice

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

III. PUBLIC HEARING (March 10, 2026)

A public hearing was held on Tuesday, March 10, 2026. 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; Nadereh Moini, Ph.D., P.E., PTOE, PTP, Chief of Transportation; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and Rachel Anderson, Senior Transportation Engineer.

A. Exhibits

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

<u>Number</u>	<u>Description</u>
A-1	“Aerial Exhibit”, Sheet No. 1, prepared by Tiago F. Duarte, P.E., Dynamic Engineering, dated March 10, 2026.

- A-2 to A-5 *These exhibit numbers are reserved for and appear in the record of related File #25-493 ML Plaza Owner/ 2 Meadowlands Plaza – Signage – FIFA (Variances)*
- A-6 “Event Area Exhibit”, Sheet No. 1 of 1, prepared by Tiago F. Duarte, P.E., Dynamic Engineering, dated October 8, 2025, and last revised February 20, 2026.
- A-7 “Parking Area Exhibit”, Sheet No. 1 of 1, prepared by prepared by Tiago F. Duarte, P.E., Dynamic Engineering, dated January 9, 2026, and last revised March 10, 2026.
- A-8 Traffic Impact Study, prepared by Craig W. Peregoy, P.E., and Connor G. Hughes, P.E., Dynamic Traffic, dated March 2, 2026.
- A-9 Planning Report, prepared by John McDonough, L.A., AICP, P.P., John McDonough Associates, LLC, dated February 20, 2026.

B. Testimony

Thomas J. O’Connor, Esq., of the firm, Waters, McPherson, McNeill, P.C., represented World of Blue, LLC at the hearing. The following witnesses testified in support of the application:

1. Tiago Duarte, P.E., Dynamic Engineering;
2. Connor Hughes, P.E., Dynamic Traffic;
3. Harvey Rosenblatt, World of Blue, LLC; and
4. John McDonough, L.A., AICP, P.P., John McDonough Associates, LLC.

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

C. Public Comment

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

IV. RECOMMENDATIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-6.3(c)5i, which states that retail sale events for warehouse sales and temporary or seasonal outdoor sales are permitted a maximum of 21 sale days per tenant shall be permitted per year, inclusive of both warehouse sales and temporary or seasonal outdoor sales, and where no single sale event shall occur for more than seven consecutive days; whereas, the temporary retail sale events are proposed to be conducted at the premises for the duration of the proposed outdoor event timeframe, from June 5 through July 26, 2026, in excess of seven consecutive days and 21 sale days.

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 2026 FIFA World Cup tournament is an international sporting event occurring at MetLife Stadium within the Meadowlands Sports Complex between June 13 and July 19, 2026. MetLife Stadium will host eight games, including the World Cup Final championship match. Although MetLife Stadium has previously hosted several high-profile events, including the NFL Super Bowl, the 2026 FIFA World Cup tournament represents a unique, unprecedented event for the region, occurring at a global scale.

The requested variance to permit retail sale events exceeding 21 sale days and occurring in excess of seven consecutive days arises from the unique nature of the FIFA World Cup tournament. Including set-up and breakdown time, the total duration of the proposed retail sale events on the property is 52 days, from June 5 through July 26, 2026.

The subject property is located to the south of the Meadowlands Sports Complex, directly opposite the site of MetLife Stadium across NJ State Route 3, and is surrounded by State ROW (Route 3 and the NJ Turnpike). With the exception of the American Dream retail and entertainment center within the Meadowlands Sports Complex, the subject property is the only large commercial complex in the immediately surrounding area, containing both a high-rise hotel and office building, and a large amount of on-site parking, totaling 1,981 parking spaces. The subject property also contains visibility and proximity to MetLife Stadium, and is accessed by the same state highway system (Route 3 and its associated service roads). Therefore, the subject property is uniquely situated to accommodate temporary retail sale events aligning with the FIFA World Cup

tournament timeframe. The requested variance arises from these unique conditions, and is not ordinarily found in the same zone.

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

The applicant requests the granting of the variance to permit temporary retail sale events for a total of 52 consecutive days to coincide with the timeframe of the 2026 FIFA World Cup tournament, whereas a maximum of 21 sale days and a maximum of seven consecutive sale days is permitted by the Hackensack Meadowlands District Zoning Regulations.

The immediately adjacent neighbor to the east at Block 108.03, Lot 3 is an extended stay hotel, and the retail sale area, including a merchandise tent to be installed on an elevated platform, is proposed to be located at a zero-foot setback to the southerly lot line of Lot 3. The existing conditions in Area C include mature vegetation and trees, a paved vehicular use area with curbed circular traffic island, and a light pole. It is a recommended condition of this report that the proposed retail sales area (identified as Area C on Exhibit A-6) shall maintain a minimum five-foot setback from all property lines, with existing trees and vegetation preserved to the extent necessary to maintain adequate screening to the adjacent property.

The existing Monarch multi-family residential development is located to the west of the subject property. There will be no impact to nearby residents as the line of sight from the residences to the retail sales event area will be obstructed by the existing structures on

the property. Likewise, there will be no impact to the NJ Turnpike ROW that is located to the west, south and east of the subject premises, including the NJ Turnpike Authority maintenance yard to the east, nor to the Meadowlands Sports Complex site to the north.

The applicant has testified that sufficient parking is available for the anticipated number of patrons that could be accommodated within Area C. Therefore, with the recommended conditions, the granting of the requested variance will not adversely affect the rights of neighboring property owners or residents, particularly due to the temporary and limited nature of the proposed retail sale event.

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 District Zoning Regulations governing the maximum permitted number of days of retail sale events limits the ability of the property owner to align the retail sale event, which is for the very specific purpose of selling merchandise related to the 2026 FIFA World Cup tournament, with the duration of this event.

Typically, retail sale events in the Hackensack Meadowlands District are associated with the sale of merchandise sold, stored, or otherwise affiliated with a tenant on the premises. In this instance, the applicant intends to bring vendors to the site for the sole purpose of 2026 FIFA World Cup merchandising. A retail sale event limited to 21 days, with no more than seven consecutive days, would impact the ability of the property owner to secure vendors.

Therefore, the strict application of the regulations to the particular characteristics of the subject property, with consideration of the scheduled timing of the unique global sporting event, would result in practical difficulties and hardship upon the property owner, given the temporary nature of the proposed retail sale event.

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 applicant seeks the granting of the requested variance to permit temporary retail sale events for a total of 52 consecutive days to coincide with the timeframe of the 2026 FIFA World Cup tournament, whereas a maximum of 21 sale days and a maximum of seven consecutive sale days is permitted by the Hackensack Meadowlands District Zoning Regulations.

The applicant has testified that sufficient parking is available for the anticipated number of patrons that could be accommodated within Area C. Although the applicant intends for all parking on the site to be operated as valet parking, the applicant has not sufficiently demonstrated that the proposed valet operations could occur without impact to site circulation and traffic. Therefore, in order to ensure that public health, safety, morals, order, convenience, prosperity and general welfare are not negatively affected, it is recommended, as a condition of this report, that a detailed parking management plan shall be submitted for the review and approval of the NJSEA Chief Engineer.

It is a further recommended condition of this report that a zoning certificate shall be required to be obtained to evaluate proposed improvements, including, but not limited to, the proposed platform and tent areas and heights and their location with respect to maintenance and/or replacement of existing vegetation and other site improvements; Barrier Free access; traffic and site circulation; and emergency access. The site shall be restored to its original condition at the conclusion of the retail sale event, unless a zoning certificate has been obtained for proposed permanent alterations or improvements.

With the recommended conditions, the requested variance to permit a temporary retail sale event exceeding a maximum of 21 days and in excess of seven consecutive days, 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.

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

The granting of the requested variance to permit a retail sale event exceeding a maximum of 21 days and in excess of seven consecutive days at the subject premises will not exceed District performance standards for noise, vibration, airborne emissions, glare, hazardous and radioactive materials, and wastewater. However, it appears that the location of Area C may impact existing, mature vegetation, which also appears to potentially include phragmites, a type of vegetation typically located within wetland areas. Therefore,

pursuant to the recommended condition in Section *iv.* above requiring a zoning certificate, the applicant shall submit a report by a NJ-licensed Professional Engineer evaluating the environmental characteristics in the vicinity of proposed improvements, inclusive of its vegetation, in order to ensure that no environmentally-sensitive areas, such as wetlands, will be impacted by proposed improvements associated with the temporary outdoor event.

Therefore, with the recommended condition, the requested variance will not result in a substantial adverse environmental impact.

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

The variance represents the minimum deviation from the regulations that will afford relief. The applicant requests that a retail sale event associated with 2026 FIFA World Cup merchandising be permitted at a location proximate to the venue where the World Cup matches will take place, for the limited duration of this global sporting event. The applicant requests the ability to conduct the retail sale event for one week before and one week after the duration of the World Cup tournament to allow for set-up and breakdown, which results in a total event duration of up to 52 days. Therefore, the requested 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 will not substantially impair the intent and purpose of the District Zoning Regulations, which include to allow for sufficient space in appropriate locations for a variety of uses. The subject property is uniquely situated and configured for the limited and temporary accommodation of merchandising associated with the unique global sporting event occurring at a location proximate to the subject premises.

B. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-6.4(a)2, which states that outdoor events shall not exceed a total of 14 days per property per year; whereas, the proposed outdoor event timeframe is from June 5 through July 26, 2026, which is in excess of 14 total days.

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 2026 FIFA World Cup tournament is an international sporting event occurring at MetLife Stadium within the Meadowlands Sports Complex between June 13 and July 19, 2026. MetLife Stadium will host eight games, including the World Cup Final championship

match. Although MetLife Stadium has previously hosted several high-profile events, including the NFL Super Bowl, the FIFA World Cup tournament represents an unprecedented event for the region, occurring at a global scale.

The requested variance to permit outdoor events occurring in excess of 14 days at the subject premises arises from the unique nature of the 2026 FIFA World Cup tournament. Including set-up and breakdown time, the total duration of the proposed outdoor events on the property is 52 days, from June 5 through July 26, 2026.

The subject property is located to the south of the Meadowlands Sports Complex, directly opposite the site of MetLife Stadium across NJ State Route 3, and is predominately surrounded by State ROW (Route 3 and the NJ Turnpike). With the exception of the American Dream retail and entertainment center within the Meadowlands Sports Complex, the subject property is the only large commercial complex in the immediately surrounding area, containing both a high-rise hotel and office building, and a large amount of on-site parking, totaling 1,981 parking spaces. The subject property also contains visibility and proximity to MetLife Stadium, and is accessed by the same state highway system (Route 3 and its associated service roads). Therefore, the subject property is uniquely situated to accommodate limited outdoor events aligning with the FIFA World Cup tournament timeframe. The requested variance arises from these unique conditions, which are not ordinarily found in the same zone.

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

The applicant requests the granting of the requested variance to permit outdoor events for a total of 52 days to coincide with the timeframe of the 2026 FIFA World Cup tournament, whereas a maximum outdoor event duration of 14 days is permitted by the Hackensack Meadowlands District Zoning Regulations.

The immediately adjacent neighbor to the east at Block 108.03, Lot 3 is an extended stay hotel, and the existing Monarch multi-family residential development is located along the eastbound Route 3 South Service Road to the west of the subject property. The ROW containing the NJ Turnpike Exit 16W entrance and exit ramp separates the Monarch development from the subject property.. The line of sight from the residences to the outdoor events on the subject property will largely be obstructed by the existing structures on the property. The NJ Turnpike ROW is located to the west, south and east of the subject premises, including the NJ Turnpike Authority maintenance yard to the east, and the Meadowlands Sports Complex site is located to the north.

The outdoor events within Area A are proposed to operate between 6:00 pm and 11:00 pm, and the proposed outdoor events within Area B are proposed to operate between noon and midnight. A larger concern to neighboring hotel and proximate residences would be noise associated with the proposed outdoor events. Therefore, it is a recommended condition of this report that a noise mitigation plan

shall be submitted for the review and approval of the NJSEA Chief Engineer pursuant to N.J.A.C. 19:4-7.3(i).

Additional concerns with respect to potential traffic impacts are addressed in recommended conditions in Section *iv.* below on a more comprehensive basis.

Therefore, with the recommended condition above and the recommended conditions in Section *iv.* below, the granting of the requested variance will not adversely affect the rights of neighboring property owners or residents, particularly due to the temporary nature of the proposed outdoor event.

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 applicant requests the granting of the requested variance to permit outdoor events for a total of 52 days to coincide with the timeframe of the 2026 FIFA World Cup tournament, whereas a maximum outdoor event duration of 14 days is permitted by the Hackensack Meadowlands District Zoning Regulations.

The strict application of the District Zoning Regulations governing the permitted maximum number of days of outdoor events limits the ability of the property owner to align the duration of the outdoor event, which is for the very specific purpose of conducting fan-related events in association with the 2026 FIFA World Cup, with the duration of this unique global event.

Typically, outdoor events in the Hackensack Meadowlands District are associated with a tenant on the premises, such as a company picnic. In this instance, the applicant intends to bring vendors to the site for the sole purpose of conducting FIFA World Cup watch parties, celebrations, and concerts. An outdoor event limited to 14 days would impact the ability of the property owner to secure vendors for these services.

Therefore, the strict application of the regulations to the particular characteristics of the subject property, with consideration of the scheduled timing and duration of the unique global sporting event, would result in practical difficulties to the property owner given the temporary nature of the proposed outdoor events.

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 applicant requests the granting of the requested variance to permit outdoor events for a total of 52 days to coincide with the timeframe of the 2026 FIFA World Cup tournament, whereas a maximum outdoor event duration of 14 days is permitted by the Hackensack Meadowlands District Zoning Regulations.

The subject application proposes that occupancies on the site will be limited by the amount of parking available on the site. The potential occupancy permitted by the NJ Uniform Construction Code for each of the event areas is significantly larger than proposed; however, the

applicant has attested that occupancy will be limited to a maximum of 4,000 persons in Area A and 1,200 persons in Area B, based on the 1,981 parking spaces available on the site. The applicant intends for all parking on the site to be operated as valet parking during the outdoor events, and the applicant's traffic expert proposes temporary off-site traffic management operations that could provide for a dedicated, coned access lane into the site from the Route 3 Service Road. However, the proposed hours of operation of the outdoor events may potentially conflict with the hours of the office building's operations on the site.

Due to these outstanding concerns, traffic and public safety impacts shall require further evaluation upon finalization of proposed operations and event vendor selections. Therefore, in order to ensure that public health, safety, morals, order, convenience, prosperity and general welfare are not negatively impacted by the proposed outdoor events, the following are to be included as conditions of this recommendation in addition to the recommended condition with respect to noise mitigation in Section *ii.* above:

- The permitted hours of operation within Area A shall be limited to between 6:00 pm and 11:00 pm daily. The permitted hours of operation within Area B shall be limited to between 6:00 pm and midnight on Monday through Thursday for members of the general public; between noon to midnight on Monday through Thursday for accessory use by registered hotel patrons staying on-site; and between noon to midnight for all patrons on Friday through Sunday.
- The total occupancy of Area A shall not exceed 4,000 persons and the total occupancy of Area B shall not exceed 1,200

persons, and shall comply with applicable building and/or fire code requirements. All occupancy limits shall be inclusive of patrons, hotel guests, and employees. All patrons of any outdoor event venue on the site shall hold valid entry tickets in advance of arriving on the site. Occupancy shall be monitored and enforced by on-site personnel at all times.

- The hotel's banquet rooms shall only be available for accessory use by hotel patrons staying on-site, and shall not be separately rented nor used as meeting or event space for the duration of the outdoor event, as attested to by the applicant (T-100).
- A revised traffic analysis including a queuing analysis shall be submitted for the review and approval of the NJSEA Chief Engineer.
- A detailed parking and traffic management plan, including provisions for on-site pedestrian circulation, Barrier Free access, and emergency vehicle circulation, shall be submitted for the review and approval of the NJSEA Chief Engineer.
- The NJSEA reserves the right to further limit maximum occupancy levels based on a review of the required traffic analysis and parking and traffic management plans, and/or input from other authorities with jurisdiction.
- No outdoor events shall be permitted to occur on the subject premises on days when FIFA World Cup matches occur at MetLife Stadium, currently scheduled on June 13, 16, 22, 25, 27, and 30, and July 5 and 19, 2026 which, if subject to change, shall require any coinciding outdoor event scheduled on the subject premises to be rescheduled accordingly. This

limitation shall not apply to accessory usage of Area B for registered hotel guests staying on-site.

- No outdoor event approvals shall be issued by the NJSEA until any on-site violations are resolved and a final certificate of completion/occupancy certification is issued for the continued occupancy of the hotel and any associated construction work on Lot 1.02.
- The applicant shall consult with and provide detailed plans and operations, including off-site traffic management operations, of the proposed outdoor events to NJDOT, NJ Transit, NJ State Police, Bergen County Office of Emergency Management, and the Borough of East Rutherford Police, Fire, and Building Departments to ensure adequate communication and coordination occurs with respect to traffic, emergency services, and public security in advance of the proposed outdoor events.
- The applicant shall obtain all required approvals from any governmental authority having jurisdiction as required by law.

With the recommended conditions, the requested variance to permit temporary outdoor events on the premises in excess of 14 days, 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.

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

The granting of the requested variance to permit outdoor events in excess of 14 consecutive days at the subject premises will not exceed District performance standards for vibrations, airborne emissions, glare, hazardous and radioactive materials, and wastewater. With respect to performance standards governing noise, a recommended condition of this report in Section *ii.* above requires that a noise mitigation plan shall be submitted for the review and approval of the NJSEA Chief Engineer pursuant to N.J.A.C. 19:4-7.3(i).

However, it appears that the location of the proposed outdoor events in Area A and Area B may result in permanent impacts, including to existing vegetation. Therefore, it is a recommended condition of this report that a separate zoning certificate application shall be submitted for the review and approval of the NJSEA Chief Engineer to ensure any improvements resulting in permanent site impacts are in compliance with the District Zoning Regulations. The site shall be restored to its original condition at the conclusion of the outdoor event, unless a zoning certificate has been obtained from the NJSEA for proposed alterations or improvements that are intended to remain.

Therefore, with the recommended conditions, the requested variance will not result in a substantial adverse environmental impact.

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

The variance represents the minimum deviation from the regulations that will afford relief. The applicant requests that temporary outdoor events associated with the 2026 FIFA World Cup be permitted at a location proximate to the venue where the World Cup matches will take place, for the limited duration of this global sporting event. The applicant requests the ability to conduct the outdoor events for up to one week before and one week after the duration of the World Cup to allow for set-up and breakdown, which results in a total event duration of up to 52 days. Therefore, the requested 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 will not substantially impair the intent and purpose of the District Zoning Regulations, which include to allow for sufficient space in appropriate locations for a variety of uses. The subject property is uniquely situated and configured for the limited and temporary accommodation of outdoor events associated with the unique global sporting event occurring at a location proximate to the subject premises.

C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.2(b)1 and 19:4-6.4(f), which state that outdoor events shall not be permitted on any lot conducting concurrent retail sale

events; whereas, concurrent outdoor events and retail sale events are proposed to be held on the same lot.

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 2026 FIFA World Cup tournament is an international sporting event occurring at MetLife Stadium within the Meadowlands Sports Complex between June 13 and July 19, 2026. MetLife Stadium will host eight games, including the World Cup Final championship match. Although MetLife Stadium has previously hosted several high-profile events, including the NFL Super Bowl, the 2026 FIFA World Cup tournament represents a unique unprecedented event for the region, occurring at a global scale.

The requested variance to permit concurrent outdoor and retail sale events at the subject premises arises from the unique nature of the 2026 FIFA World Cup tournament. Including set-up and breakdown time, the total duration of the proposed outdoor and retail sales events on the property is 52 days, from June 5 through July 26, 2026.

The subject property is located to the south of the Meadowlands Sports Complex, directly opposite the site of MetLife Stadium across NJ State Route 3, and is predominantly surrounded by State ROW (Route 3 and the NJ Turnpike). With the exception of the American

Dream retail and entertainment center within the Meadowlands Sports Complex, the subject property is the only large commercial complex in the immediately surrounding area, containing both a high-rise hotel and office building, and a large amount of on-site parking, totaling 1,981 parking spaces. The subject property also contains visibility and proximity to MetLife Stadium, and is accessed by the same state highway system (Route 3 and its associated service roads). Therefore, the subject property is uniquely situated to accommodate limited outdoor events aligning with the FIFA World Cup tournament timeframe. The requested variance arises from these unique conditions, and is not ordinarily found in the same zone.

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

The applicant requests the granting of the requested variance to permit concurrent outdoor events and retail sale events on the subject premises.

Neighboring properties include an extended stay hotel at Block 108.03, Lot 3 to the east, with the existing Monarch multi-family residential development located to the west of the subject property. The NJ Turnpike ROW is located to the west, south and east of the subject premises, including the NJ Turnpike Authority maintenance yard to the east. The Meadowlands Sports Complex site is located to the north, across the Route 3 ROW. The applicant has proposed to limit occupancy of the proposed outdoor event Areas A and B and

retail sale Area C based on the amount of parking available on the subject site.

Additional safeguards are proposed within the recommended conditions in Sections A. and B. above to ensure that the granting of the requested variances will not adversely affect the rights of neighboring property owners or residents, particularly due to the temporary and limited nature of the proposed retail sales and outdoor events.

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 District Zoning Regulations would limit the ability of the property owner to coordinate the outdoor and retail sales events, which are for the very specific purpose of conducting fan-related events in association with the 2026 FIFA World Cup, for the duration of this event.

Typically, retail sale events and outdoor events in the Hackensack Meadowlands District are associated with a tenant on the premises. In this instance, the applicant intends to bring vendors to the site for the sole purpose of conducting FIFA World Cup watch parties, celebrations, and concerts, while also offering merchandising opportunities to the general public.

The proposed concurrency of outdoor and retail sale events on the site is intended to create an atmosphere for FIFA World Cup fans similar to an “Olympics village” environment.

Therefore, the strict application of the regulations to the particular characteristics of the subject property and the unique circumstances of the FIFA World Cup tournament would result in practical difficulties to the property owner given the temporary nature of the proposed outdoor and retail sale events.

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 applicant requests the granting of the requested variance to permit concurrent outdoor events and retail sale events on the subject premises.

In this instance, the retail sale events and the outdoor events can be considered part of one temporary event surrounding the 2026 FIFA World Cup tournament. Merchandise sales are commonly associated with sporting events and concert events. Although the proposed retail sales event is to be open to the public, the main driver of site activity will be the occupancy levels associated with outdoor events, which are proposed to be ticketed for entry. The retail sale event area could also be patronized by outdoor event patrons.

Additional safeguards are proposed within the recommended conditions in Section A. and B. above to ensure that the granting of

the requested 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, particularly due to the temporary nature of the proposed retail sales and outdoor events.

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

The granting of the requested variance to permit concurrent retail sale and outdoor events will not exceed District performance standards for vibrations, airborne emissions, glare, hazardous and radioactive materials, and wastewater. With respect to performance standards governing noise, a recommended condition of this report in Section B. *ii.* above with respect to the proposed outdoor events requires that a noise mitigation plan shall be submitted for the review and approval of the NJSEA Chief Engineer pursuant to N.J.A.C. 19:4-7.3(i). Therefore, the requested variance will not result in a substantial adverse environmental impact.

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

The variance represents the minimum deviation from the regulations that will afford relief. The applicant requests that concurrent retail sale events and outdoor events associated with the 2026 FIFA World Cup tournament be permitted at a location proximate to the venue where the World Cup matches will take place, for the limited duration of this global sporting event. The applicant requests the ability to conduct concurrent outdoor and

retails sale events for up to one week before and one week after the duration of the World Cup to allow for set-up and breakdown, which results in a total event duration of up to 52 days. Therefore, the requested 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 will not substantially impair the intent and purpose of the District Zoning Regulations, which include to allow for sufficient space in appropriate locations for a variety of uses. The subject property is uniquely situated and configured for the limited and temporary accommodation of concurrent retail sale and outdoor events associated with the unique global sporting event occurring at a location proximate to the subject premises.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-6.3(c)5i, which states that retail sale events for warehouse sales and temporary or seasonal outdoor sales are permitted a maximum of 21 sale days per tenant shall be permitted per year, inclusive of both warehouse sales and temporary or seasonal outdoor sales, and where no single sale event shall occur for more than seven consecutive days; whereas, the temporary retail sale events are proposed to be conducted at the premises for the duration of the proposed outdoor event timeframe, from June 5 through July 26, 2026, in excess of seven consecutive days and 21 sale days.

Based on the record in this matter, the bulk variance application to permit temporary retail sale events from June 5 through July 26, 2026, to coincide with the 2026 FIFA World Cup tournament is hereby recommended for APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The retail sales area (identified as Area C on Exhibit A-6) shall maintain a minimum five-foot setback from all property lines, with existing trees and vegetation preserved to the extent necessary to maintain adequate screening to the adjacent property at Block 108.03, Lot 3.
2. A detailed parking management plan shall be submitted for the review and approval of the NJSEA Chief Engineer.
3. A zoning certificate approval shall be required to be obtained to evaluate proposed temporary improvements, including, but not limited to, the proposed platform and tent areas and heights and their location with respect to maintenance and/or replacement of existing vegetation and other site improvements; Barrier Free access; traffic and site

circulation; and emergency access. The site shall be restored to its original condition at the conclusion of the temporary retail sale event, unless a separate zoning certificate has been obtained for proposed permanent alterations or improvements.

4. In conjunction with the zoning certificate application required in Condition No. 3, the applicant shall submit a report by a NJ-licensed Professional Engineer evaluating the environmental characteristics in the vicinity of proposed improvements, inclusive of its vegetation, in order to ensure that no environmentally-sensitive areas, such as wetlands, will be impacted by proposed improvements associated with the temporary outdoor event.

CONDITIONAL APPROVAL

Recommendation on
Variance Request

4/15/2026

Date



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

CONDITIONAL APPROVAL

Recommendation on
Variance Request

4/15/2026

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 19:4-6.4(a)2, which states that outdoor events shall not exceed a total of 14 days per property per year, whereas, the proposed outdoor event timeframe is from June 5 through July 26, 2026, which is in excess of 14 total days.

Based on the record in this matter, the bulk variance application to permit temporary outdoor events on the subject premises from June 5 through July 26, 2026, to coincide with the 2026 FIFA World Cup tournament is hereby recommended for APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall obtain zoning certificate approval prior to holding any outdoor event(s) on the site.
2. A noise mitigation plan shall be submitted for the review and approval of the NJSEA Chief Engineer pursuant to N.J.A.C. 19:4-7.3(i).
3. The permitted hours of operation within Area A shall be limited to between 6:00 pm and 11:00 pm daily. The permitted hours of operation within Area B shall be limited to between 6:00 pm and midnight on Monday through Thursday for members of the general public; between noon to midnight on Monday through Thursday for accessory use by registered hotel patrons staying on-site; and, between noon to midnight for all patrons on Friday through Sunday.
4. The total occupancy of Area A shall not exceed 4,000 persons and the total occupancy of Area B shall not exceed 1,200 persons, and comply with applicable building and/or fire code requirements. All occupancy limits shall be inclusive of patrons, employees, and hotel guests. All patrons of any outdoor event venue on the site shall hold valid entry tickets in advance of arriving on the site. Occupancy limitations shall be monitored and enforced by on-site personnel at all times.

5. The hotel's banquet rooms shall only be available for accessory use by hotel patrons staying on-site, and shall not be separately rented nor used as meeting or event space for the duration of the outdoor event.
6. A revised traffic analysis, including queuing analysis, shall be submitted for the review and approval of the NJSEA Chief Engineer.
7. A detailed parking and traffic management plan, including provisions for on-site pedestrian circulation, Barrier Free access, and emergency vehicle circulation, shall be submitted for the review and approval of the NJSEA Chief Engineer.
8. The NJSEA reserves the right to further limit maximum occupancy levels based on a review of the required traffic and parking management plans and/or input from other authorities with jurisdiction.
9. No outdoor events shall be permitted to occur on the subject premises on days when FIFA World Cup matches occur at MetLife Stadium, currently scheduled on June 13, 16, 22, 25, 27, and 30, and July 5 and 19, 2026, which, if subject to change, shall require any coinciding outdoor event scheduled on the subject premises to be rescheduled accordingly. This limitation shall not apply to accessory usage of Area B for registered hotel guests staying on-site.
10. No zoning certificate approvals for outdoor events shall be issued by the NJSEA until all on-site violations are resolved and a final certificate of completion/occupancy certification is issued for the continued occupancy of the hotel and any associated construction work on Lot 1.02.
11. The applicant shall consult with and provide detailed plans and operations, including off-site traffic management operations, of the proposed outdoor events to NJDOT, NJ Transit, NJ State Police, Bergen County Office of Emergency Management, and the Borough of East

Rutherford Police, Fire, and Building Departments to ensure adequate communication and coordination occurs with respect to traffic, emergency services, and public security in advance of the proposed outdoor events.

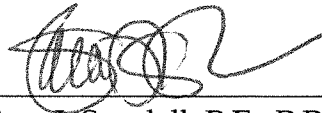
12. The applicant shall obtain all required approvals from any governmental authority having jurisdiction as required by law.
13. A separate zoning certificate application shall be submitted for the review and approval of the NJSEA Chief Engineer to ensure any improvements resulting in permanent site impacts are in compliance with the District Zoning Regulations. The site shall be restored to its original condition at the conclusion of the outdoor event, unless a zoning certificate has been obtained from the NJSEA for proposed alterations or improvements that are intended to remain.

CONDITIONAL APPROVAL

Recommendation on
Variance Request

4/15/2026

Date



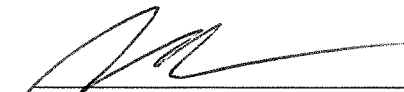
Sara J. Sundell, P.E., P.P.
Senior Director of Land Use Management

CONDITIONAL APPROVAL

Recommendation on
Variance Request

4/15/2026

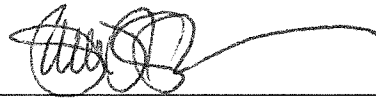
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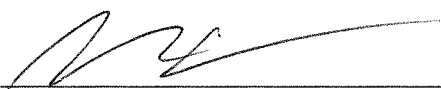


Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs

C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.2(b)1 and 19:4-6.4(f), which state that outdoor events shall not be permitted on any lot conducting concurrent retail sale events; whereas, concurrent outdoor events and retail sale events are proposed to be held on the same lot.

Based on the record in this matter, the bulk variance application to permit concurrent temporary outdoor events and retail sale events on the subject premises from June 5 through July 26, 2026, to coincide with the 2026 FIFA World Cup tournament is hereby recommended for APPROVAL.

<u>APPROVAL</u>	<u>4/15/2026</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management

<u>APPROVAL</u>	<u>4/15/2026</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

RESOLUTION 2026-16

**RESOLUTION ISSUING A DECISION ON THE
BULK VARIANCE APPLICATIONS
SUBMITTED AS PART OF FILE NO. 25-493
ML PLAZA OWNER/2 MEADOWLANDS PLAZA -
SIGNAGE - FIFA (VARIANCES)
BLOCK 108.03, LOTS 1 AND 2
IN THE BOROUGH OF EAST RUTHERFORD**

WHEREAS, applications for three (3) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Harvey Rosenblatt on behalf of World of Blue, LLC, for the premises identified as 1 Meadowlands Plaza and 2 Meadowlands Plaza, Block 108.03, Lots 1.01 and 1.02, in the Borough of East Rutherford, New Jersey; and

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

WHEREAS, the bulk variances are sought in connection with the applicant's proposal to install two (2) temporary vinyl wrap signs on two sides of the existing hotel building on Lot 1.02, each measuring 20,871.5 square feet, for a total area of 41,743 square feet, from June 5 through July 26, 2026, coinciding with the timeframe of the 2026 Fédération Internationale de Football Association (FIFA) World Cup tournament matches occurring at MetLife Stadium between June 13 and July 19, 2026; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.14, Table 8-5 (Commercial Park zone), which requires that the maximum area of any single sign is 300 square feet, whereas, the proposed maximum area of each of the two (2) signs is 20,871.5 square feet; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.14(h)4, which requires that the maximum gross sign area permitted shall not exceed five percent of the main façade of the building, whereas, the total area of the proposed signage is 41,743 square feet, which, when added to the existing signage on the site, exceeds five percent of the main façades of the two structures on the premises. The total area of the proposed signage is 41,743 square feet, which, when added to the existing 734 square feet of existing signage on the site, proposes a maximum sign area of 72 percent of the main façades of the two structures; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.14(b)99, which states that a "temporary sign" means any sign displayed for a limited period of time, not to exceed 30 days in a consecutive 90-day period,

whereas, the applicant proposes that the temporary signage will be in place over a two-month timeframe in June and July 2026, which exceeds 30 days; 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 Record on February 26, 2026, 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, March 10, 2026, 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; and Mia Petrou, P.P., AICP, CFM, Supervising Planner; and

WHEREAS, a comprehensive report dated April 15, 2026, 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 April 15, 2026; and

WHEREAS, the report recommends the conditional approval of the requested bulk variance from N.J.A.C. 19:4-8.14, Table 8-5 (Commercial Park zone), to permit two temporary signs between June 5 and July 26, 2026 on the subject premises, having a maximum sign area of 20,871.5 square feet each; and

WHEREAS, the report also recommends the conditional approval of the requested bulk variance from N.J.A.C. 19:4-8.14(h)4, to permit, on a temporary basis on the subject premises, between June 5 and July 26, 2026, a maximum gross sign area of 72 percent of the main façade areas of the existing structures on the site, resulting from the installation of two temporary signs totaling 41,743 square feet; and

WHEREAS, the report also recommends the approval of the requested bulk variance from N.J.A.C. 19:4-8.14(b)99, to permit 41,473 square feet of temporary signage on the subject premises for a maximum of 52 days between June 5 and July 26, 2026; 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 bulk variance application to permit two temporary signs between June 5 and July 26, 2026 on the subject premises, having a maximum sign area of 20,871.5 square feet each, conditionally 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 hereby determines that the requested bulk variance application to permit, on a temporary basis on the subject premises, between June 5 and July 26, 2026, a maximum gross sign area of 72 percent of the main façade areas of the existing structures on the site, resulting from the installation of two temporary signs totaling 41,743 square feet, conditionally 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 hereby determines that the requested bulk variance application to permit 41,473 square feet of temporary signage on the subject premises for a maximum of 52 days between June 5 and July 26, 2026 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 ML Plaza Owner/2 Meadowlands Plaza - Signage - FIFA (Variances) application for a bulk variance from N.J.A.C. 9:4-8.14, Table 8-5 (Commercial Park zone), to permit two temporary signs between June 5 and July 26, 2026 on the subject premises, having a maximum sign area of 20,871.5 square feet each, is hereby **APPROVED WITH THE FOLLOWING CONDITION** for the reasons set forth in the recommendation dated April 15, 2026:

1. The proposed 41,473 square feet of temporary signage shall be removed and the site and the building façades shall be restored to their existing conditions no later than July 26, 2026. Should the applicant fail to remove the proposed signage by July 26, 2026, the property owner shall be subject to fines of up to \$5,000 per day pursuant to N.J.A.C. 19:4-4.21.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the ML Plaza Owner/2

Meadowlands Plaza - Signage - FIFA (Variances) application for a bulk variance from N.J.A.C. 19:4-8.14(h)4, to permit, on a temporary basis on the subject premises, between June 5 and July 26, 2026, a maximum gross sign area of 72 percent of the main façade areas of the existing structures on the site, resulting from the installation of two temporary signs totaling 41,743 square feet, is hereby **APPROVED WITH THE FOLLOWING CONDITION** for the reasons set forth in the recommendation dated April 15, 2026:

1. The proposed 41,473 square feet of temporary signage shall be removed and the site and the building façades shall be restored to their existing conditions no later than July 26, 2026. Should the applicant fail to remove the proposed signage by July 26, 2026, the property owner shall be subject to fines of up to \$5,000 per day pursuant to N.J.A.C. 19:4-4.21.

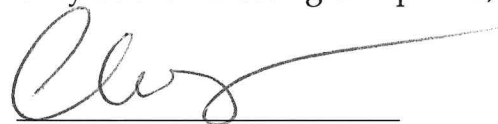
BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the ML Plaza Owner/2 Meadowlands Plaza - Signage - FIFA (Variances) application for a bulk variance from N.J.A.C. 19:4-8.14(b)99, to permit 41,473 square feet of temporary signage on the subject premises for a maximum of 52 days between June 5 and July 26, 2026, is hereby **APPROVED WITH THE FOLLOWING CONDITION** for the reasons set forth in the recommendation dated April 15, 2026:

1. The proposed 41,473 square feet of temporary signage shall be removed and the site and the building façades shall be restored to their existing conditions no later than July 26, 2026. Should the applicant fail to remove the proposed signage by July 26, 2026, the property owner shall be subject to fines of up to \$5,000 per day pursuant to N.J.A.C. 19:4-4.21.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the following shall be an additional condition that shall apply to each of the aforementioned bulk variance approvals:

1. No zoning certificate approvals for temporary signage shall be issued by the NJSEA until all on-site violations are resolved and a final certificate of completion/occupancy certification is issued for the continued occupancy of the hotel and any associated construction work on Lot 1.02.

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 April 23, 2026.



Christine Sanz
Secretary



MEMORANDUM

To: NJSEA Board Members and Jill Hirsch, President & CEO

From: Sara J. Sundell

Date: April 23, 2026

Subject: Variance Recommendation – ML Plaza Owner - 2 Meadowlands Plaza - Signage - FIFA (Variances) (File No. 25-493)

Applications for three (3) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Harvey Rosenblatt on behalf of World of Blue, LLC, for the premises identified as 1 Meadowlands Plaza and 2 Meadowlands Plaza, Block 108.03, Lots 1.01 and 1.02, in the Borough of East Rutherford, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Commercial Park zone. The variances are sought in connection with the applicant's proposal to install two (2) temporary vinyl wrap signs on both sides of the existing hotel building on Lot 1.02, each measuring 20,871.5 square feet, for a total area of 41,743 square feet, from June 5 through July 26, 2026, coinciding with the timeframe of the 2026 Fédération Internationale de Football Association (FIFA) World Cup tournament matches occurring at MetLife Stadium between June 13 and July 19, 2026.

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

1. N.J.A.C. 19:4-8.14, Table 8-5 (Commercial Park zone), which requires that the maximum area of any single sign is 300 square feet; whereas, the proposed maximum area of each of the two (2) signs is 20,871.5 square feet.
2. N.J.A.C. 19:4-8.14(h)4, which requires that the maximum gross sign area permitted shall not exceed five percent of the main façade of the building; whereas, the total area of the proposed signage is 41,743 square feet, which, when added to the existing signage on the site, exceeds five percent of the main façades of the two structures on the premises. The total area of the proposed signage is 41,743 square feet, which, when added to the existing 734 square feet of existing signage on the site, proposes a maximum sign area of 72 percent of the main façades of the two structures.
3. N.J.A.C. 19:4-8.14(b)99, which states that a "temporary sign" means any sign displayed for a limited period of time, not to exceed 30 days in a consecutive 90-day period; whereas, the applicant proposes that the temporary signage will be in place over a two-month timeframe in June and July 2026, which exceeds 30 days.

A public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, March 10, 2026.

In a comprehensive report dated April 15, 2026, the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the conditional approval of the bulk variances requested. A copy of the comprehensive report and variance recommendation was provided to the applicant on April 15, 2026.

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

**RECOMMENDATION ON THE VARIANCE APPLICATION OF
ML Plaza Owner/2 Meadowlands Plaza – Signage - FIFA (Variances)**

FILE #25-493

I. INTRODUCTION

Applications for three (3) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Harvey Rosenblatt on behalf of World of Blue, LLC, for the premises identified as 1 Meadowlands Plaza and 2 Meadowlands Plaza, Block 108.03, Lots 1.01 and 1.02, in the Borough of East Rutherford, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Commercial Park zone. The variances are sought in connection with the applicant's proposal to install two (2) temporary vinyl wrap signs on both sides of the existing hotel building on Lot 1.02, each measuring 20,871.5 square feet, for a total area of 41,743 square feet, from June 5 through July 26, 2026, coinciding with the timeframe of the 2026 Fédération Internationale de Football Association (FIFA) World Cup tournament matches occurring at MetLife Stadium between June 13 and July 19, 2026.

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

1. N.J.A.C. 19:4-8.14, Table 8-5 (Commercial Park zone), which requires that the maximum area of any single sign is 300 square feet; whereas, the proposed maximum area of each of the two (2) signs is 20,871.5 square feet.
2. N.J.A.C. 19:4-8.14(h)4, which requires that the maximum gross sign area permitted shall not exceed five percent of the main façade of the building; whereas, the total area of the proposed signage is 41,743 square feet, which, when added to the existing signage on the site, exceeds five percent of the main façades of the two structures on the premises. The total area of the proposed signage is 41,743 square feet, which, when added to the existing

734 square feet of existing signage on the site, proposes a maximum sign area of 72 percent of the main façades of the two structures.

3. N.J.A.C. 19:4-8.14(b)99, which states that a “temporary sign” means any sign displayed for a limited period of time, not to exceed 30 days in a consecutive 90-day period; whereas, the applicant proposes that the temporary signage will be in place over a two-month timeframe in June and July 2026, which exceeds 30 days.

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 Record on February 26, 2026. 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, March 10, 2026. 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 1 Meadowlands Plaza (Block 108.03, Lot 1.02) and 2 Meadowlands Plaza (Block 108.03, Lot 1.01) is part of a zoning lot of record established pursuant to N.J.A.C. 19:4-3.22. The premises at 1 Meadowlands Plaza totals 24.19 acres and is currently improved with a high-rise office building with an associated 5-story parking garage. The premises at 2 Meadowlands Plaza totals 13.7 acres and is currently improved with a 427-room hotel with associated banquet facilities. The properties within the zoning lot of record contain frontage on Sheraton Plaza Drive (also identified as the eastbound Route 3 South Service Road) to the north, and share a single point of access from this roadway with a shared internal access driveway. The property also contains frontage along, but not access to, the NJ Turnpike right-of-way (ROW) to the west, south, and east.

Adjacent properties include an extended stay hotel located along the eastbound Route 3 South Service Road to the east of the subject site at Block 108.03, Lot 3, and a NJ Turnpike Authority maintenance yard within the NJ Turnpike ROW to the east. Neighboring property to the northwest includes the Monarch multi-family residential development, which is also located along the eastbound Route 3 South Service Road. The NJSEA's Meadowlands Sports Complex, which is the host site of the 2026 FIFA World Cup tournament, is located to the north, across NJ State Highway Route 3. The Route 3 South Service Road interchange with Route 120, which provides access to the Meadowlands Sports Complex, is located to the east of the subject property's access driveway.

The applicant proposes to wrap two sides of the existing hotel structure on Lot 1.02 with temporary vinyl signage, requiring variances for exceeding the maximum area of any single sign, the maximum gross sign area on the premises, and the duration beyond the permitted maximum 30-day time period for a temporary sign.

B. Response to the Public Notice

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

III. PUBLIC HEARING (March 10, 2026)

A public hearing was held on Tuesday, March 10, 2026. 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; 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	"Aerial Exhibit", Sheet No. 1, prepared by Tiago F. Duarte, P.E., Dynamic Engineering, dated March 10, 2026.
A-2	Signage Plans, 5 sheets, prepared by Tiago F. Duarte, P.E., Dynamic Engineering, dated November 19, 2025, and last revised February 23, 2026, entitled as follows: Sheet 1 - "Signage Plan Exhibit"; Sheet 2 - "Signage Tables"; Sheet 3 - "Temp. Vinyl Wrap Sign Detail (Northeast)"; Sheet 4 - "Temp. Vinyl Wrap Sign Detail (South)"; and Sheet 5 - "Sample Sign Rendering".
A-3	Signage lighting plans, 3 sheets, prepared by prepared by Tiago F. Duarte, P.E., Dynamic Engineering, dated March 10, 2026, entitled as follows: Sheet 1 - "Signage Lighting Exhibit"; Sheet 2 - "Signage Lighting Elevation Plan"; and Sheet 3 - "Signage Lighting Plan Details".
A-4	Technical Data Sheet for ContraVision <i>Performance White on Black</i> (WBPRG40C) perforated self-adhesive vinyl and photo of sample material displayed at the public hearing.

A-5 Planning Report, prepared by John McDonough, L.A., AICP, PP, John McDonough Associates, LLC, dated February 24, 2026.

B. Testimony

Thomas J. O'Connor, Esq., of the firm, Waters, McPherson, McNeill, P.C., represented World of Blue, LLC at the hearing. The following witnesses testified in support of the application:

1. Tiago Duarte, P.E., Dynamic Engineering;
2. Levi Eichenstein, Red Rock Outdoor; and
3. John McDonough, L.A., AICP, P.P., John McDonough Associates, LLC.

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

C. Public Comment

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

IV. RECOMMENDATIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.14, Table 8-5 (Commercial Park zone), which requires that the maximum area of any single sign is 300 square feet; whereas, the proposed maximum area of each of the two (2) signs is 20,871.5 square 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 2026 FIFA World Cup tournament is an international sporting event occurring at MetLife Stadium within the Meadowlands Sports Complex between June 13 and July 19, 2026. MetLife Stadium will host eight games, including the World Cup Final championship match. Although MetLife Stadium has previously hosted several high-profile events, including the NFL Super Bowl, the 2026 FIFA World Cup tournament represents an unprecedented event for the region, occurring at a global scale.

The requested variance to permit, on a temporary basis, two signs having a sign area of 20,871.5 square feet each arises from the unique nature and scope of the FIFA World Cup tournament and the location of the subject property in relation to the Meadowlands Sports Complex site.

The subject property is located to the south of the Meadowlands Sports Complex, directly opposite the site of MetLife Stadium across NJ State Route 3, and is surrounded by State ROW (Route 3 and the NJ Turnpike). With the exception of the American Dream retail and entertainment center within the Meadowlands Sports Complex, the subject property is the only large commercial complex in the immediately surrounding area, containing both a high-rise hotel and

office building. The subject property also contains visibility from and proximity to MetLife Stadium and is accessed by the same state highway system (Route 3 and its associated service roads). Therefore, the subject property is uniquely situated to accommodate temporary signage aligning with the FIFA World Cup tournament timeframe. The requested variance arises from these unique conditions and is not ordinarily found in the same zone.

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

The applicant requests the granting of the requested variance to permit two signs having a sign area of 20,871.5 square feet each to coincide with the timeframe of the 2026 FIFA World Cup tournament, whereas a maximum sign area of any single sign in the Commercial Park zone in which the property is located is 300 square feet.

The proposed signage is comprised of panels of self-adhesive vinyl material that will be affixed to the existing hotel building on its northeasterly façade facing MetLife Stadium and its southerly elevation facing the NJ Turnpike ROW in the vicinity of the Meadowlands Toll Plaza at Interchange 16W.

The immediately adjacent neighbor to the east at Block 108.03, Lot 3 is an extended stay hotel, and the existing Monarch multi-family residential development is located across the NJ Turnpike ramps to the northwest of the subject property. There will be no impact to nearby residents or patrons of the extended stay hotel, as the signage is directed toward the Meadowlands Sports Complex site to the

north opposite Route 3 and to the south toward the NJ Turnpike ROW. The proposed signage will not be visible to the Monarch residents due to the orientation of the northeasterly façade to the Meadowlands Sports Complex site. In addition, there will be no adverse off-site impacts from proposed illumination of the signs per Exhibit A-3. Likewise, there will be no adverse impacts to the NJ Turnpike ROW that is located to the west, south and east of the subject premises, including the NJ Turnpike Authority maintenance yard to the east, nor to the Meadowlands Sports Complex site to the north, due to the temporary nature of the signage. The FIFA World Cup tournament is a unique sporting event occurring at a global scale, such that it is unlikely to be replicated.

Therefore, the granting of the requested variance will not adversely affect the rights of neighboring property owners or residents, particularly due to the temporary and limited nature of the proposed signage.

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 District Zoning Regulations governing the maximum permitted sign area of any single sign to 300 square feet limits the ability of the property owner to install signage that would fulfill its purpose to be visible to its intended audience at the Meadowlands Sports Complex site to the north and to the New Jersey Turnpike ROW to the south, for the specific purpose of identifying the building and potential advertiser(s) to the global audience of the 2026 FIFA World Cup tournament.

The existing signage at the premises totals 734 square feet, and, upon conclusion of the World Cup tournament, the temporary signage will be removed and the site's signage will revert to the currently existing conditions. To ensure the signage is removed within a reasonable time frame after the conclusion of the 2026 World Cup championship final, it is a recommended condition of this report that the proposed 41,473 square feet of temporary signage shall be removed and the site and building façades shall be restored to their existing conditions no later than July 26, 2026.

Therefore, the strict application of the regulations to the particular characteristics of the subject property, including the multistory building height and its visibility to the Meadowlands Sports Complex and state and interstate highways, would result in practical difficulties and hardship upon the property owner, particularly in consideration of the scale and scope of this unique global sporting event.

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 applicant seeks the granting of the requested variance to permit two signs having a sign area of 20,871.5 square feet each to coincide with the timeframe of the 2026 FIFA World Cup tournament, whereas a maximum sign area of any single sign in the Commercial Park zone in which the property is located is 300 square feet.

The proposed signage is directed toward the Meadowlands Sports Complex site to the north opposite Route 3, and the NJ Turnpike ROW to the south, and it was demonstrated that there will no off-site impacts from proposed sign illumination (Exhibit A-3) to area properties and roadways. The proposed signage is temporary and is proposed to coincide with the 2026 FIFA World Cup tournament, a unique sporting event occurring at a global scale, such that it is unlikely to be replicated.

Therefore, the requested 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.

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

The applicant requests the granting of the requested variance to permit two signs having a sign area of 20,871.5 square feet each to coincide with the timeframe of the 2026 FIFA World Cup tournament, whereas a maximum sign area of any single sign in the Commercial Park zone in which the property is located is 300 square feet.

The proposed signage will not exceed District performance standards for noise, vibration, airborne emissions, glare, hazardous and radioactive materials, and wastewater. There will be no flashing or rotating illumination of the proposed signage, which will have a fixed, static image. The proposed signage will be comprised of panels of self-adhesive vinyl material to be affixed over two sides of

the building's façade and will be installed and removed within one week of the event's start and conclusion.

Therefore, due to the temporary nature of the signage and its intended purpose to coincide with a global event, unique in scale and scope, at the Meadowlands Sports Complex, from which the proposed signage will be visible, the requested variance will not result in a substantial adverse environmental impact.

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

The variance represents the minimum deviation from the regulations that will afford relief. The applicant requests that temporary signage coinciding with the 2026 FIFA World Cup tournament be permitted at a location proximate to the venue where the World Cup matches will take place, for the limited duration of this global sporting event.

Signage is not proposed on every building surface. The proposed signage will be comprised of panels of self-adhesive vinyl material to be affixed over two sides of the building at its northeasterly and southerly façades, which will serve as the frame of the signage on the building.

The scale of the proposed signage is extraordinary, as is the scale of the 2026 FIFA World Cup tournament at MetLife Stadium, which will host eight matches, including the championship final. It is the opinion of the NJSEA staff that the scale and scope of this global sporting event are unprecedented and unlikely to be replicated; thus,

should the NJSEA Board of Commissioners issue a resolution of approval for the signage variance requested herein, it shall not be considered as setting a precedent for signage coinciding with future events at the Meadowlands Sports Complex.

Therefore, the requested 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 will not substantially impair the intent and purpose of the District Zoning Regulations, which include to allow for sufficient space in appropriate locations for a variety of uses. The subject property is uniquely situated and configured for the limited and temporary accommodation of signage associated with the unique global sporting event occurring at a location proximate to the subject premises.

B. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.14(h)4, which requires that the maximum gross sign area permitted shall not exceed five percent of the main façade of the building; whereas, the total area of the proposed signage is 41,743 square feet, which, when added to the existing signage on the site, exceeds five percent of the main façades of the two structures on the premises. The total area of the proposed signage is 41,743 square feet, which, when added to the existing 734 square feet of existing signage

on the site, proposes a maximum sign area of 72 percent of the main façades of the two structures.

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 FIFA World Cup tournament is an international sporting event occurring at MetLife Stadium within the Meadowlands Sports Complex between June 13 and July 19, 2026. MetLife Stadium will host eight games, including the World Cup Final championship match. Although MetLife Stadium has previously hosted several high-profile events, including the NFL Super Bowl, the FIFA World Cup tournament represents an unprecedented event for the region, occurring at a global scale.

The requested variance to permit, on a temporary basis, a maximum sign area of 72 percent of the main façades of the two structures on the site, whereas a maximum gross sign area of five percent of the main façade area is permitted, arises from the unique nature of the FIFA World Cup tournament and the location of the subject property in relation to the Meadowlands Sports Complex site.

The subject property is located to the south of the Meadowlands Sports Complex, directly opposite the site of MetLife Stadium across NJ State Route 3, and is surrounded by State ROW (Route 3 and the

NJ Turnpike). With the exception of the American Dream retail and entertainment center within the Meadowlands Sports Complex, the subject property is the only large commercial complex in the immediately surrounding area and contains both a high-rise hotel and office building. The subject property also contains visibility and proximity to MetLife Stadium and is accessed by the same state highway system (Route 3 and its associated service roads). Therefore, the subject property is uniquely situated to accommodate temporary signage aligning with the FIFA World Cup tournament timeframe. The requested variance arises from these unique conditions and is not ordinarily found in the same zone.

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

The applicant requests the granting of the requested variance to permit, on a temporary basis, a maximum sign area of 72 percent of the main façades of the two structures on the site, whereas a maximum gross sign area of five percent of the main façade area is permitted.

The proposed signage is comprised of self-adhesive vinyl material that will be affixed to the existing hotel building on its northeasterly façade facing MetLife Stadium and its southerly elevation facing the NJ Turnpike ROW in the vicinity of the Meadowlands Toll Plaza at Interchange 16W.

The immediately adjacent neighbor to the east at Block 108.03, Lot 3 is an extended stay hotel, and the existing Monarch multi-family residential development is located to the northwest of the subject

property, across the NJ Turnpike ramps. There will be no impact to nearby residents or patrons of the extended stay hotel, as the signage is directed toward the Meadowlands Sports Complex site to the north opposite Route 3 and to the south toward the NJ Turnpike ROW. The proposed signage will not be visible to the Monarch residents to the northwest due to the orientation of the sign on the northeasterly face toward the Meadowlands Sports Complex site. In addition, there will no off-site impacts from proposed illumination of the signs per Exhibit A-3. Likewise, there will be no impact to the NJ Turnpike ROW that is located to the west, south and east of the subject premises, including the NJ Turnpike Authority maintenance yard to the east, nor to the Meadowlands Sports Complex site to the north, due to the temporary nature of the signage. The FIFA World Cup tournament is a unique sporting event occurring at a global scale that is unlikely to be replicated.

Therefore, the granting of the requested variance will not adversely affect the rights of neighboring property owners or residents, particularly due to the temporary and limited nature of the proposed signage.

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 District Zoning Regulations governing the maximum permitted gross sign area limits the ability of the property owner to install temporary signage that would fulfill its purpose to be visible to its intended audience at the Meadowlands Sports Complex site to the north and to the New Jersey Turnpike

ROW to the south, for the specific purpose of identifying the building and potential advertiser(s) to the global audience of the 2026 FIFA World Cup tournament.

The existing signage at the premises totals 734 square feet, and, upon conclusion of the 2026 FIFA World Cup tournament, the temporary signage will be removed and the site's signage will revert to the currently existing conditions. To ensure the signage is removed within a reasonable time frame after the conclusion of the 2026 World Cup championship final, it is a recommended condition of this report that the proposed 41,473 square feet of temporary signage shall be removed and the site and building façades shall be restored to their existing conditions no later than July 26, 2026.

Therefore, the strict application of the regulations to the particular characteristics of the subject property, including the multistory building height and its visibility to the Meadowlands Sports Complex and state and interstate highways, would result in practical difficulties and hardship upon the property owner, particularly in consideration of the scope and scale of this unique global sporting event.

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 applicant requests the granting of the requested variance to permit, on a temporary basis, a maximum sign area of 72 percent of the main façades of the two structures on the site, whereas a

maximum gross sign area of five percent of the main façade area is permitted.

The proposed signage is directed toward the Meadowlands Sports Complex site to the north opposite Route 3, and the NJ Turnpike ROW to the south. The applicant has demonstrated that there will be no off-site impacts from proposed sign illumination (Exhibit A-3) to area properties and roadways. The proposed signage is temporary and proposed to coincide with the 2026 FIFA World Cup tournament, a unique sporting event occurring at a global scale that is unlikely to be replicated.

Therefore, the requested 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.

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

The applicant requests the granting of the requested variance to permit, on a temporary basis, a maximum sign area of 72 percent of the main façades of the two structures on the site, whereas a maximum gross sign area of five percent of the main façade area is permitted.

The proposed signage will not exceed District performance standards for noise, vibration, airborne emissions, glare, hazardous and radioactive materials, and wastewater. There will be no flashing or rotating illumination of the proposed signage, which will have a fixed, static image. The proposed signage will be comprised of

panels of self-adhesive vinyl material to be affixed over two sides of the building's façade, and will be installed and removed within one week of the event's start and conclusion.

Therefore, due to the temporary nature of the signage and its intended purpose to coincide with a unique global event at the Meadowlands Sports Complex, from which the proposed signage will be visible, the requested variance will not result in a substantial adverse environmental impact.

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

The variance represents the minimum deviation from the regulations that will afford relief. The applicant requests that temporary signage coinciding with the 2026 FIFA World Cup tournament be permitted at a location proximate to the venue where the World Cup matches will take place, for the limited duration of this global sporting event.

Signage is not proposed on every building surface. The proposed signage will be comprised of self-adhesive vinyl material affixed over two sides of the building at its northeasterly and southwesterly façades, which will serve as the frame of the signage on the building.

The scale of the proposed signage is extraordinary, as is the scale of the 2026 FIFA World Cup tournament at MetLife Stadium, which will host eight matches, including the championship final. It is the opinion of the NJSEA staff that the scope and scale of this global sporting event is unprecedented and unlikely to be replicated; thus,

should the NJSEA Board of Commissioners issue a resolution of approval for the signage variance requested herein, it shall not be considered as setting a precedent for signage coinciding with future events at the Meadowlands Sports Complex.

Therefore, the requested 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 will not substantially impair the intent and purpose of the District Zoning Regulations, which include to allow for sufficient space in appropriate locations for a variety of uses. The subject property is uniquely situated and configured for the limited and temporary accommodation of signage associated with the unique global sporting event occurring at a location proximate to the subject premises.

C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.14(b)99, which states that a "temporary sign" means any sign displayed for a limited period of time, not to exceed 30 days in a consecutive 90-day period; whereas, the applicant proposes that the temporary signage will be in place over a two-month timeframe in June and July 2026, which exceeds 30 days.

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 2026 FIFA World Cup tournament is an international sporting event occurring at MetLife Stadium within the Meadowlands Sports Complex between June 13 and July 19, 2026. MetLife Stadium will host eight games, including the World Cup Final championship match. Although MetLife Stadium has previously hosted several high-profile events, including the NFL Super Bowl, the FIFA World Cup tournament represents an unprecedented event for the region, occurring at a global scale.

The requested variance to permit temporary signage in excess of 30 days arises from the unique nature and scope of the FIFA World Cup tournament and the location of the subject property in relation to the Meadowlands Sports Complex site. Including set-up and breakdown time, the total duration of the proposed signage on the property is 52 days, from June 5 through July 26, 2026.

The subject property is located to the south of the Meadowlands Sports Complex, directly opposite the site of MetLife Stadium across NJ State Route 3, and is surrounded by State ROW (Route 3 and the NJ Turnpike). With the exception of the American Dream retail and entertainment center within the Meadowlands Sports Complex, the subject property is the only large commercial complex in the immediately surrounding area, containing both a high-rise hotel and office building, and a large amount of on-site parking, totaling 1,981 parking spaces. The subject property also contains visibility and proximity to MetLife Stadium, and is accessed by the same state

highway system (Route 3 and its associated service roads). Therefore, the subject property is uniquely situated to accommodate temporary signage specifically aligning with the 2026 FIFA World Cup tournament timeframe. The requested variance arises from these unique conditions, which are not ordinarily found in the same zone.

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

The applicant requests the granting of the requested variance to permit the placement of temporary signage on the premises over a two-month timeframe in June and July 2026, which exceeds the maximum permitted duration of 30 days for temporary signage. The proposed signage is intended to coincide with the timeframe of the 2026 FIFA World Cup tournament.

The proposed signage is comprised of self-adhesive vinyl material that will be affixed to the existing hotel building on its northeasterly façade facing MetLife Stadium and its southwesterly elevation facing the New Jersey Turnpike ROW in the vicinity of the Meadowlands Toll Plaza at Interchange 16W.

The immediately adjacent neighbor to the east at Block 108.03, Lot 3 is an extended stay hotel, and the existing Monarch multi-family residential development is located to the northwest of the subject property. There will be no impact to nearby residents or patrons of the extended stay hotel, as the signage is directed toward the Meadowlands Sports Complex site to the north opposite Route 3, and to the south toward the NJ Turnpike ROW. The proposed

signage will not be visible to the Monarch residents to the northwest due to the orientation of the sign on the northeasterly façade toward the Meadowlands Sports Complex. In addition, there will no adverse off-site impacts from proposed illumination of the signs per Exhibit A-3. Likewise, there will be no adverse impact to the NJ Turnpike ROW that is located to the west, south and east of the subject premises, including the NJ Turnpike Authority maintenance yard to the east, nor to the Meadowlands Sports Complex site to the north, due to the temporary nature of the signage. The FIFA World Cup tournament is a unique sporting event occurring at a global scale that is unlikely to be replicated.

Therefore, the granting of the requested variance will not adversely affect the rights of neighboring property owners or residents, particularly due to the temporary and limited nature of the proposed signage.

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 District Zoning Regulations governing the maximum permitted duration for temporary signage to 30 days limits the ability of the property owner to install signage that would fulfill its purpose to be visible to its intended audience at the Meadowlands Sports Complex site to the north and to the New Jersey Turnpike ROW to the south, for the duration of the 2026 FIFA World Cup tournament, with matches scheduled to occur between June 13 and July 19, 2026.

The existing signage at the premises totals 734 square feet, and, upon conclusion of the World Cup tournament, the temporary signage will be removed and the site's signage will revert to the currently existing conditions. To ensure the signage is removed within a reasonable time frame after the conclusion of the 2026 World Cup championship final, it is a recommended condition of this report that the proposed 41,473 square feet of temporary signage shall be removed and the site and building façades shall be restored to their existing conditions no later than July 26, 2026.

Therefore, the strict application of the regulations to the particular characteristics of the subject property, including the multistory building height and its visibility to the Meadowlands Sports Complex and state and interstate highways, would result in practical difficulties and hardship upon the property owner, particularly in consideration of the scale and scope of this unique global sporting event.

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 applicant requests the granting of the requested variance to permit the placement of temporary signage on the premises over a two-month timeframe in June and July 2026, which exceeds the maximum permitted duration of 30 days for temporary signage. The proposed signage is intended to coincide with the timeframe of the 2026 FIFA World Cup tournament.

The proposed signage is directed toward the Meadowlands Sports Complex site to the north opposite Route 3, and the NJ Turnpike ROW to the south, the applicant demonstrated that there will no off-site impacts from proposed sign illumination (Exhibit A-3) to area properties and roadways. The proposed signage is temporary and proposed to coincide with the 2026 FIFA World Cup tournament, a unique sporting event occurring at a global scale that is unlikely to be replicated.

Therefore, the requested 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.

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

The applicant requests the granting of the requested variance to permit the placement of temporary signage on the premises over a two-month timeframe in June and July 2026, which exceeds the maximum permitted duration of 30 days for temporary signage. The proposed signage is intended to coincide with the timeframe of the 2026 FIFA World Cup tournament.

The proposed signage will not exceed District performance standards for noise, vibration, airborne emissions, glare, hazardous and radioactive materials, and wastewater. There will be no flashing or rotating illumination of the proposed signage, which will have a fixed, static image. The proposed signage will be affixed with adhesive over two sides of the building's façade, and will be

installed and removed within one week of the event's start and conclusion.

Therefore, due to the temporary nature of the signage and its intended purpose to coincide with a unique global event at the Meadowlands Sports Complex, from which the proposed signage will be visible, the requested variance will not result in a substantial adverse environmental impact.

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

The variance represents the minimum deviation from the regulations that will afford relief. The applicant requests that temporary signage coinciding with the 2026 FIFA World Cup tournament be permitted at a location proximate to the venue where the World Cup matches will take place, for the limited duration of this global sporting event.

Signage is not proposed on every building surface. The proposed signage will be comprised of panels of self-adhesive vinyl material to be affixed over two sides of the building at its northeasterly and southerly façades, which will serve as the frame of the signage on the building. The signage is proposed to be installed one week prior to the first scheduled match and to be removed within one week of the conclusion of the World Cup championship match.

The scale of the proposed signage is extraordinary, as is the scale of the 2026 FIFA World Cup tournament at MetLife Stadium, which

will host eight matches, including the championship final. It is the opinion of the NJSEA staff that the scale and scope of this global sporting event is unprecedented and unlikely to be replicated; thus, should the NJSEA Board of Commissioners issue a resolution of approval for the signage variance requested herein, it shall not be considered as setting a precedent for signage coinciding with future events at the Meadowlands Sports Complex.

Therefore, the requested 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 will not substantially impair the intent and purpose of the District Zoning Regulations, which include to allow for sufficient space in appropriate locations for a variety of uses. The subject property is uniquely situated and configured for the limited and temporary accommodation of signage associated with the unique global sporting event occurring at a location proximate to the subject premises, and the duration of the temporary signage is intended to coincide with the duration of the 2026 FIFA World Cup tournament matches at MetLife Stadium.

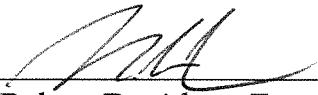
V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.14, Table 8-5 (Commercial Park zone), which requires that the maximum area of any single sign is 300 square feet; whereas, the proposed maximum area of each of the two (2) signs is 20,871.5 square feet.

Based on the record in this matter, the bulk variance application to permit two temporary signs between June 5 and July 26, 2026, on the subject premises, having a maximum sign area of 20,871.5 square feet each, is hereby recommended for APPROVAL SUBJECT TO THE FOLLOWING CONDITION:

1. The proposed 41,473 square feet of temporary signage shall be removed and the site and the building façades shall be restored to their existing conditions by no later than July 26, 2026. Should the applicant fail to remove the proposed signage by July 26, 2026, the property owner shall be subject to fines of up to \$5,000 per day pursuant to N.J.A.C. 19:4-4.21.

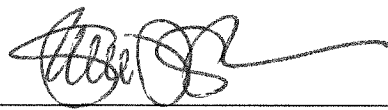
CONDITIONAL APPROVAL 4/15/2026 
Recommendation on Date Sara J. Sundell, P.E., P.P.
Variance Request Senior Director of Land Use Management

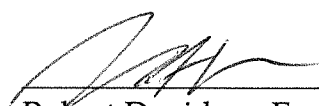
CONDITIONAL APPROVAL 4/15/2026 
Recommendation on Date Robert Davidow, Esq.
Variance Request Senior Vice President
Office of Legal & Regulatory Affairs

B. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.14(h)4, which requires that the maximum gross sign area permitted shall not exceed five percent of the main façade of the building; whereas, the total area of the proposed signage is 41,743 square feet, which, when added to the existing signage on the site, exceeds five percent of the main façades of the two structures on the premises. The total area of the proposed signage is 41,743 square feet, which, when added to the existing 734 square feet of existing signage on the site, proposes a maximum sign area of 72 percent of the main façades of the two structures.

Based on the record in this matter, the bulk variance application to permit, on a temporary basis on the subject premises between June 5 and July 26, 2026, a maximum gross sign area of 72 percent of the main façade areas of the existing structures on the site, resulting from the installation of two temporary signs totaling 41,743 square feet, is hereby recommended for APPROVAL SUBJECT TO THE FOLLOWING CONDITION:

1. The proposed 41,473 square feet of temporary signage shall be removed and the site and the building façades shall be restored to their existing conditions by no later than July 26, 2026. Should the applicant fail to remove the proposed signage by July 26, 2026, the property owner shall be subject to fines of up to \$5,000 per day pursuant to N.J.A.C. 19:4-4.21.

<u>CONDITIONAL APPROVAL</u>	<u>4/15/2026</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management

<u>CONDITIONAL APPROVAL</u>	<u>4/15/2026</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.14(b)99, which states that a "temporary sign" means any sign displayed for a limited period of time, not to exceed 30 days in a consecutive 90-day period; whereas, the applicant proposes that the temporary signage will be in place over a two-month timeframe in June and July 2026, which exceeds 30 days.

Based on the record in this matter, the bulk variance application to permit 41,473 square feet of temporary signage on the subject premises for a maximum of 52 days between June 5 and July 26, 2026, is hereby recommended for APPROVAL SUBJECT TO THE FOLLOWING CONDITION:

1. The proposed 41,473 square feet of temporary signage shall be removed and the site and the building façades shall be restored to their existing conditions by no later than July 26, 2026. Should the applicant fail to remove the proposed signage by July 26, 2026, the property owner shall be subject to fines of up to \$5,000 per day pursuant to N.J.A.C. 19:4-4.21.

CONDITIONAL APPROVAL

Recommendation on
Variance Request

4/15/2026

Date



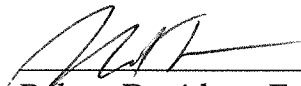
Sara J. Sundell, P.E., P.P.
Senior Director of Land Use Management

CONDITIONAL APPROVAL

Recommendation on
Variance Request

4/15/2026

Date



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

AWARDS / CONTRACTS

RESOLUTION 2026-17

**RESOLUTION AUTHORIZING
A LEASE AGREEMENT FOR NEW COPIERS**

WHEREAS, NJSEA currently maintains a lease agreement for ten (10) office copiers with DEC Office Solutions/Leasing which is set to expire at the end of April 2026; and

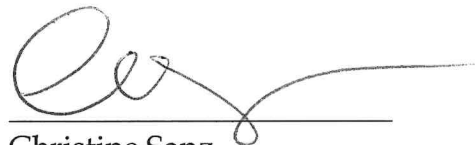
WHEREAS, NJSEA has evaluated its operational needs and determined that nine (9) copiers will adequately meet current business requirements; and

WHEREAS, NJSEA staff has investigated state contract vendors; and

WHEREAS, DEC Office Solutions/Leasing, vendor #27553 under New Jersey State contact #25-COMG-110763, has provided terms for the renewal of the copier lease agreement under similar service and maintenance conditions as the existing agreement for \$2,538.00 per month (inclusive of supplies and service) for a period of 48 months - a savings of \$514.00 per month with a total savings of \$24,672.00 over the 48-month term.

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a lease agreement with DEC Office Solutions/Leasing, a state contract vendor, at a cost of \$121,824.00 for a 48-month term.

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 April 23, 2026.

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

Christine Sanz
Secretary

RESOLUTION 2026-18

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A
CONTRACT WITH LADI CONSTRUCTION INC OF NEW YORK FOR THE
ARENA STAIR AND RAMP REPAIRS IN EAST RUTHERFORD**

WHEREAS, WHEREAS, the New Jersey Sports and Exposition Authority (“NJSEA” or “Authority”) has identified the need to perform repairs to Arena Gates A, B, C, and D associated stairs and ramps, which work includes the removal and replacement of deteriorated concrete and related restoration measures, in order to restore structural integrity, improve safety, and prevent further deterioration of the facility; and

WHEREAS, on or about January 13, 2026, the Authority publicly issued a Request for Bids CN-303, for “NJSEA Arena Stair and Ramp Repairs”; and

WHEREAS, seven (7) companies attended the mandatory pre-bid walk through, and three (3) bids were received on February 10, 2026; and

WHEREAS, the bids received were evaluated and scored by a review team based on criteria established within the bid documents; and

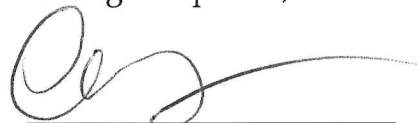
WHEREAS, based on an evaluation of the submitted bids, the review team has determined that the bid submitted by Ladi Construction, Inc of South Ozone Park, New York, for a total amount of \$1,328,786.00, is the most advantageous to the NJSEA, price and other factors considered,

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

WHEREAS, the total dollar amount to be allocated for this contract is \$1,395,226,00, including the Lump Sum Base Bid of \$1,328,786.00 and Construction Contingency of \$66,440.00.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter a contract for the NJSEA Arena Stair and Ramp Repairs with LADI Construction, Inc for the above referenced Lump Sum Bid amount, and, additionally, in the event of unforeseen conditions during construction, to expend the above referenced Construction Contingency.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of April 23, 2026.



Christine Sanz
Secretary

RESOLUTION 2026-19

**RESOLUTION AUTHORIZING THE ISSUANCE OF A CHANGE ORDER TO
STRUCTURECARE, LLC FOR ADDITIONAL WORK UNDER THE DESIGN-
BUILD SERVICES CONTRACT FOR STRUCTURAL REINFORCEMENT AND
RELATED IMPROVEMENTS TO "PARKING DECK A" AT THE MEADOWLANDS
SPORTS COMPLEX**

WHEREAS, the North Pedestrian Bridge, which will terminate at Parking Deck A at the Meadowlands Sports Complex, is currently under construction; and

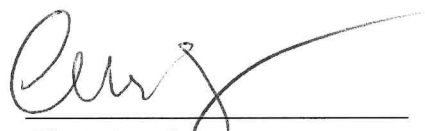
WHEREAS, during the design and construction of the North Pedestrian Bridge, a structural analysis found that limited structural reinforcement and related improvements would be required at Parking Deck A; and

WHEREAS, at their meeting on October 23, 2025, the NJSEA Board of Commissioners adopted Resolution 2025-50 authorizing the award of a contract for design-build services to StructureCare, LLC related to structural reinforcement and related improvements to Parking Deck A, for a lump sum total amount of Five Hundred Seventy-Five Thousand Dollars (\$575,000.00) (the "Contract"); and

WHEREAS, NJSEA staff has determined that additional work under the Contract is required and recommends the issuance of a Change Order for the construction and installation of Permanent Directional Signage at Parking Deck A, which was originally proposed as an "add/alternate" option by StructureCare, for the not to exceed cost of One Hundred Sixty Thousand Dollars (\$160,000.00).

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Sports and Exposition Authority that the President and CEO and any other Authorized Authority Official is hereby authorized to issue the above referenced Change Order to StructureCare, LLC for Permanent Directional Signage work, resulting in new lump sum total Contract price of Seven Hundred Thirty-Five Thousand Dollars (\$735,000.00).

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of April 23, 2026.



Christine Sanz
Secretary

RESOLUTION 2026-20

**RESOLUTION AUTHORIZING A CONTRACT FOR HOSTED "VOICE OVER IP"
PHONE SERVICES**

WHEREAS, the New Jersey Sports and Exposition Authority ("NJSEA") desires to enter into a contract for a modern hosted Voice over IP ("VoIP") phone system in support of its operations at the Lyndhurst and East Rutherford campuses; and

WHEREAS, Data Network Solutions is a qualified provider of such services and is an authorized vendor under New Jersey State Contract T1776 "Data Communications Network Services" and Purchase Order Number 22-TELE-80912; and


WHEREAS, the services provided under the contract will include 225 user licenses, all necessary hardware, and ongoing 24/7 technical support; and

WHEREAS, the submitted proposal is for a 36-month term with an option for two additional one-year extensions at an initial non-recurring cost of \$45,409.50 and a monthly recurring cost of \$2,456.60; and

WHEREAS, NJSEA IT staff has evaluated the pricing, services, and hardware offered and recommends entering into a contract with Data Network Solutions under the terms proposed.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract with Data Network Solutions for hosted VoIP phone services for a term of three years, with the option for two one-year extensions, at a total cost not to exceed One Hundred Ninety-Two Thousand Eight Hundred Five Dollars and Fifty Cents (\$192,805.50).

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 April 23, 2026.



Christine Sanz
Secretary