



Board Meeting

Thursday, January 22, 2026

10:00 a.m.



AGENDA
REGULAR SESSION

Two DeKorte Park Plaza, Lyndhurst, NJ
Thursday, January 22, 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 December 18, 2025.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of December 2025.

V. PUBLIC PARTICIPATION ON RESOLUTIONS

VI. APPROVALS

Resolution 2026-01 Consideration of a Resolution Regarding Tidelands Grant Applications for HRP Hudson Owner, LLC, HRP 60 Van Keuren, LLC and HRP 134 Van Keuren, LLC – Tidelands Applications File No. SP-826 Block 7402.01, Lots 3, 4, 6 & 7 in the City of Jersey City.

Resolution 2026-02 Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 25-214 Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) Block 227.01, Lot 2 in the Town of Secaucus.

Resolution 2026-03 Consideration of a Resolution Certifying the Meadowlands Adjustment Payments for CY2026.

VII. CONTRACTS/AWARDS

Resolution 2026-04 Consideration of a Resolution Authorizing the President and CEO to enter into a Contract with Truis, Inc. for a Regenerative Air Street Sweeper for the Meadowlands Sports Complex in East Rutherford.

Resolution 2026-05 Consideration of a Resolution Authorizing the Award of a Contract for On-Call Owner's Representative and Construction Management Services Related to Construction of the North Pedestrian Bridge Over Route 120 on the Sports Complex in East Rutherford.

Resolution 2026-06 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Schindler Elevator Corporation of New Jersey for Elevator Modernization Services for the Administration and Environment Center Buildings in Lyndhurst.

VIII. PUBLIC PARTICIPATION

IX. EXECUTIVE SESSION

Resolution 2026-07 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

X. MOTION TO ADJOURN

**REGULAR
SESSION
MINUTES**



REGULAR SESSION BOARD MEETING MINUTES

DATE: December 18, 2025

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

Members in Attendance:

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman (via phone)

Nicholas Mammano, President and CEO

Robert Dowd, Member

John Duthie, Member

Armando Fontoura, Member

Michael H. Gluck, Esq., Member

Gail B. Gordon, Esq., Member (via phone)

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

Woody Knopf, Member

Tom Mullahey, Member

Eric Pennington, Esq., Member

Steven Plofker, Esq., Member (via phone)

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member

Absent:

Michael Gonnelli, Member

Also Attending:

Christine Sanz, Executive Vice President (via phone)

Jade Sobh, Chief of Staff

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

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs (via phone)

Adam Levy, Vice President of Legal & Regulatory Affairs

Anna Acanfora, Vice President of Finance and Human Resources

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

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 announced that the Meadowlands Eagle Festival, hosted by NJSEA and the Bergen County Audubon Society, would be held on January 11, 2026 from 10:00 a.m. to 2:00 p.m. at DeKorte Park. He also reported that the Meadowlands Chamber of Commerce designated Lyndhurst, East Rutherford and Secaucus as Flag Cities for the FIFA 2026 World Cup. He noted that the Lyndhurst fan festival would be held on June 12; Secaucus's fan festival would be held on June 21; East Rutherford's fan festival would be held on June 26, and a Bergen County event would be held in Overpeck Park on June 14.

President Mammano acknowledged Mike Reeves, NJSEA Senior Zoning Officer, who was retiring on December 31st after nearly 17 years of service. He stated that Mike had started at the NJSEA in the maintenance department, advancing along the way to his current position. A very popular employee and many of his co-workers were in the audience today. He thanked him for his service to the organization and wished him all the best in his retirement.

President Mammano went on to acknowledge some of the Authority's accomplishments over the past year. He specifically mentioned events such as FIFA Club World Cup, multiple UFC events, WWE Summerslam and the continued preparation of the 2026 FIFA World Cup. He also acknowledged the revitalization at the Complex: the rebuilding of the pump station, the construction of the firehouse, which is underway, and the significant progress on the advancement of the pedestrian bridge.

President Mammano stated that he wished to acknowledge the significant work the Authority has had the opportunity to undertake alongside several members of the Board. He first recognized Vice Chairman Bucklew, noting that he has served the Authority across multiple administrations and has been a consistent presence in working closely with dedicated staff. He commended Vice Chairman Bucklew for providing invaluable guidance to him and to many others throughout his tenure and thanked him for his service to the Board, as well as for his continued support of the Authority's initiatives.

He next recognized Commissioner Gluck for his substantial service, describing him as one of the Authority's most dedicated Commissioners with a deep understanding of the agency's issues. He noted Commissioner Gluck's active role on the Executive Committee and his contributions to shaping and advancing policy and expressed his personal appreciation for the guidance he has provided to him in his role as President.

He also acknowledged Commissioner Plofker as one of the Authority's long-serving Commissioners. He noted that Commissioner Plofker has worked extensively with staff to ensure the Authority fulfills its responsibilities, particularly with respect to sound financial management and the pursuit of high-quality outcomes. He concluded by expressing his appreciation for the professional relationship and friendship they have developed.

IV. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes from the November 20, 2025, Regular Session Board meeting.

Upon motion made by Commissioner Stellato and seconded by Commissioner Duthie the minutes of the Regular Session Board Meeting held on November 20, 2025, were approved by a vote of 15-0.

Chairman Ballantyne presented the minutes from the November 20, 2025, Executive Session meeting.

Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Fontoura the minutes of the Executive Session Meeting held on November 20, 2025, were approved by a vote of 15-0.

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

Upon motion by Commissioner Stellato and seconded by Commissioner Dowd the cash disbursements over \$100,000 for the month November 2025 were approved by a vote of 14-0, with Vice Chairman Buckelew recusing due to a conflict of interest.

V. SPECIAL PRESENTATION

Dr. Nadereh Moini, NJSEA Chief of Transportation and MAP4S Project Manager, provided a PowerPoint presentation on the findings of the Meadowlands Action Plan for Safety, which was before the Board today for adoption. Ms. Moini explained that the development of the Plan was funded through a Safe Streets and Roads for All federal grant received by the Authority in 2023. The following details of the Plan were provided in the presentation:

- Grant Specifications.
- MAP4S Objectives and Scope of Work.
- Safety Improvement Projects and Policies.
- Measuring Progress.
- Next Steps after Plan Adoption.

President Mammano acknowledged the significant efforts of staff in developing the work that led to this presentation, noting that it represented a condensed version of a much more comprehensive project. He noted that the full plan was available on the Authority's website emphasizing to the Board that it was a meaningful and worthwhile initiative aimed at achieving zero fatalities.

VI. PUBLIC PARTICIPATION ON RESOLUTIONS - none.

VII. APPROVALS

Resolution 2025-63 Consideration of a Resolution Issuing a Decision on the Bulk Variance Application Submitted as part of File No. 24-124 Morris Kearny Associates Urban Renewal – Subdivision Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, and 80 in the Town of Kearny.

Ms. Sundell stated the NJSEA received an application from Morris Kearny Associates Urban Renewal, LLC for a major subdivision and four bulk variances involving multiple vacant properties in Block 287 within the Koppers Coke Peninsula Redevelopment Area in Kearny. She explained that the proposal would consolidate 15 existing lots and resubdivide them into 8 proposed lots. She noted that three of the proposed lots would consist of open water areas located below the mean high water line or beyond an existing sheet pile wall along the Hackensack River, while the remaining upland lots have already received NJSEA zoning approval for the development of three warehouse buildings totaling approximately 1.88 million square feet, pursuant to a prior Conditional Zoning Certificate. She said that four bulk variances were requested related to street access, minimum lot area, lot width, and lot depth. She explained that these variances were required due to the property's unique conditions, including its large size, irregular and elongated shape, riverfront boundaries, separation by an NJ Transit parcel, limited existing street access, and the presence of environmentally sensitive

water areas. She said that certain variances related to non-developable water lots that would remain open water, while others address a narrow former rail spur parcel proposed to be conveyed and merged with adjacent land to create a more regular subdivision layout. She indicated that, ultimately, the subdivision was intended to support a unified zoning lot of record, eliminating interior lot lines for zoning purposes. She noted that no members of the public attended the public hearing and that there were no objections received by the NJSEA. She said that staff recommended the approval of the requested bulk variances.

Chairman Ballantyne presented Resolution 2025-63. Upon motion by Commissioner Gluck and seconded by Commissioner Fontoura, Resolution 2025-63 was approved by a vote of 15-0.

Resolution 2025-64 Consideration of a Resolution Issuing a Decision on the Special Exception Use Application Submitted as part of File No. 25-181 Gates-Evolution Sports NJ, LLC - C.O., Alt. (Special Exception) Block 108.01, Lots 2.01, 2.02 & 2.03 in the Borough of Little Ferry.

Ms. Sundell stated that the NJSEA received an application from Evolution Sports NJ, LLC for special exception use approval to convert a portion of an existing industrial facility at 212-216 Gates Road in Little Ferry, located in the Light Industrial B zone. She noted that the 6.87-acre property contained a multi-tenant industrial building with warehouse and self-storage uses and an existing truck parking area. She explained that the applicant proposed to convert 34,374 square feet of warehouse space, in two phases, into an indoor commercial recreation use consisting of a gymnastics training facility with training areas, locker rooms, offices, party rooms, and viewing areas. She said that the project included parking and circulation improvements, such as restriping to add parking spaces, new curbing along the Hackensack River, and fencing to separate passenger vehicle parking from truck parking. She also noted that the site was located in an industrial area with no nearby residential uses, and the proposed use was not expected to adversely impact surrounding properties in the neighborhood. She provided details of two conditions that were recommended by staff to ensure that truck parking occurring on Lot 2.01 did not cause a detriment to the site from both safety and aesthetics perspectives. She noted that there was a third condition recommended to join the three individual lots comprising the subject property, identified as Lots 2.01, 2.02, and 2.03 within Block 108.01 in Little Ferry, for zoning purposes by means of a zoning lot of record. She said there was no public comment at the hearing, and that no written objections were received. She stated that staff recommended the approval of the requested special exception use.

Chairman Ballantyne presented Resolution 2025-64. Upon motion by Commissioner Stellato and seconded by Commissioner Schaffer, Resolution 2025-64 was approved by a vote of 15-0.

Resolution 2025-65 Consideration of a Resolution Regarding Tidelands Grant Application for Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance) File No. 23-048 Block 227, Lot 9 in the Town of Secaucus.

Ms. Sundell stated that an application was submitted by Langan Engineering on behalf of Meadowlands Logistics Center, LLC to the NJDEP Bureau of Tidelands Management requesting a riparian sweep grant for State-claimed tidelands within Block 227, Lot 9 in Secaucus. She indicated that the 136-acre site was one of the largest undeveloped upland parcels zoned for development in the District and was designated a "Vital Project" by the NJSEA in 2023. She explained that clearing the State's tidelands claims was necessary to advance the proposed development of a 775,000-square-foot warehouse and related site

improvements, which remains subject to NJSEA zoning approval. She said that under applicable law, tidelands instruments must accompany zoning certificate applications where State riparian interests exist, and that the Tidelands Resource Council was required to seek NJSEA comment on such applications. She stated that after reviewing the application and plans, NJSEA staff recommended approval of the grant by the Tidelands Resource Council and further recommended that the NJSEA adopt a resolution formalizing and transmitting this recommendation as its official comment.

Chairman Ballantyne presented Resolution 2025-65. Upon motion by Commissioner Dowd and seconded by Commissioner Fontoura, Resolution 2025-65 was approved by a vote of 15-0.

Resolution 2025-66 Consideration of a Resolution to Adopt the Meadowlands Action Plan for Safety (MAP4S) and Target Year 2040 for Zero Fatalities on Meadowlands Region Roadways.

Mr. Levy stated that there was little to add beyond the presentation delivered earlier by Dr. Moini. He expressed his appreciation to Dr. Moini, Ms. Sundell, and the entire transportation team for their significant efforts on the project. He specifically noted Dr. Moini's outreach within District communities, including attendance at community events and pop-up engagements, which played a significant role in promoting the Plan and collecting public feedback. He remarked that the feedback received reflected strong appreciation for the work undertaken and served as a clear endorsement of Dr. Moini's efforts. Mr. Levy clarified that the adoption of the Plan was not a regulatory action, but rather a grant requirement. He also emphasized that, with respect to the NJSEA, any staffing or funding commitments referenced in the Plan were contingent upon the availability of funds and any required legislative appropriations.

Chairman Ballantyne presented Resolution 2025-66. Upon motion by Commissioner Stellato and seconded by Commissioner Duthie, Resolution 2025-66 was approved by a vote of 15-0.

Resolution 2025-67 Consideration of a Resolution Relating to the Modification of the Quest Diagnostics Training Center on the MetLife Sports Complex.

Mr. Duffy stated that the NJSEA Master Plan Subcommittee met on December 10 to review the details of the proposed modifications to the Giants Quest Diagnostics Training Center at MetLife Sports Complex. He noted that the proposed work had been reviewed and was fully supported by staff. He explained that all modifications were within the Giants present leased areas and had no negative impact on the Sports Complex utilities or operations. He said that the Master Plan Subcommittee unanimously approved the project and recommended its approval by the Board.

Chairman Ballantyne presented Resolution 2025-67. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Stellato, Resolution 2025-67 was approved by a vote of 15-0.

VIII. CONTRACTS AND AWARDS

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

Ms. Acanfora stated that this resolution would authorize the annual renewal of the listed policies, which would take effect on January 1, 2026. She said that staff reviewed each of the quotes provided by the Authority's insurance broker, Willis Towers Watson, and recommended binding all the policies listed in the resolution at a total combined cost of \$3,983,066. She noted that the renewal cost indicated an increase of 9.7 percent over the prior year's expiring premiums.

Vice Chairman Buckelew complimented the staff on their hard work in obtaining the various quotes. He said that it was a difficult time and a hard market as far as insurance was concerned. He explained that there were increases in the property values for a few of the Authority's properties that represented some of the increase in the costs from last year.

Chairman Ballantyne thanked Vice Chairman Ballantyne for all the guidance he has given the staff over the last couple of years with regards to the Authority's insurance needs.

Chairman Ballantyne presented Resolution 2025-68. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Gluck, Resolution 2025-68 was approved by a vote of 15-0.

VIII. PUBLIC PARTICIPATION

Mr. Donald Smith, Gloversville, New York

Mr. Smith made the following comments:

- He commented on excessive mowing of the phragmites growing along Route 3 across from the MetLife Stadium.
- He commented on the spraying of chemicals on invasive plants.
- He commented on illegal duck hunting occurring in the Meadowlands.

IX. EXECUTIVE SESSION – Chairman Ballantyne stated that there was no need for Executive Session.

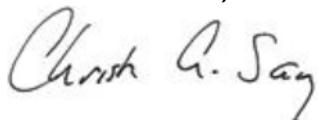
Before adjourning the meeting, Chairman Ballantyne thanked Commissioners Gluck, Plofker and Vice Chairman Buckelew for all their time and dedication to the State of New Jersey and the dedication to the New Jersey Sports and Exposition Authority and the District. He said that he wanted to personally thank each of them for the good, kind counsel and guidance they have given him over the years.

X. ADJOURNMENT

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

Meeting adjourned at 10:53 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 December 18, 2025.



**Christine Sanz
Secretary**

December 18, 2025

Commissioner	Roll Call	2025-63	2025-64	2025-65	2025-66	2025-67	2025-68
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chair - via phone	P	Y	Y	Y	Y	Y	Y
Mammano	P	Y	Y	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y	Y
Duthie	P	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--
Gordon - via phone	P	Y	Y	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y
Plofker - via phone	P	Y	Y	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y	Y	Y

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

APPROVALS



CASH DISBURSEMENTS
\$100,000 OR MORE
DECEMBER 2025

SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
COLONNELLI BROTHERS, INC.	143,080.00	A	MARSH DISCOVERY TRAIL COMPOSITE & DECKING
CREAMER SANZARI JOINT VENTURE	631,708.83	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
JOSEPH M. SANZARI, INC.	352,975.05	A	VARIOUS REPAIRS & INSTALLATIONS: NORTH & SOUTH PEDESTRIAN BRIDGES, OIL WATER SEPARATOR AT MAINTENANCE BUILDING, UNDERGROUND ELECTRICAL RESTORATION AT PLAZA J, SEWER VACUUM & CCTV TRUCK MOBILIZATION
MEADOWLANDS REGIONAL CHAMBER	189,682.33	A	CONSULTING SERVICES FOR CONVENTION CENTER SCOPING STUDY
NEW MEADOWLANDS STADIUM CO., INC.	103,744.47	A	WORLD CUP REIMBURSEMENTS: DEC 2025
NEW JERSEY STATE POLICE	4,019,612.47	A	AUG-NOV 2025 MEDICARE CHARGES & OVERTIME PAYMENTS AND PAY PERIODS 16-20 FY2026 SALARIES & FRINGE
RESA POWER, LLC	213,597.00	A	TRANSFORMER REPLACEMENT INSTALLATION
STRYKER MEDICAL	397,815.05	A	PURCHASE OF EMERGENCY POWER STRETCHERS AND OTHER MISCELLANEOUS MEDICAL EQUIPMENTS
TWO RIVERS WATER RECLAMATION	100,000.00	A	2025 ANNUAL FEE PER SERVICE AGREEMENT
TOP LINE CONSTRUCTION CORP.	1,660,970.70	A	SPORTS COMPLEX PAVING PROGRAM
SPORTS COMPLEX TOTAL	<u>7,813,185.90</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
KEARNY MUNICIPAL UTILITIES AUTHORITY	446,392.18	A	SEWER USE CHARGES - KEEGAN & 1A/1E: 4TH QTR 2025
NORTH BERGEN, TOWNSHIP OF	135,795.89	I	REAL ESTATE AGREEMENT: FY 2025
LYNDHURST TOTAL	<u>582,188.07</u>		

MONMOUTH PARK RACETRACK MAINTENANCE RESERVE/CAPITAL

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	188,985.80	A	CAFO SPECIAL ASSESSMENT AGREEMENT: 1ST QTR 2026
MPR MAINTENANCE TOTAL	<u>188,985.80</u>		



CASH DISBURSEMENTS
\$100,000 OR MORE

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

RESOLUTION 2026-01

**RESOLUTION REGARDING TIDELANDS GRANT APPLICATIONS FOR
HRP HUDSON OWNER, LLC, HRP 60 VAN KEUREN, LLC, and HRP 134
VAN KEUREN, LLC - TIDELANDS APPLICATIONS
FILE NO. SP-826
BLOCK 7402.01, LOTS 3, 4, 6 & 7
IN THE CITY OF JERSEY CITY**

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

WHEREAS, HRP Hudson, LLC, predecessor entity to HRP Hudson Owner, LLC, HRP 60 Van Keuren, LLC, and HRP 134 Van Keuren, LLC, received conditional zoning certificate approval, CZC-20-132, from the NJSEA on January 14, 2021, for the construction of one 277,070-square-foot warehouse building, one 58,551-square-foot warehouse building, and one 264,918-square-foot warehouse building with associated site improvements on the properties located along Van Keuren Avenue and identified as Block 3101, Lots 21 to 26, 29 to 34, 36, 37, & 42 to 44, and Block 7402, Lots 21 to 24 & 33 to 35, in the City of Jersey City; and

WHEREAS, HRP Hudson, LLC thereafter received major subdivision approval, MS-22-387, from the NJSEA on July 12, 2023, for the consolidation of existing Block 3101, Lots 21, 22, 23, 24, 25, 26, 36, 37, 42, 43 & 44, and Block 7402, Lots 21, 22, 23, 24, 33, 34 & 35, into proposed Block 7402.01, Lots 1, 2, 3, 4, 5, 6 & 7; and

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

WHEREAS, on October 29, 2024, HRP Hudson Owner, LLC, HRP 60 Van Keuren, LLC, and HRP 134 Van Keuren, LLC submitted riparian grant applications to the NJDEP's Bureau of Tidelands Management (Tidelands Resource Council), specifically for four riparian sweep grant for the specific claimed areas, totaling 32,312 square feet, that were reviewed with respect to the previous tax lot designations in a prior riparian grant application submitted by HRP Hudson, LLC, in order to resolve any gaps or gores in riparian title to formerly flowed tidelands within the properties currently designated as Block 7402.01, Lots 3, 4, 6 and 7; and

WHEREAS, the riparian grant applications are pending review before the Bureau of Tidelands Management; and

WHEREAS, the NJSEA Staff has reviewed the applications submitted by HRP Hudson Owner, LLC to the Bureau of Tidelands Management and recommends approval of same.

NOW, THEREFORE, BE IT RESOLVED that based upon its review of the riparian grant applications submitted by HRP Hudson Owner, LLC, HRP 60 Van Keuren, LLC, and HRP 134 Van Keuren, LLC to the NJDEP Bureau of Tidelands Management, the Board of Commissioners of the New Jersey Sports and Exposition Authority agrees with the Staff recommendation and recommends that the applications be approved by the Tidelands Resource Council.

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

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of January 22, 2026.

Christine Sanz
Secretary



MEMORANDUM

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

From: Sara J. Sundell *Date:* January 22, 2026

Subject: Tidelands Grant Applications---HRP Hudson Owner, LLC--Tidelands Grant Applications (File No. SP-826)

On October 29, 2024, Daniel E. Horgan, Esq., of the firm Waters McPherson McNeill, P.C, on behalf of HRP Hudson Owner, LLC, HRP 60 Van Keuren, LLC, and HRP 134 Van Keuren, LLC (the "Applicants") submitted applications to the New Jersey Department of Environmental Protection's Bureau of Tidelands Management (Tidelands Resource Council) for four riparian sweep grants to purchase tidelands claimed by the State within Block 7402.01, Lots 3, 4, 6 and 7, in the City of Jersey City. The subject properties, which are 66.297 acres in area and were formerly developed with a PSE&G coal-fired electrical generating station, have recently been redeveloped to accommodate three warehouse and distribution facilities, along with certain existing PSE&G electric and gas transmission facilities. The clearance of the tidelands claims is sought following the approval of a subdivision, which resulted in changes to lot configurations and designations arising from the redevelopment of the overall property within which these claimed areas lie.

Pursuant to N.J.S.A. 13:1B-13.8, the Tidelands Resource Council is responsible for transmitting a copy of tidelands grant applications to the NJSEA for comment. The NJSEA has 45 days to submit a recommendation to the Tidelands Resource Council. Having reviewed the tidelands grant applications and associated plans, the NJSEA Staff recommends that the applications be approved by the Tidelands Resource Council. Furthermore, the NJSEA staff recommends that the NJSEA adopt the attached resolution and forward same to the Tidelands Resource Council as its comment on the applications.

RESOLUTION 2026-02

**RESOLUTION ISSUING A DECISION ON THE
VARIANCE APPLICATION
SUBMITTED AS PART OF FILE NO. 25-214
HARMON MEADOW SUITES/300 HARMON MEADOW BLVD -
SUBDIVISION (VARIANCES)
BLOCK 227.01, LOT 2
IN THE TOWN OF SECAUCUS**

WHEREAS, an application for seven (7) bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Thomas J. O'Connor, Esq., of the firm, Waters McPherson McNeill, PC, on behalf of Harmon Meadow Suites, LLC, for the premises located at 250-300 Harmon Meadow Boulevard, identified as Block 227.01, Lot 2, in the Town of Secaucus, New Jersey; and

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

WHEREAS, the seven bulk variances are sought in connection with the applicant's proposed technical major subdivision, which includes the creation of two proposed lots to be known as Block 227.01, proposed Lots 2.01 and 2.02; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-5.55(a)1, which requires a minimum lot area of three acres, whereas a lot area of 2.278 acres is proposed for Lot 2.01; and

WHEREAS, the applicant has also requested bulk variance relief from N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 10 feet is proposed for Lot 2.01; and

WHEREAS, the applicant has also requested bulk variance relief from N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 283.55 feet is proposed for Lot 2.02; and

WHEREAS, the applicant has also requested bulk variance relief from N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard setback of 40 feet, whereas a side yard setback of 2.7 feet is proposed for Lot 2.01; and

WHEREAS, the applicant has also requested bulk variance relief from N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard setback of 40 feet, whereas a side yard setback of 18.4 feet is proposed for Lot 2.02; and

WHEREAS, the applicant has also requested bulk variance relief from N.J.A.C. 19:4-5.56(a)4, which requires a maximum floor area ratio (FAR) of 0.75, not including the floor area of parking garages, restaurants, hotels and motels, whereas a FAR of 0.78 is proposed for Lot 2.02; and

WHEREAS, the applicant has also requested bulk variance relief from N.J.A.C. 19:4-5.56(a)5, which requires a maximum number of 25 hotel and motel rooms per acre, whereas a ratio of 58.3 hotel rooms per acre is proposed for Lot 2.01; and

WHEREAS, notice of the requested bulk variance relief was given to the public and all interested parties as required by law and was published in the digital edition of the Star-Ledger newspaper on November 6, 2025, and was also posted to NJ.com under Legal Notices, on the New Jersey Press Association's website, njpublicnotices.com, and on the NJSEA's website; and

WHEREAS, a public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, November 18, 2025, before Sara Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer, Sharon A. Mascaró, Deputy Director of Land Use Management and Deputy Chief Engineer, Mia Petrou, Supervising Planner, and Ronald Seology, Principal Engineer; and

WHEREAS, a comprehensive report dated January 12, 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 January 12, 2026; and

WHEREAS, the report recommends the conditional approval of the requested bulk variance from N.J.A.C. 19:4-5.55(a)1, to provide a subdivision resulting in the creation of proposed Lot 2.01 with a minimum lot area of 2.278 acres; and

WHEREAS, the report also recommends the approval of the requested bulk variance from N.J.A.C. 19:4-5.55(a)2, to provide a subdivision resulting in the creation of proposed Lot 2.01 with a minimum lot width of 10 feet; and

WHEREAS, the report also recommends the approval of the requested bulk variance from N.J.A.C. 19:4-5.55(a)2, to provide a subdivision resulting in the creation of proposed Lot 2.02 with a minimum lot width of 283.55 feet; and

WHEREAS, the report also recommends the approval of the requested bulk variance from N.J.A.C. 19:4-5.56(a)3ii, to provide a subdivision resulting in the creation of proposed Lot 2.01 with a minimum side yard setback of 2.7 feet; and

WHEREAS, the report also recommends the approval of the requested bulk variance from N.J.A.C. 19:4-5.56(a)3ii, to provide a subdivision resulting in the creation of proposed Lot 2.02 with a minimum side yard setback of 18.4 feet; and

WHEREAS, the report also recommends the approval of the requested bulk variance from N.J.A.C. 19:4-5.56(a)4, to provide a subdivision resulting in the creation of proposed Lot 2.02 with a floor area ratio of 0.78; and

WHEREAS, the report also recommends the approval of the requested bulk variance from N.J.A.C. 19:4-5.56(a)5, to provide a subdivision resulting in the creation of proposed Lot 2.01 with a maximum hotel density of 58.3 hotel and motel rooms per acre; and

WHEREAS, the full record of the matter has been made available to the Board of Commissioners of the NJSEA for review, including the transcripts of the public hearings, the submissions of the applicant, and recommendations on the application by the Senior Director of Land Use Management and by the Senior Vice President, Chief of Legal & Regulatory Affairs; and

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

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 2.01 with a minimum lot area of 2.278 acres 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 also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed 2.01 with a minimum lot width of 10 feet conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 2.02 with a minimum lot width of 283.55 feet conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 2.01 with a minimum side yard setback of 2.7 feet conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 2.02 with a minimum side yard setback of 18.4 feet conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 2.02 with a floor area ratio of 0.78 conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners also hereby determines that the requested bulk variance application to provide a subdivision resulting in the creation of proposed Lot 2.01 with a maximum hotel density of 58.3 hotel and motel rooms per acre 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 Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) application for a bulk variance from N.J.A.C. 19:4-5.55(a)1, to provide a subdivision resulting in the creation of proposed Lot 2.01 with a minimum lot area of 2.278 acres, is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated January 12, 2026:

1. The applicant shall establish proposed Lots 2.01 and 2.02 as a single Zoning Lot of Record in accordance with N.J.A.C. 19:4-3.22.
2. The applicant shall establish cross-easements on proposed Lots 2.01 and 2.02 for shared parking and access between both proposed lots.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) application for a bulk variance from N.J.A.C. 19:4-5.55(a)2, to provide a subdivision resulting in the creation of proposed Lot 2.01 with a minimum lot width of 10 feet, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 12, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) application for a bulk variance from N.J.A.C. 19:4-5.55(a)2, to provide a subdivision resulting in the creation of proposed Lot 2.02 with a minimum lot width of 283.55 feet, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 12, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) application for a bulk variance from N.J.A.C. 19:4-5.56(a)3ii, to provide a subdivision resulting in the creation of proposed Lot 2.01 with a minimum side yard setback of 2.7 feet, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 12, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) application for a bulk variance from N.J.A.C. 19:4-5.56(a)3ii, to provide a subdivision resulting in the creation of proposed Lot 2.02 with a minimum side yard setback of 18.4 feet, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 12, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) application for a bulk variance from N.J.A.C. 19:4-5.56(a)4, to provide a subdivision resulting in the creation of proposed Lot 2.02 with a floor area ratio of 0.78, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 12, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) application for a bulk variance from N.J.A.C. 19:4-5.56(a)5, to provide a subdivision resulting in the creation of proposed Lot 2.01 with a maximum hotel density of 58.3 hotel and motel rooms per acre, is hereby **APPROVED** for the reasons set forth in the recommendation dated January 12, 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 January 22, 2026.

Christine Sanz
Secretary



MEMORANDUM

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

From: Sara J. Sundell *Date:* January 22, 2026

Subject: Variance Recommendation - Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) (File No. 25-214)

An application for seven bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Thomas J. O'Connor, Esq., of the firm, Waters McPherson McNeill, PC, on behalf of Harmon Meadow Suites, LLC, for the premises located at 250-300 Harmon Meadow Boulevard, identified as Block 227.01, Lot 2, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Regional Commercial zone. The bulk variances are sought in connection with an application for a proposed technical major subdivision, which proposes the subdivision of one existing lot into two lots, proposed to be identified as Block 227.01, Lots 2.01 and 2.02.

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

1. N.J.A.C. 19:4-5.55(a)1, which requires a minimum lot area of three acres, whereas a lot area of 2.278 acres is proposed for Lot 2.01.
2. N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 10 feet is proposed for Lot 2.01.
3. N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 283.55 feet is proposed for Lot 2.02.
4. N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a side yard setback of 2.7 feet is proposed for Lot 2.01.
5. N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a side yard setback of 18.4 feet is proposed for Lot 2.02.
6. N.J.A.C. 19:4-5.56(a)4, which requires a maximum floor area ratio (FAR) of 0.75, not including the floor area of parking garages, restaurants, hotels and motels, whereas a FAR of 0.78 is proposed for Lot 2.02.
7. N.J.A.C. 19:4-5.56(a)5, which requires a maximum number of 25 hotel and motel rooms per acre, whereas a ratio of 58.3 hotel rooms per acre is proposed for Lot 2.01.

A public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, November 18, 2025.

In a comprehensive report dated January 12, 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 variance requested in Item 1 above and the approval of the bulk variances requested in Items 2, 3, 4, 5, 6 and 7 above. A copy of the comprehensive report and variance recommendation was provided to the applicant on January 12, 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
Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances)
FILE #25-214

I. INTRODUCTION

Applications for seven bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Thomas J. O'Connor, Esq., of the firm, Waters McPherson McNeill, PC, on behalf of Harmon Meadow Suites, LLC, for the premises located at 250-300 Harmon Meadow Boulevard, identified as Block 227.01, Lot 2, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Regional Commercial zone. The bulk variances are sought in connection with an application for a proposed technical major subdivision, which proposes the subdivision of one existing lot into two lots, proposed to be identified as Block 227.01, Lots 2.01 and 2.02.

Specifically, the applicant requests variance relief from the following:

1. N.J.A.C. 19:4-5.55(a)1, which requires a minimum lot area of three acres, whereas a lot area of 2.278 acres is proposed for Lot 2.01.
2. N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 10 feet is proposed for Lot 2.01.
3. N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 283.55 feet is proposed for Lot 2.02.
4. N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a side yard setback of 2.7 feet is proposed for Lot 2.01.
5. N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a side yard setback of 18.4 feet is proposed for Lot 2.02.
6. N.J.A.C. 19:4-5.56(a)4, which requires a maximum floor area ratio (FAR) of 0.75, not including the floor area of parking garages,

restaurants, hotels and motels, whereas a FAR of 0.78 is proposed for Lot 2.02.

7. N.J.A.C. 19:4-5.56(a)5, which requires a maximum number of 25 hotel and motel rooms per acre, whereas a ratio of 58.3 hotel rooms per acre is proposed for Lot 2.01.

Public notice of this hearing was published in the digital edition of the Star-Ledger newspaper on November 6, 2025. The public notice was also posted to NJ.com under Legal Notices, on the New Jersey Press Association's website, njpublicnotices.com and the NJSEA's website. A public hearing was held on Tuesday, November 18, 2025. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

The subject property, located at 250-300 Harmon Meadow Boulevard, identified as Block 227.01, Lot 2, is 5.981 acres in area. The subject premises is developed with two existing structures, a seven-story, 150-room hotel and a six-story office building, with associated parking facilities.

The subject property fronts along Harmon Meadow Boulevard to the east and the NJ Turnpike Eastern Spur to the west. Direct access to and from the subject property is provided via two access driveways along Harmon Meadow Boulevard. No direct access to the NJ Turnpike is provided from the site; accordingly, this Office has previously designated the yard adjacent to the NJ Turnpike as a rear yard in accordance with N.J.A.C. 19:4-3.19(e). The site also borders a tributary to the Cromakill Creek to the south, and a mixed-use development consisting of two freestanding restaurants and a hotel to the north. The remainder of the surrounding

area is primarily developed with office, retail, and restaurant uses with the Harmon Meadow commercial center. The subject property is encumbered with a driveway canopy easement, a Public Service Electric and Gas (PSE&G) underground utility easement, a 10-foot-wide drainage easement, and a wetlands preservation area along a tributary of the Cromakill Creek.

The applicant proposes to subdivide existing Lot 2 into proposed Lots 2.01 and 2.02. Proposed Lot 2.01 will total 2.278 acres and contain the existing hotel site, while proposed Lot 2.02 will total 3.703 acres and contain the existing office building site. Each proposed lot will maintain direct access to Harmon Meadow Boulevard via the existing access driveways. Proposed Lots 2.01 and 2.02 will be merged for zoning purposes into one zoning lot of record by a Declaration of Zoning Restriction pursuant to N.J.A.C. 19:4-3.22. No changes to the physical configuration of the site or buildings are proposed.

The applicant proposes to subdivide the subject property to separate the existing hotel and office buildings into individual lots for clearer ownership and use. Bulk variances are requested for the minimum lot area, minimum lot width, and minimum required side yard setback along the proposed northerly property line for proposed Lot 2.01. In addition, a bulk variance is requested for exceeding the maximum permitted hotel room density on proposed Lot 2.01 resulting from the proposed subdivision. Bulk variances are requested for the minimum lot width and minimum required side yard setback along the proposed southerly lot line for proposed Lot 2.02. In addition, a bulk variance is requested for exceeding the maximum permitted floor area ratio (FAR) on proposed Lot 2.02 as a result of the proposed subdivision.

B. Response to the Public Notice

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

III. PUBLIC HEARING (November 18, 2025)

A public hearing was held on Tuesday, November 18, 2025. NJMC staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and Ronald Seology, P.E., P.P., Principal Engineer.

A. Exhibits

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

<u>Number</u>	<u>Description</u>
A-1	Untitled aerial photo of the project site dated November 12, 2025.
A-2	"Minor Subdivision Plat," Drawing No. SD-2, Sheet No. 1 of 1, prepared by McNally, Doolittle Engineering, L.L.C. on May 7, 2025, last revised September 8, 2025.
A-3	"Aerial Drone View of Subject Site and Surroundings," Sheet 1, prepared by John McDonough Associates on November 17, 2025.
A-4	"Aerial Drone View of Subject Site and Surroundings," Sheet 2, prepared by John McDonough Associates on November 17, 2025.

B. Testimony

The applicant was represented at the hearing by Thomas J. O'Connor, Esq., of the firm, Waters McPherson McNeill, PC. The following witnesses testified in support of the application:

1. Douglas Doolittle, P.E, L.S., McNally Doolittle Engineering; and
2. John McDonough, P.P., AICP, John McDonough Associates.

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 (CCR), Registered Professional Reporter (RPR).

C. Public Comment

No members of the public provided comment at the public hearing.

IV. RECOMMENDATION(S)

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.55(a)1, which requires a minimum lot area of three acres, whereas a lot area of 2.278 acres is proposed for Lot 2.01.

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.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The area of existing Lot 2 totals 5.981 acres; therefore, there is not sufficient area available to create two lots conforming to the minimum lot area of three acres each.

The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

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

The granting of the requested variance to create a lot consisting of 2.278 acres in area, whereas a minimum lot area of three acres is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

The subject property is located within the greater Harmon Meadow commercial center, where many properties have individual lot number assignments and ownership, but function as a cohesive center through various legal, financial, and zoning-related agreements. No changes or expansion are proposed to the existing

buildings or site improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

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

The strict application of the regulations requires a minimum lot area of three acres for each proposed lot, whereas the applicant proposes to create proposed Lot 2.01 with an area of 2.278 acres. The area of existing Lot 2 totals 5.981 acres; therefore, there is not sufficient area available to create two lots conforming to the minimum lot area of three acres each. The ability to acquire additional property to create a conforming lot area for each proposed lot is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular developed conditions existing on the property, along with the need to create a

lot for each structure with associated parking areas and access to an improved street.

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

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

The requested variance to create proposed Lot 2.01 having an area of 2.278 acres, whereas a minimum of three acres is required, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but to facilitate the financial and legal administration of the property. The property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. However, to ensure the zoning lot of record is established, it is recommended, as a condition of this report, that proposed Lots 2.01 and 2.02 shall be joined within a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.01 with an area of 2.278 acres, whereas a minimum lot area of three acres is required. No changes, expansions, or additional improvements are proposed on the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The requested variance to create proposed Lot 2.01 having an area of 2.278 acres, whereas a minimum area of three acres is required, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision is affected by the site's irregular shape and the configuration of existing improvements. The proposed subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. There is no practicable alternative given the particular conditions on the existing 5.981-acre site and on adjacent properties that could result in a subdivision having two lots with a minimum lot area of three acres each. Proposed Lot 2.02 will comply with the lot area requirement, having a lot area of 3.7 acres, and the overall site will continue to function as existing through the establishment of a zoning lot of record. However, it is recommended, as a condition of this report, that cross-easements shall be established between proposed Lots 2.01 and 2.02

to guarantee that parking and access shall be shared by the proposed lots.

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

The granting of the requested variance to create proposed Lot 2.01 having an area of 2.278 acres, whereas a minimum lot area of three acres is required, will not substantially impair the intent and purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing configuration, and parking and access will remain shared between proposed lots, in accordance with the recommended conditions to establish a zoning lot of record and cross-easements on the subdivided lots in subsections *iv.* and *vi.* above.

B. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 10 feet is proposed for Lot 2.01.

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.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line of existing Lot 2 is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

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

The granting of the requested variance to provide a lot width of 10 feet on proposed Lot 2.01, whereas a minimum lot width of 300 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

The subject property is located within the greater Harmon Meadow commercial center, where many properties have individual lot number assignments and ownership, but function as a cohesive center through various legal, financial, and zoning-related agreements. No changes or expansion are proposed to the existing buildings or improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

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

The strict application of the regulations requires a minimum lot width of 300 feet for each proposed lot, whereas the applicant proposes a width of 10 feet on proposed Lot 2.01. The existing width of Lot 2 is 283.55 feet, which is a preexisting, nonconforming condition. There is insufficient lot length available to create two lots conforming to the minimum lot width of 300 feet each. The ability to acquire additional property to provide a conforming lot width for each proposed lot is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular developed conditions existing on the property, along with the need to create a lot for each structure with associated parking areas and access to an improved street.

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

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

The granting of the requested variance to provide a lot width of 10 feet on proposed Lot 2.01, whereas a minimum lot width of 300 feet

is required, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but rather to facilitate the financial and legal administration of the property. The property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.01 having a lot width of 10 feet, whereas a minimum lot width of 300 feet is required. No changes, expansions, or additional improvements are proposed on the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The requested variance to provide a width of 10 feet on proposed Lot 2.01, whereas a minimum lot width of 300 feet is required, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision is affected by the site's irregular shape and the configuration of existing improvements. The proposed

subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. Although the calculated minimum lot width of proposed Lot 2.01 is 10 feet at the westerly point of the property, the actual width of proposed Lot 2.01 progressively increases eastward due to the shape of the property. The width of proposed Lot 2.01 widens to 411.91 feet at its easterly front lot line along Harmon Meadow Boulevard, with the width of proposed Lot 2.01 in the vicinity of the hotel building on the site ranging from 245 to 295 feet. There is no practicable alternative given the particular conditions on the site and on adjacent properties that could result in a subdivision having two lots with a conforming minimum lot width of 300 feet each. The site will continue to function as existing through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

The granting of the requested variance to provide a lot width of 10 feet on proposed Lot 2.01, whereas a minimum lot width of 300 feet is required, will not substantially impair the intent and purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing

condition, and parking and access will remain shared between proposed lots, in accordance with the recommended conditions to establish a zoning lot of record and cross-easements on the subdivided lots in section A.1.iv. and vi. above.

C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 283.55 feet is proposed for Lot 2.02.

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.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

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

The granting of the requested variance to provide a lot width of 283.55 feet on proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

The subject property is located within the greater Harmon Meadow commercial center, where many properties have individual lot number assignments and ownership, but function as a cohesive center through various legal, financial, and zoning-related agreements. No changes or expansion are proposed to the existing buildings or improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no

change to the character of the neighborhood resulting from the proposed subdivision.

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

The strict application of the regulations requires a minimum lot width of 300 feet for each proposed lot, whereas the applicant proposes to provide a lot width of 283.55 feet on proposed Lot 2.02. The width of existing Lot 2 is 283.55 feet, which is a preexisting, nonconforming condition. Therefore, there is insufficient lot length available to create two lots conforming to the minimum lot width of 300 feet each. The ability to acquire additional property to provide a conforming lot width for each proposed lot is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular developed conditions existing on the property, along with the need to create a lot for each structure with associated parking areas and access to an improved street.

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

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

The granting of the requested variance to provide a lot width of 283.55 feet on proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The existing width of Lot 2 of 283.55 feet is a preexisting, nonconforming condition that is proposed to be continued on proposed Lot 2.02. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but to facilitate the financial and legal administration of the property. The property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.02 having a width of 283.55 feet, whereas a minimum lot width of 300 feet is required. No changes, expansions, or additional improvements are proposed on the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The requested variance to provide a lot width of 283.55 feet on proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision of existing Lot 2 is affected by the site's irregular shape and the configuration of existing improvements. The proposed subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. Due to these particular and unique conditions, the width of proposed Lot 2.02 remains the same as the preexisting nonconforming lot width of 283.55 feet on existing Lot 2, with the width of proposed Lot 2.02 in the vicinity of the office building on the site ranging from approximately 290 feet to a compliant 320 feet. There is no practicable alternative given the particular conditions on the site and on adjacent properties that could result in a subdivision having two lots with a conforming minimum lot width of 300 feet each. The site will continue to function as existing through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

The granting of the requested variance to provide a lot width of 283.55 feet on proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, will not substantially impair the intent and

purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing condition and parking and access will remain shared between proposed lots, in accordance with the recommended conditions to establish a zoning lot of record and cross-easements on the subdivided lots in section A.1.iv. and vi. above.

D. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a side yard setback of 2.7 feet is proposed for Lot 2.01.

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.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The existing buildings are spaced approximately 40 feet apart from each other. The subject property is irregularly-shaped,

having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

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

The granting of the requested variance to provide a minimum side yard setback of 2.7 feet on proposed Lot 2.01, whereas a side yard setback of 40 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

No changes or expansion are proposed to the existing buildings or improvements on the site, and there will be no impact to the provision of light, air, and open space due to the proposed subdivision. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the

property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

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

The strict application of the regulations requires a minimum side yard setback of 40 feet to the proposed northerly property line of proposed Lot 2.01, whereas a minimum setback of 2.7 feet is proposed between the existing hotel building and the proposed subdivision line. A conforming subdivision, providing a minimum distance of 40 feet between each structure and the interior subdivision line, would result in exceptional practical difficulties to the property owner due to the existing, developed character of the property and the proximity of the two individual buildings and uses. There is no practicable alternative to positioning the subdivision line on the premises that would allow the hotel structure and the office structure to be located on individual lots and meet the required setback of 40 feet on each lot. The proposed subdivision line is optimally positioned to ensure the functionality of the improvements on both Lots 2.01 and 2.02. A total distance of approximately 40 feet would continue to be provided between the

two existing structures on the property.

Therefore, the strict application of the requirement to provide a minimum 40-foot setback between the existing hotel structure and the proposed subdivision line to the north would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

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

There will be no substantial detriment to the public good and no adverse impacts to the public health, safety, morals, order, convenience, prosperity or general welfare by the granting of the requested variance to provide a 2.7-foot side yard setback between the existing hotel structure on the site and the proposed subdivision line to the north, whereas 40 feet is required. There exists a minimum distance of 40 feet between the two existing structures on the site, and the placement of the proposed subdivision line will have no adverse impact on public safety or health, as adequate light, air and open space will continue to be supplied.

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

The granting of the requested variance will not have any adverse environmental impacts. No changes, expansions, or additional improvements are proposed on the subject property. The requested variance is solely related to the subdivision of developed property

containing existing improvements. The location of the proposed subdivision line will not cause the NJSEA's performance standards regarding noise, vibrations, airborne emissions, hazardous materials, glare or water quality to be exceeded.

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

The requested variance represents the minimum deviation from the regulations that will afford relief. There is no practicable alternative available that could position the subdivision line in a location that could meet the required side yard setback of 40 feet on each lot due to the existing developed character of the site. Alternative locations for the placement of the proposed subdivision line are limited due to the configuration of existing structures and site improvements. Notwithstanding, a total distance of approximately 40 feet will continue to be provided between the existing hotel and office structures.

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

Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. The proposed side yard setback is consistent with this intent by

allowing the site to continue to be utilized in a safe, orderly and efficient manner.

E. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a side yard setback of 18.4 feet is proposed for Lot 2.02.

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.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The existing buildings are spaced approximately 40 feet apart from each other. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

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

The granting of the requested variance to provide a minimum side yard setback of 18.4 feet on proposed Lot 2.02, whereas a side yard setback of 40 feet is required, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

No changes or expansion are proposed to the existing buildings or improvements on the site, and there will be no impact to the provision of light, air, and open space due to the proposed subdivision. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. The proposed subdivision line is centrally located, evenly dividing the property to the extent possible, with a jog in the proposed lot line corresponding with the layout of existing improvements. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

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

The strict application of the regulations requires a minimum side yard setback of 40 feet to the proposed northerly property line of proposed Lot 2.02, whereas a minimum setback of 18.4 feet is proposed between the existing office building and the proposed subdivision line. A conforming subdivision, providing a minimum distance of 40 feet between each structure and the interior subdivision line, would result in exceptional practical difficulties to the property owner due to the existing, developed character of the property and the proximity of the two individual buildings and uses. There is no practicable alternative to positioning the subdivision line on the premises that would allow the hotel structure and the office structure to be located on individual lots and meet the required setback of 40 feet on each lot. The proposed subdivision line is optimally positioned to ensure the functionality of the improvements on both Lots 2.01 and 2.02. A total distance of approximately 40 feet would continue to be provided between the two existing structures on the property.

Therefore, the strict application of the requirement to provide a minimum 40-foot setback between the existing office structure and the proposed subdivision line to the south would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

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

There will be no substantial detriment to the public good and no adverse impacts to the public health, safety, morals, order, convenience, prosperity or general welfare by the granting of the requested variance to provide a 18.4-foot side yard setback between the existing office structure on the site and the proposed subdivision line to the south, whereas 40 feet is required. There exists a minimum distance of 40 feet between existing structures on the site, and the placement of the proposed subdivision line will have no adverse impact on public safety or health, as adequate light, air and open space will continue to be supplied.

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

The granting of the requested variance will not have any adverse environmental impacts. No changes, expansions, or additional improvements are proposed on the subject property. The requested variance is solely related to the subdivision of developed property containing existing improvements. The location of the proposed subdivision line will not cause the NJSEA's performance standards regarding noise, vibrations, airborne emissions, hazardous materials, glare or water quality to be exceeded.

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

The requested variance represents the minimum deviation from the regulations that will afford relief. There is no practicable alternative available that could position the subdivision line in a location that could meet the required side yard setback of 40 feet on each lot due to the existing developed character of the site. Alternative locations for the placement of the proposed subdivision line are limited due to the configuration of existing structures and site improvements. Notwithstanding, a total distance of approximately 40 feet will remain between the existing hotel and office structures.

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

Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. The proposed side yard setback is consistent with this intent by allowing the site to continue to be utilized in a safe, orderly and efficient manner.

F. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)4, which requires a maximum floor area ratio (FAR) of 0.75, not including the floor area of parking garages, restaurants, hotels and motels, whereas a FAR of 0.78 is proposed for Lot 2.02.

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.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

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

The granting of the requested variance to provide for an FAR of 0.78 on proposed Lot 2.02, whereas a maximum FAR of 0.75 is permitted, will not adversely affect the rights of neighboring property owners or residents. No residential uses are located proximate to the property in question.

No changes or expansion are proposed to the existing buildings or improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

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

The strict application of the regulations requires a maximum FAR of 0.75 on proposed Lot 2.02, whereas a 0.78 FAR is proposed. The FAR calculation, which under existing conditions is based on the overall 5.981 lot area of Lot 2, is recalculated to a 0.78 FAR for proposed Lot 2 by virtue of the proposed subdivision, and is not the result of any building expansion on the site. In order to comply with the FAR requirement, the applicant would have to either demolish a portion of the building, or acquire additional property. It would constitute a significant and exceptional practical difficulty to require the

demolition of existing floor area, and the ability to acquire additional property to create a conforming FAR is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular developed conditions existing on the property, with the need to create a lot for each structure with associated parking areas and access to an improved street. The site will continue to function as an existing unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

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

The granting of the requested variance to provide a 0.78 FAR on proposed Lot 2.02, whereas a maximum FAR of 0.75 is permitted, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but rather to facilitate the financial and legal administration of the property. The

property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.02 having a 0.78 FAR, whereas a maximum FAR of 0.75 is permitted. No changes, expansions, or additional improvements are proposed on the subject property. The presence of environmentally sensitive wetlands along the site's westerly and southerly property lines limits the ability of further expansion of the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The granting of the requested variance to provide a 0.78 FAR on proposed Lot 2.02, whereas a maximum FAR of 0.75 is permitted, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision is affected by the site's irregular shape and the configuration of existing improvements. The proposed subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. The site will continue to function as existing through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

The granting of the requested variance to provide a 0.78 FAR on proposed Lot 2.02, whereas a maximum FAR of 0.75 is permitted will not substantially impair the intent and purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. FAR is a measure of density and intensity of development in relation to lot size. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing condition, and the establishment of a zoning lot of record, which would calculate the permitted floor area based on the combined lot area of proposed Lots 2.01 and 2.02, will result in a compliant FAR on the joined premises.

G. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)5, which requires a maximum number of 25 hotel and motel rooms per acre, whereas a ratio of 58.3 hotel rooms per acre is proposed for Lot 2.01.

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.*

Existing Lot 2 is a 5.981-acre lot containing two detached commercial structures on a single lot, inclusive of a 150-room hotel and a six-story office building. The subject property is irregularly-shaped, having a trapezoidal configuration with an angled southerly lot line formed by the alignment of the adjacent Cromakill Creek Tributary. The subject property is significantly longer at its easterly lot line, having 700 feet of frontage along Harmon Meadow Boulevard, than at its westerly lot line along the NJ Turnpike ROW, which measures 283.55 feet in length. The length of the westerly lot line is a preexisting nonconforming condition, as a minimum lot width of 300 feet is required in the Regional Commercial zone.

These particular and unique conditions affect the ability of the property owner to subdivide the property into two lots in full compliance with the dimensional requirements of the Hackensack Meadowlands District zoning regulations.

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

The granting of the requested variance to provide for a hotel density of 58.3 hotel rooms per acre on proposed Lot 2.01, whereas a maximum number of 25 hotel and motel rooms per acre is permitted, will not adversely affect the rights of neighboring property owners or

residents. No residential uses are located proximate to the property in question.

No changes or expansion are proposed to the existing buildings or improvements on the site. The applicant proposes to subdivide the subject property to create separate lots for the existing hotel and office buildings to facilitate the financial and legal administration of the property, and the subdivided lots are proposed to continue operating as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22. Therefore, there will be no change to the character of the neighborhood resulting from the proposed subdivision.

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

The strict application of the regulations requires a maximum number of 25 hotel and motel rooms per acre, whereas a ratio of 58.3 hotel rooms per acre is proposed. The hotel density calculation, which is currently based on the entire 5.981 lot area of existing Lot 2, is recalculated to 58.3 units per acre for proposed Lot 2.01 by virtue of the proposed subdivision, and is not the result of any building expansion on the site. In order to comply with the hotel density requirement, the applicant would have to either demolish a portion of the building, or acquire additional property. It would constitute a significant and exceptional practical difficulty to require the demolition of existing hotel rooms, and the ability to acquire additional property to create a conforming hotel density for each lot

is constrained, as adjacent properties are either fully developed, contain environmentally sensitive lands, or located within a state highway ROW. The alignment of the proposed subdivision line is affected by the site's irregular configuration and the particular, developed conditions existing on the property, with the need to create a lot for each structure with associated parking areas and access to an improved street.

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

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

The granting of the requested variance to provide for a hotel density of 58.3 hotel rooms per acre on proposed Lot 2.01, whereas a maximum number of 25 hotel and motel rooms per acre is permitted, will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The subject property is currently developed with uses that are permitted in the Regional Commercial zone. The proposed subdivision is not intended to expand the development potential on the property, but rather to facilitate the financial and legal administration of the property. The property will continue to operate as a single unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

There will be no adverse environmental impact resulting from the creation of proposed Lot 2.01 having a hotel density of 58.3 hotel rooms per acre, whereas a maximum number of 25 hotel and motel rooms per acre is permitted. No changes, expansions, or additional improvements are proposed on the subject property. The presence of environmentally sensitive wetlands along the site's westerly and southerly property lines limits the ability of further expansion of the subject property. Furthermore, the requested variance will not cause the District's environmental performance standards for noise, glare, vibrations, airborne emissions or hazardous materials to be exceeded.

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

The granting of the requested variance to provide for a hotel density of 58.3 hotel rooms per acre on proposed Lot 2.01, whereas a maximum number of 25 hotel and motel rooms per acre is permitted, represents the minimum deviation from the regulations that will afford relief. The proposed subdivision is affected by the site's irregular shape and the configuration of existing improvements. The proposed subdivision line is configured in relation to the existing, developed conditions on the site, with each proposed lot containing a structure and associated parking areas. The site will continue to function as an existing unit through the establishment of a zoning lot of record pursuant to N.J.A.C. 19:4-3.22.

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

The granting of the requested variance to provide for a hotel density of 58.3 hotel rooms per acre on proposed Lot 2.01, whereas a maximum number of 25 hotel and motel rooms per acre is permitted will not substantially impair the intent and purpose of these regulations. Specific purposes of the District zoning regulations include providing sufficient space in appropriate locations for a variety of uses, and ensuring that such uses are suitably sited and placed in order to relate buildings and uses to each other and to the environment so that the aesthetic and use values are maximized. The number of permitted hotel rooms in relation to the lot area is a measure of intensity of development. In this instance, the buildings on the site and the associated improvements will continue to be sited in their existing condition, and the establishment of a zoning lot of record, which would calculate the permitted number of hotel rooms based on the combined lot area of proposed Lots 2.01 and 2.02, will result in no change to existing hotel density on the joined premises.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.55(a)1, which requires a minimum lot area of three acres, whereas a lot area of 2.278 acres is proposed for Lot 2.01.

Based on the record in this matter, the bulk variance application to permit a lot area of 2.278 acres for proposed Lot 2.01, whereas a minimum lot area of three acres is required, is hereby recommended for APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall establish proposed Lots 2.01 and 2.02 as a single Zoning Lot of Record in accordance with N.J.A.C. 19:4-3.22.
2. The applicant shall establish cross-easements on proposed Lots 2.01 and 2.02 for shared parking and access between both proposed lots.

CONDITIONAL APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



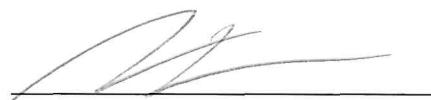
Sara J. Sundell, P.E., P.P.
Senior Director of Land Use Management

CONDITIONAL APPROVAL

Recommendation on
Variance Request

1/12/2026

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 N.J.A.C. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 10 feet is proposed for Lot 2.01.

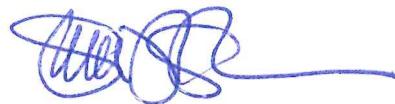
Based on the record in this matter, the bulk variance application to permit a minimum lot width of 10 feet for proposed Lot 2.01, whereas a minimum lot width of 300 feet is required, is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

1/12/2020

Date



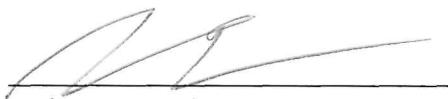
Sara J. Sundell, P.E., P.P.
Senior Director of Land Use Management

APPROVAL

Recommendation on
Variance Request

1/12/26

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. 19:4-5.55(a)2, which requires a minimum lot width of 300 feet, whereas a lot width of 283.55 feet is proposed for Lot 2.02.

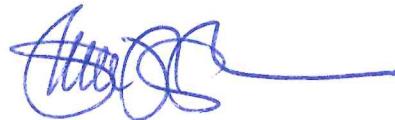
Based on the record in this matter, the bulk variance application to permit a minimum lot width of 283.55 feet for proposed Lot 2.02, whereas a minimum lot width of 300 feet is required, is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



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

APPROVAL

Recommendation on
Variance Request

1/12/2026

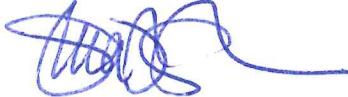
Date



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

D. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a minimum side yard setback of 2.7 feet is proposed for Lot 2.01.

Based on the record in this matter, the bulk variance application to permit a minimum side yard setback of 2.7 feet for proposed Lot 2.01, whereas a minimum side yard of 40 feet is required, is hereby recommended for APPROVAL.

<u>APPROVAL</u>	<u>1/12/2026</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
<u>APPROVAL</u>	<u>1/12/2026</u>	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

E. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)3ii, which requires a minimum side yard of 40 feet, whereas a minimum side yard setback of 18.4 feet is proposed for Lot 2.02.

Based on the record in this matter, the bulk variance application to permit a minimum side yard setback of 18.4 feet for proposed Lot 2.02, whereas a minimum side yard of 40 feet is required, is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



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

APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



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

F. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)4, which requires a maximum floor area ratio (FAR) of 0.75, not including the floor area of parking garages, restaurants, hotels and motels, whereas a FAR of 0.78 is proposed for Lot 2.02.

Based on the record in this matter, the bulk variance application to permit a floor area ratio of 0.78 for proposed Lot 2.02, whereas a maximum floor area ratio of 0.75 is permitted, is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



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

APPROVAL

Recommendation on
Variance Request

1/12/2026

Date


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

G. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.56(a)5, which requires a maximum number of 25 hotel and motel rooms per acre, whereas a ratio of 58.3 hotel rooms per acre is proposed for Lot 2.01.

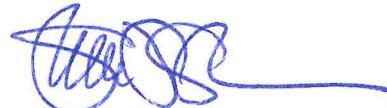
Based on the record in this matter, the bulk variance application to permit a maximum hotel density of 58.3 rooms per acre for proposed Lot 2.01, whereas a maximum hotel room density of 25 rooms per acre is permitted, is hereby recommended for APPROVAL.

APPROVAL

Recommendation on
Variance Request

1/12/2026

Date



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

APPROVAL

Recommendation on
Variance Request

1/12/26

Date



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

RESOLUTION 2026-03

**RESOLUTION CERTIFYING THE
MEADOWLANDS ADJUSTMENT PAYMENTS FOR CY2026**

WHEREAS, pursuant to P.L. 2015, c.19, the New Jersey Sports and Exposition Authority is required on or before February 1 of each year, to certify to the financial officer of each constituent Hackensack Meadowlands municipality an amount known as the Meadowlands Adjustment Payment; and

WHEREAS, the Meadowlands Adjustment Payments for the adjustment year 2026 have been computed and are shown on the schedule attached hereto; and

WHEREAS, the tax sharing computations have been reviewed and verified by the independent auditing firm of Mercadien, P.C.

NOW THEREFORE BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the Meadowlands Adjustment Payments, as shown on the attached schedule, are hereby certified to the financial officers of each constituent municipality.

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 January 22, 2026.

Christine Sanz
Secretary

2026 MEADOWLANDS TAX SHARING SCHEDULE

EXHIBIT A

<u>MUNICIPALITY</u>	<u>ADJUSTMENT PAYMENT REC (PAY)</u>	<u>RECEIVABLE</u>		
		<u>DUE 5/15/2026</u>	<u>DUE 8/15/2026</u>	<u>DUE 11/15/2026</u>
CARLSTADT	(\$3,040,344)	\$0	\$0	\$0
EAST RUTHERFORD	(\$1,530,057)	\$0	\$0	\$0
LITTLE FERRY	(\$737,088) *	\$0	\$0	\$0
LYNDHURST	\$1,886 *	\$629	\$629	\$628
MOONACHIE	(\$1,303,746) *	\$0	\$0	\$0
NORTH ARLINGTON	\$1,355,843	\$451,948	\$451,948	\$451,947
RIDGEFIELD	\$1,284,109	\$428,036	\$428,036	\$428,037
RUTHERFORD	\$169,943	\$56,648	\$56,648	\$56,647
SOUTH HACKENSACK	(\$627,533) *	\$0	\$0	\$0
TERTBORO	\$0	\$0	\$0	\$0
JERSEY CITY	\$1,385,004	\$461,668	\$461,668	\$461,668
KEARNY	\$8,244,066	\$2,748,022	\$2,748,022	\$2,748,022
NORTH BERGEN	(\$2,048,570) *	\$0	\$0	\$0
SECAUCUS	(\$3,153,513) *	\$0	\$0	\$0
TOTAL	\$0	\$4,146,951	\$4,146,951	\$4,146,949
TOTAL RECEIVABLE	\$12,440,851			
TOTAL PAYABLE	(\$12,440,851)			

(*) Adjustment payments are funded primarily through the Meadowlands Regional Hotel Use Assessment enacted by P.L. 2015, Ch. 19.

2026 MEADOWLANDS TAX SHARING SCHEDULE

EXHIBIT A-1

	Column 1 2023 PRE-ADJUSTMENT PAYMENT	Column 2 2024 PRE-ADJUSTMENT PAYMENT	Column 3 2025 PRE-ADJUSTMENT PAYMENT	Column 4 ADJUSTMENT PAYMENT THREE - YEAR AVERAGE 2026	Column 5 ADJUSTMENT PAYMENT 2025
CARLSTADT	(\$3,156,439)	(\$3,082,754)	(\$2,881,844)	(\$3,040,344)	(\$2,992,494)
EAST RUTHERFORD	(\$1,816,256)	(\$1,243,147)	(\$1,530,768)	(\$1,530,057)	(\$1,120,284)
LITTLE FERRY	(\$777,762)	(\$669,955)	(\$763,546)	(\$737,088)	(\$802,417)
LYNDHURST	(\$256,963)	\$114,752	\$147,870	\$1,886	(\$167,774)
MOONACHIE	(\$1,398,551)	(\$1,167,059)	(\$1,345,627)	(\$1,303,746)	(\$1,157,818)
NORTH ARLINGTON	\$1,305,185	\$1,400,680	\$1,361,665	\$1,355,843	\$1,334,957
RIDGEFIELD	\$885,025	\$991,809	\$1,975,494	\$1,284,109	\$952,190
RUTHERFORD	(\$37,748)	\$323,923	\$223,654	\$169,943	\$203,280
SOUTH HACKENSACK	(\$666,143)	(\$580,835)	(\$635,621)	(\$627,533)	(\$527,404)
TEREBORO	\$0	\$0	\$0	\$0	\$0
JERSEY CITY	\$1,446,480	\$1,648,846	\$1,059,686	\$1,385,004	\$1,381,730
KEARNY	\$7,855,102	\$8,542,893	\$8,334,203	\$8,244,066	\$8,082,733
NORTH BERGEN	(\$1,746,190)	(\$1,574,814)	(\$2,824,706)	(\$2,048,570)	(\$1,608,265)
SECAUCUS	(\$1,635,740)	(\$4,704,339)	(\$3,120,460)	(\$3,153,513)	(\$3,578,434)
BERGEN COUNTY	(\$5,919,652)	(\$3,912,586)	(\$3,448,723)	(\$4,426,987)	(\$4,277,764)
HUDSON COUNTY	\$5,919,652	\$3,912,586	\$3,448,723	\$4,426,987	\$4,277,764
	\$0	\$0	\$0	\$0	\$0

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

2026 MEADOWLANDS TAX SHARING

2025 CALCULATION

2022 COMPARISON YEAR

EXHIBIT B

	2022 COMPARISON YEAR			1970 BASE YEAR						2022 EFFECTIVE TAX RATE (Col. 8 * Col. 2)
	2022 AGGREGATE ASSESSED VALUATION	2022 EQUALIZATION RATIO NJSAS4:1.35.1	2022 AGGREGATE TRUE VALUATION (Col. 1/Col.2)	1970 AGGREGATE ASSESSED VALUATION	1970 EQUALIZATION RATIO NJSAS4:1.35.1	1970 AGGREGATE TRUE VALUATION (Col. 4/Col.5)	EQUALIZATION INCREASE/DECREASE OF TRUE VALUE IN MUNICIPAL COMPARISON YEAR (Col. 3 - 6)	2022 TAX RATE (ADJUSTED)		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
CARLSTADT	\$1,873,081,827	99.50 %	\$1,882,494,298	\$72,295,483	72.05 %	\$100,340,712	\$1,782,153,586	\$1.590	\$1.582	
EAST Rutherford	\$1,313,923,415	97.63 %	\$1,345,819,333	\$41,975,219	89.51 %	\$46,894,446	\$1,298,924,887	\$1.739	\$1.698	
LITTLE FERRY	\$206,483,000	81.78 %	\$252,485,938	\$14,203,275	98.28 %	\$14,451,847	\$238,034,091	\$2.865	\$2.343	
LYNDHURST	\$672,238,602	65.66 %	\$1,023,817,548	\$12,098,803	69.11 %	\$17,506,588	\$1,006,310,960	\$3.158	\$2.074	
MOONACHIE	\$562,566,927	90.35 %	\$622,652,935	\$49,175,466	106.62 %	\$46,122,178	\$576,530,757	\$2.064	\$1.865	
NORTH ARLINGTON	\$1,017,600	84.70 %	\$1,201,417	\$330,900	68.96 %	\$479,843	\$721,574	\$2.633	\$2.230	
RIDGEFIELD	\$233,085,100	107.43 %	\$216,964,628	\$20,349,950	90.05 %	\$22,598,501	\$194,366,127	\$1.734	\$1.863	
Rutherford	\$145,754,100	77.49 %	\$188,094,077	\$15,347,700	102.94 %	\$14,909,365	\$173,184,712	\$2.980	\$2.309	
SOUTH HACKENSACK	\$123,281,500	104.24 %	\$118,266,980	\$6,072,150	76.34 %	\$7,954,087	\$110,312,893	\$2.167	\$2.259	
TERTBORO	\$0	73.27 %	\$0	\$18,602,200	108.48 %	\$17,148,046	\$0	\$1.145	\$0.839	
JERSEY CITY	\$271,182,868	82.91 %	\$327,081,013	\$15,980,900	90.1 %	\$17,736,848	\$309,344,165	\$2.120	\$1.758	
KEARNY	\$100,588,642	20.03 %	\$502,189,925	\$31,008,267	82.27 %	\$37,690,856	\$464,499,069	\$11.237	\$2.251	
NORTH BERGEN	\$1,398,078,995	100.51 %	\$1,390,984,972	\$26,623,623	78.46 %	\$33,932,734	\$1,357,052,238	\$1.563	\$1.571	
SECAUCUS	\$2,435,678,034	48.49 %	\$5,023,052,246	\$95,145,123	72.35 %	\$131,506,735	\$4,891,545,511	\$3.608	\$1.750	
BERGEN COUNTY	\$5,131,432,071	NA	\$5,651,797,154	\$250,451,146	NA	\$288,405,613	\$5,380,539,587	NA	NA	
HUDSON COUNTY	\$4,205,528,539	NA	\$7,243,308,156	\$168,757,913	NA	\$220,867,173	\$7,022,440,983	NA	NA	
ALL MUNICIPALITIES	\$9,336,960,610	NA	\$12,895,105,310	\$419,209,059	NA	\$509,272,786	\$12,402,980,570	NA	NA	

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B (CONTINUED)

2022 INCREASE OF H.M. PUPILS OVER BASE YEAR 1970 (10)	2022 COST PER PUPIL IN COMPARISON YEAR (11)	2022 COUNTY PORTION OF TAX RATE (12)	2022 MUNICIPAL/SCHOOL VET./S.C. PORTION OF TAX RATE (13)	2022 APPORTIONMENT RATE (COL. 9 * COL. 13) (14)	PERCENT OF H.M.D.C. LAND AREA FOR EACH MUNICIPALITY (15)	2022 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR (Col. 7 * Col. 9) (16)	LESS PORTION OF COL. 12 COUNTY TAX PERCENT (Col. 16 * Col. 12) (17)
0	\$0	13.875 %	86.125 %	1.3624975%	12.193 %	\$28,193,670	\$3,911,872
11	\$25,625	14.060 %	85.940 %	1.4592612%	10.298 %	\$22,055,745	\$3,101,038
0	\$0	8.441 %	91.559 %	2.1452274%	2.283 %	\$5,577,139	\$470,766
124	\$16,431	9.132 %	90.868 %	1.8846023%	10.168 %	\$20,870,889	\$1,905,930
0	\$0	11.647 %	88.353 %	1.6477835%	4.381 %	\$10,752,299	\$1,252,320
0	\$0	9.051 %	90.949 %	2.0281627%	2.441 %	\$16,091	\$1,456
20	\$15,454	12.877 %	87.123 %	1.6231015%	5.227 %	\$3,621,041	\$466,281
0	\$0	9.119 %	90.881 %	2.0984423%	2.994 %	\$3,998,835	\$364,654
0	\$0	9.986 %	90.014 %	2.0334163%	0.467 %	\$2,491,968	\$248,848
0	\$0	23.198 %	76.802 %	0.6443688%	- %	\$0	\$0
0	\$0	20.176 %	79.824 %	1.4033059%	4.991 %	\$5,438,270	\$1,097,225
181	\$10,309	15.139 %	84.861 %	1.9102211%	17.881 %	\$10,455,874	\$1,582,915
0	\$0	21.494 %	78.506 %	1.2333293%	6.908 %	\$21,319,291	\$4,582,368
729	\$18,463	19.235 %	80.765 %	1.4133875%	19.768 %	\$85,602,046	\$16,465,554
155	NA	NA	NA	NA	50.452	\$97,577,677	\$11,723,165
910	NA	NA	NA	NA	49.548	\$122,815,481	\$23,728,062
1,065	NA	NA	NA	NA	100.000	\$220,393,158	\$35,451,227

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B (CONTINUED)

(SECTION 13:17 - 67)		2022 TAXES COLLECTED		TOTAL SUBJECT		SCHOOL SERVICE		APP0RTIONMENT PAYMENTS		TOTAL CREDIT DUE					
LESS COUNTY TAXES		DIRECT RETENTION (60% OF COL 18)		TO TAX SHARING (COL. 18 - COL. 19)		GUARANTEE PAYMENTS		PAYMENTS (Col. 10 * Col. 11)		MUNICIPALITY (TOTAL OF COLUMNS 21+22+23)					
(Col. 14 * Col. 7)		(18)		(19)		(20)		(21)		(22)		(23)		(24)	
\$24,281,798		\$14,569,079		\$9,712,719		\$0		\$0		\$6,830,875		\$6,830,875			
\$18,954,707		\$11,372,824		\$7,581,883		\$0		\$281,875		\$5,769,240		\$6,051,115			
\$5,106,372		\$3,063,823		\$2,042,549		\$0		\$0		\$1,279,003		\$1,279,003			
\$18,964,960		\$11,378,976		\$7,585,984		\$0		\$2,037,444		\$5,696,410		\$7,733,854			
\$9,499,978		\$5,699,987		\$3,799,991		\$0		\$0		\$2,454,364		\$2,454,364			
\$14,635		\$8,781		\$5,854		\$0		\$0		\$1,367,519		\$1,367,519			
\$3,154,760		\$1,892,856		\$1,261,904		\$0		\$309,080		\$2,928,318		\$3,237,398			
\$3,634,181		\$2,180,509		\$1,453,672		\$0		\$0		\$1,677,326		\$1,677,326			
\$2,243,120		\$1,345,872		\$897,248		\$0		\$0		\$261,627		\$261,627			
\$0		\$0		\$0		\$0		\$0		\$0		\$0			
\$4,341,045		\$2,604,627		\$1,736,418		\$0		\$0		\$2,796,104		\$2,796,104			
\$8,872,959		\$5,323,775		\$3,549,184		\$0		\$1,865,929		\$10,017,458		\$11,883,387			
\$16,736,922		\$10,042,153		\$6,694,769		\$0		\$0		\$3,870,063		\$3,870,063			
\$69,136,493		\$41,481,896		\$27,654,597		\$0		\$13,459,527		\$11,074,610		\$24,534,137			
\$85,854,511		\$51,512,707		\$34,341,804		\$0		\$2,628,399		\$28,264,682		\$30,893,081			
\$99,087,419		\$59,452,451		\$39,634,968		\$0		\$15,325,456		\$27,758,235		\$43,083,691			
\$184,941,930		\$110,965,158		\$73,976,772		\$0		\$17,953,855		\$56,022,917		\$73,976,772			

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B (CONTINUED)

2025			
PRE-ADJUSTMENT			
PAYMENT (Col. 24 - 20)	ADJUSTMENT 2024	ADJUSTMENT 2023	TOTAL 2025
(25)	RECALCULATION (26)	RECALCULATION (27)	ADJUSTMENT PAYMENT (28)
(\$2,881,844)	\$0	\$0	(\$2,881,844)
(\$1,530,768)	\$0	\$0	(\$1,530,768)
(\$763,546)	\$0	\$0	(\$763,546)
\$147,870	\$0	\$0	\$147,870
(\$1,345,627)	\$0	\$0	(\$1,345,627)
\$1,361,665	\$0	\$0	\$1,361,665
\$1,975,494	\$0	\$0	\$1,975,494
\$223,654	\$0	\$0	\$223,654
(\$635,621)	\$0	\$0	(\$635,621)
\$0	\$0	\$0	\$0
\$1,059,686	\$0	\$0	\$1,059,686
\$8,334,203	\$0	\$0	\$8,334,203
(\$2,824,706)	\$0	\$0	(\$2,824,706)
(\$3,120,460)	\$0	\$0	(\$3,120,460)
<hr/>	<hr/>	<hr/>	<hr/>
(\$3,448,723)	\$0	\$0	(\$3,448,723)
<u>\$3,448,723</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,448,723</u>
<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

2026 MEADOWLANDS TAX SHARING

2024 CALCULATION

2021 COMPARISON YEAR

EXHIBIT B-1

	2021				1970				1970 BASE YEAR			
	AGGREGATE ASSESSED VALUATION	EQUALIZATION RATIO NJSAs54:1.35.1	AGGREGATE TRUE VALUATION (Col. 1/Col.2)	1970 AGGREGATE ASSESSED VALUATION	EQUALIZATION RATIO NJSAs54:1.35.1	1970 AGGREGATE TRUE VALUATION	INCREASE/DECREASE OF TRUE VALUE IN MUNICIPAL COMPARISON YEAR (Col. 4/Col.5)	2021 TAX RATE (ADJUSTED)	EQUALIZATION		2021 EFFECTIVE TAX RATE (Col. 8 * Col. 2)	
									(1)	(2)	(3)	(4)
									(5)	(6)	(7)	(8)
CARLSTADT	\$1,758,679,933	103.72 %	\$1,695,603,483	\$72,295,483	72.05 %	\$100,340,712	\$1,595,262,771	\$1.770				\$1.836
EAST RUTHERFORD	\$1,234,656,368	86.94 %	\$1,420,124,647	\$41,975,219	89.51 %	\$46,894,446	\$1,373,230,201	\$1.795				\$1.561
LITTLE FERRY	\$184,306,300	83.67 %	\$220,277,638	\$14,203,275	98.28 %	\$14,451,847	\$205,825,791	\$3.141				\$2.628
LYNDHURST	\$697,375,044	79.79 %	\$874,013,089	\$12,098,803	69.11 %	\$17,506,588	\$856,506,501	\$2.995				\$2.390
MOONACHIE	\$520,934,590	86.20 %	\$604,332,471	\$49,175,466	106.62 %	\$46,122,178	\$558,210,293	\$2.176				\$1.876
NORTH ARLINGTON	\$1,010,700	86.08 %	\$1,174,140	\$330,900	68.96 %	\$479,843	\$694,297	\$2.869				\$2.470
RIDGEFIELD	\$232,648,300	68.86 %	\$337,856,956	\$20,349,950	90.05 %	\$22,598,501	\$315,258,455	\$2.649				\$1.824
RUTHERFORD	\$145,107,700	85.26 %	\$170,194,347	\$15,347,700	102.94 %	\$14,909,365	\$155,284,982	\$2.927				\$2.496
SOUTH HACKENSACK	\$103,511,100	101.00 %	\$102,486,238	\$6,072,150	76.34 %	\$7,954,087	\$94,532,151	\$2.473				\$2.498
TEREBORO	\$0	105.70 %	\$0	\$18,602,200	108.48 %	\$17,148,046	\$0	\$1.144				\$1.209
JERSEY CITY	\$279,731,276	87.37 %	\$320,168,566	\$15,980,900	90.1 %	\$17,736,848	\$302,431,718	\$1.606				\$1.403
KEARNY	\$87,867,869	22.59 %	\$388,967,990	\$31,008,267	82.27 %	\$37,690,856	\$351,277,134	\$11.137				\$2.516
NORTH BERGEN	\$304,774,500	33.65 %	\$905,719,168	\$26,623,623	78.46 %	\$33,932,734	\$871,786,434	\$5.771				\$1.942
SECAUCUS	\$2,444,168,551	54.01 %	\$4,525,400,020	\$95,145,123	72.35 %	\$131,506,735	\$4,393,893,285	\$3.638				\$1.965
BERGEN COUNTY	\$4,878,230,035	NA	\$5,426,063,009	\$250,451,146	NA	\$288,405,613	\$5,154,805,442	NA				NA
HUDSON COUNTY	\$3,116,542,196	NA	\$6,140,255,744	\$168,757,913	NA	\$220,867,173	\$5,919,388,571	NA				NA
ALL MUNICIPALITIES	<u>\$7,994,772,231</u>	<u>NA</u>	<u>\$11,566,318,753</u>	<u>\$419,209,059</u>	<u>NA</u>	<u>\$509,272,786</u>	<u>\$11,074,194,013</u>	<u>NA</u>				NA

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B-1 (CONTINUED)

2021 INCREASE OF H.M. PUPILS OVER BASE YEAR 1970	2021 COST PER PUPIL IN COMPARISON YEAR 1970	2021 COUNTY PORTION OF TAX RATE	2021 MUNICIPAL/SCHOOL VET./S.C. PORTION OF TAX RATE	2021 APPORTIONMENT RATE (COL. 9 * COL. 13)	PERCENT OF H.M.D.C. LAND AREA FOR EACH MUNICIPALITY	2021 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR (Col. 7 * Col. 9)	LESS PORTION OF COL. 12 COUNTY TAX PERCENT (Col. 16 * Col. 12)
(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
0	\$0	13.700 %	86.300 %	1.5844680%	12.193 %	\$29,289,024	\$4,012,596
7	\$24,275	14.296 %	85.704 %	1.3378394%	10.298 %	\$21,436,123	\$3,064,508
0	\$0	8.218 %	91.782 %	2.4120310%	2.283 %	\$5,409,102	\$444,520
108	\$15,422	9.486 %	90.514 %	2.1632846%	10.168 %	\$20,470,505	\$1,941,832
0	\$0	11.856 %	88.144 %	1.6535814%	4.381 %	\$10,472,025	\$1,241,563
0	\$0	8.635 %	91.365 %	2.2567155%	2.441 %	\$17,149	\$1,481
0	\$0	12.138 %	87.862 %	1.6026029%	5.227 %	\$5,750,314	\$697,973
0	\$0	9.585 %	90.415 %	2.2567584%	2.994 %	\$3,875,913	\$371,506
0	\$0	10.011 %	89.989 %	2.2479252%	0.467 %	\$2,361,413	\$236,401
0	\$0	23.540 %	76.460 %	0.9244014%	- %	\$0	\$0
0	\$0	27.655 %	72.345 %	1.0150004%	4.991 %	\$4,243,117	\$1,173,434
129	\$9,785	14.415 %	85.585 %	2.1533186%	17.881 %	\$8,838,133	\$1,274,017
0	\$0	17.950 %	82.050 %	1.5934110%	6.908 %	\$16,930,093	\$3,038,952
614	\$18,096	21.215 %	78.785 %	1.5481253%	19.768 %	\$86,340,003	\$18,317,032
115	NA	NA	NA	NA	50.452	\$99,081,568	\$12,012,380
743	NA	NA	NA	NA	49.548	\$116,351,346	\$23,803,435
858	NA	NA	NA	NA	100.000	\$215,432,914	\$35,815,815

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B-1 (CONTINUED)

(SECTION 13:17 - 67)		2021 TAXES COLLECTED		SCHOOL SERVICE PAYMENTS		TOTAL CREDIT DUE MUNICIPALITY	
LESS COUNTY TAXES	POST 1970 RATABLES	DIRECT RETENTION (60% OF COL 18)	TOTAL SUBJECT TO TAX SHARING (COL. 18 - COL. 19)	GUARANTEE PAYMENTS	(% IN COL. 15 * COL 20 TOTAL - COL 21 AND COL 22 TOTALS)	(TOTAL OF COLUMNS 21+22+23)	
(Col. 14 * Col. 7)							
(18)	(19)	(20)	(21)	(22)	(23)	(24)	
\$25,276,428	\$15,165,857	\$10,110,571	\$0	\$0	\$7,027,817	\$7,027,817	
\$18,371,615	\$11,022,969	\$7,348,646	\$0	\$169,925	\$5,935,574	\$6,105,499	
\$4,964,582	\$2,978,749	\$1,985,833	\$0	\$0	\$1,315,878	\$1,315,878	
\$18,528,673	\$11,117,204	\$7,411,469	\$0	\$1,665,576	\$5,860,645	\$7,526,221	
\$9,230,462	\$5,538,277	\$3,692,185	\$0	\$0	\$2,525,126	\$2,525,126	
\$15,668	\$9,401	\$6,267	\$0	\$0	\$1,406,947	\$1,406,947	
\$5,052,341	\$3,031,405	\$2,020,936	\$0	\$0	\$3,012,745	\$3,012,745	
\$3,504,407	\$2,102,644	\$1,401,763	\$0	\$0	\$1,725,686	\$1,725,686	
\$2,125,012	\$1,275,007	\$850,005	\$0	\$0	\$269,170	\$269,170	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$3,069,683	\$1,841,810	\$1,227,873	\$0	\$0	\$2,876,719	\$2,876,719	
\$7,564,116	\$4,538,470	\$3,025,646	\$0	\$1,262,265	\$10,306,274	\$11,568,539	
\$13,891,141	\$8,334,685	\$5,556,456	\$0	\$0	\$3,981,642	\$3,981,642	
\$68,022,971	\$40,813,783	\$27,209,188	\$0	\$11,110,944	\$11,393,905	\$22,504,849	
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	
\$87,069,188	\$52,241,513	\$34,827,675	\$0	\$1,835,501	\$29,079,588	\$30,915,089	
\$92,547,911	\$55,528,748	\$37,019,163	\$0	\$12,373,209	\$28,558,540	\$40,931,749	
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	
\$179,617,099	\$107,770,261	\$71,846,838	\$0	\$14,208,710	\$57,638,128	\$71,846,838	

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B-1 (CONTINUED)

2024						
PRE-ADJUSTMENT						
PAYMENT (Col. 24 - 20)	ADJUSTMENT 2023	ADJUSTMENT 2022	TOTAL 2024	2024 ADJ. PAYMENT	PREV. CALCULATED	DIFFERENCE
(25)	(26)	(27)	(28)	(29)	(30)	
(\$3,082,754)	\$0	\$0	(\$3,082,754)	(\$3,082,754)		\$0
(\$1,243,147)	\$0	\$0	(\$1,243,147)	(\$1,243,147)		\$0
(\$669,955)	\$0	\$0	(\$669,955)	(\$669,955)		\$0
\$114,752	\$0	\$0	\$114,752	\$114,752		\$0
(\$1,167,059)	\$0	\$0	(\$1,167,059)	(\$1,167,059)		\$0
\$1,400,680	\$0	\$0	\$1,400,680	\$1,400,680		\$0
\$991,809	\$0	\$0	\$991,809	\$991,809		\$0
\$323,923	\$0	\$0	\$323,923	\$323,923		\$0
(\$580,835)	\$0	\$0	(\$580,835)	(\$580,835)		\$0
\$0	\$0	\$0	\$0	\$0		\$0
\$1,648,846	\$0	\$0	\$1,648,846	\$1,648,846		\$0
\$8,542,893	\$0	\$0	\$8,542,893	\$8,542,893		\$0
(\$1,574,814)	\$0	\$0	(\$1,574,814)	(\$1,574,814)		\$0
(\$4,704,339)	\$0	\$0	(\$4,704,339)	(\$4,704,339)		\$0
(\$3,912,586)	\$0	\$0	(\$3,912,586)	(\$3,912,586)		\$0
<u>\$3,912,586</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,912,586</u>	<u>\$3,912,586</u>		<u>\$0</u>
<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>		<u>\$0</u>

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

2026 MEADOWLANDS TAX SHARING

2023 CALCULATION

2020 COMPARISON YEAR

EXHIBIT B-2

	2020 COMPARISON YEAR				1970 BASE YEAR					2020 EFFECTIVE TAX RATE (Col. 8 * Col. 2)
	2020 AGGREGATE ASSESSED VALUATION	2020 EQUALIZATION RATIO NJSAs54:1.35.1	2020 AGGREGATE TRUE VALUATION (Col. 1/Col.2)	1970 AGGREGATE ASSESSED VALUATION	1970 EQUALIZATION RATIO NJSAs54:1.35.1	1970 AGGREGATE TRUE VALUATION (Col. 4/Col.5)	INCREASE/DECREASE OF TRUE VALUE IN MUNICIPAL COMPARISON YEAR (Col. 3 - 6)	2020 TAX RATE (ADJUSTED)		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		
CARLSTADT	\$1,738,755,656	97.64 %	\$1,780,782,114	\$72,295,483	72.05 %	\$100,340,712	\$1,680,441,402	\$1.709	\$1.669	
EAST RUTHERFORD	\$1,227,731,169	87.03 %	\$1,410,698,804	\$41,975,219	89.51 %	\$46,894,446	\$1,363,804,358	\$1.792	\$1.560	
LITTLE FERRY	\$186,173,600	87.07 %	\$213,820,604	\$14,203,275	98.28 %	\$14,451,847	\$199,368,757	\$3.133	\$2.728	
LYNDHURST	\$695,552,500	83.99 %	\$828,137,278	\$12,098,803	69.11 %	\$17,506,588	\$810,630,690	\$2.969	\$2.494	
MOONACHIE	\$517,150,388	85.56 %	\$604,430,094	\$49,175,466	106.62 %	\$46,122,178	\$558,307,916	\$2.214	\$1.894	
NORTH ARLINGTON	\$1,008,000	93.33 %	\$1,080,039	\$330,900	68.96 %	\$479,843	\$600,196	\$2.816	\$2.628	
RIDGEFIELD	\$226,941,000	75.37 %	\$301,102,561	\$20,349,950	90.05 %	\$22,598,501	\$278,504,060	\$2.590	\$1.952	
RUTHERFORD	\$172,825,600	86.12 %	\$200,679,981	\$15,347,700	102.94 %	\$14,909,365	\$185,770,616	\$2.843	\$2.448	
SOUTH HACKENSACK	\$103,511,100	89.42 %	\$115,758,331	\$6,072,150	76.34 %	\$7,954,087	\$107,804,244	\$2.607	\$2.331	
TEREBORO	\$0	106.32 %	\$0	\$18,602,200	108.48 %	\$17,148,046	\$0	\$1.097	\$1.166	
JERSEY CITY	\$278,177,991	85.88 %	\$323,914,754	\$15,980,900	90.1 %	\$17,736,848	\$306,177,906	\$1.613	\$1.385	
KEARNY	\$88,694,753	24.35 %	\$364,249,499	\$31,008,267	82.27 %	\$37,690,856	\$326,558,643	\$11.088	\$2.700	
NORTH BERGEN	\$312,833,400	36.97 %	\$846,181,769	\$26,623,623	78.46 %	\$33,932,734	\$812,249,035	\$5.650	\$2.089	
SECAUCUS	\$2,393,725,908	50.01 %	\$4,786,494,517	\$95,145,123	72.35 %	\$131,506,735	\$4,654,987,782	\$3.653	\$1.827	
BERGEN COUNTY	\$4,869,649,013	NA	\$5,456,489,806	\$250,451,146	NA	\$288,405,613	\$5,185,232,239	NA	NA	
HUDSON COUNTY	\$3,073,432,052	NA	\$6,320,840,539	\$168,757,913	NA	\$220,867,173	\$6,099,973,366	NA	NA	
ALL MUNICIPALITIES	<u>\$7,943,081,065</u>	<u>NA</u>	<u>\$11,777,330,345</u>	<u>\$419,209,059</u>	<u>NA</u>	<u>\$509,272,786</u>	<u>\$11,285,205,605</u>	<u>NA</u>	<u>NA</u>	

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B-2 (CONTINUED)

2020 INCREASE OF H.M. PUPILS OVER BASE YEAR 1970	2020 COST PER PUPIL IN COMPARISON YEAR 1970	2020 COUNTY PORTION OF TAX RATE	2020 MUNICIPAL/SCHOOL VET./S.C. PORTION OF TAX RATE	2020 APPORTIONMENT RATE (COL. 9 * COL. 13)	PERCENT OF H.M.D.C. LAND AREA FOR EACH MUNICIPALITY	2020 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR (Col. 7 * Col. 9)	2020 LESS PORTION OF COL. 12 COUNTY TAX PERCENT (Col. 16 * Col. 12)
(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
0	\$0	13.493 %	86.507 %	1.4438018%	12.193 %	\$28,046,567	\$3,784,323
0	\$0	13.668 %	86.332 %	1.3467792%	10.298 %	\$21,275,348	\$2,907,915
0	\$0	7.889 %	92.111 %	2.5127881%	2.283 %	\$5,438,780	\$429,065
103	\$15,666	9.341 %	90.659 %	2.2610355%	10.168 %	\$20,217,129	\$1,888,482
0	\$0	11.308 %	88.692 %	1.6798265%	4.381 %	\$10,574,352	\$1,195,748
0	\$0	8.143 %	91.857 %	2.4140020%	2.441 %	\$15,773	\$1,284
0	\$0	11.604 %	88.396 %	1.7254899%	5.227 %	\$5,436,399	\$630,840
0	\$0	9.529 %	90.471 %	2.2147301%	2.994 %	\$4,547,665	\$433,347
0	\$0	8.776 %	91.224 %	2.1264314%	0.467 %	\$2,512,917	\$220,534
0	\$0	22.349 %	77.651 %	0.9054107%	- %	\$0	\$0
0	\$0	27.249 %	72.751 %	1.0076014%	4.991 %	\$4,240,564	\$1,155,511
139	\$9,226	14.070 %	85.930 %	2.3201100%	17.881 %	\$8,817,083	\$1,240,564
0	\$0	17.808 %	82.192 %	1.7169909%	6.908 %	\$16,967,882	\$3,021,640
830	\$17,768	20.632 %	79.368 %	1.4500534%	19.768 %	\$85,046,627	\$17,546,820
103	NA	NA	NA	NA	50.452	\$98,064,930	\$11,491,538
969	NA	NA	NA	NA	49.548	\$115,072,156	\$22,964,535
1,072	NA	NA	NA	NA	100.000	\$213,137,086	\$34,456,073

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B-2 (CONTINUED)

(SECTION 13:17 - 67)

2020 TAXES COLLECTED
LESS COUNTY TAXES
POST 1970 RATABLES
(Col. 14 * Col. 7)

DIRECT
RETENTION
(60% OF COL 18)

**TOTAL SUBJECT
TO TAX SHARING
(COL. 18 - COL. 19)**

GUARANTEED PAYMENTS

SCHOOL SERV.
PAYMENTS
(Col. 10 * Col. 1)

APP0RTIONMENT PAYMENTS
(% IN COL. 15 * COL 20 TOTAL
- COL 21 AND COL 22 TOTALS)

**TOTAL CREDIT DUE
MUNICIPALITY
(TOTAL OF COLUMNS
21+22+23)**

(18)	(19)	(20)	(21)	(22)	(23)	(24)
\$24,262,244	\$14,557,346	\$9,704,898	\$0	\$0	\$6,563,364	\$6,563,364
\$18,367,433	\$11,020,460	\$7,346,973	\$0	\$0	\$5,543,306	\$5,543,306
\$5,009,714	\$3,005,828	\$2,003,886	\$0	\$0	\$1,228,915	\$1,228,915
\$18,328,647	\$10,997,188	\$7,331,459	\$0	\$1,613,598	\$5,473,328	\$7,086,926
\$9,378,604	\$5,627,162	\$3,751,442	\$0	\$0	\$2,358,247	\$2,358,247
\$14,489	\$8,693	\$5,796	\$0	\$0	\$1,313,965	\$1,313,965
\$4,805,559	\$2,883,335	\$1,922,224	\$0	\$0	\$2,813,639	\$2,813,639
\$4,114,318	\$2,468,591	\$1,645,727	\$0	\$0	\$1,611,639	\$1,611,639
\$2,292,383	\$1,375,430	\$916,953	\$0	\$0	\$251,381	\$251,381
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$3,085,053	\$1,851,032	\$1,234,021	\$0	\$0	\$2,686,603	\$2,686,603
\$7,576,520	\$4,545,912	\$3,030,608	\$0	\$1,282,414	\$9,625,155	\$10,907,569
\$13,946,242	\$8,367,745	\$5,578,497	\$0	\$0	\$3,718,504	\$3,718,504
\$67,499,807	\$40,499,884	\$26,999,923	\$0	\$14,747,440	\$10,640,908	\$25,388,348
\$86,573,391	\$51,944,033	\$34,629,358	\$0	\$1,613,598	\$27,157,784	\$28,771,382
\$92,107,622	\$55,264,573	\$36,843,049	\$0	\$16,029,854	\$26,671,170	\$42,701,024
\$178,681,013	\$107,208,606	\$71,472,407	\$0	\$17,643,452	\$53,828,954	\$71,472,406

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

EXHIBIT B-2 (CONTINUED)

2023					
PRE-ADJUSTMENT					
PAYMENT (Col. 24 - 20)	ADJUSTMENT 2022	ADJUSTMENT 2021	TOTAL 2023	2023 ADJ. PAYMENT	2023 PREV. CALCULATED
(25)	(26)	(27)	(28)	(29)	(30)
(\$3,141,534)	\$0	(\$14,906)	(\$3,156,440)	(\$3,156,440)	\$0
(\$1,803,667)	\$0	(\$12,589)	(\$1,816,256)	(\$1,816,256)	\$0
(\$774,971)	\$0	(\$2,791)	(\$777,762)	(\$777,762)	\$0
(\$244,533)	\$0	(\$12,430)	(\$256,963)	(\$256,963)	\$0
(\$1,393,195)	\$0	(\$5,356)	(\$1,398,551)	(\$1,398,551)	\$0
\$1,308,169	\$0	(\$2,984)	\$1,305,185	\$1,305,185	\$0
\$891,415	\$0	(\$6,390)	\$885,025	\$885,025	\$0
(\$34,088)	\$0	(\$3,660)	(\$37,748)	(\$37,748)	\$0
(\$665,572)	\$0	(\$571)	(\$666,143)	(\$666,143)	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$1,452,582	\$0	(\$6,102)	\$1,446,480	\$1,446,480	\$0
\$7,876,961	\$0	(\$21,859)	\$7,855,102	\$7,855,102	\$0
(\$1,859,993)	\$0	\$113,803	(\$1,746,190)	(\$1,746,190)	\$0
(\$1,611,575)	\$0	(\$24,165)	(\$1,635,740)	(\$1,635,740)	\$0
(\$5,857,976)	\$0	(\$61,677)	(\$5,919,653)	(\$5,919,653)	\$0
<u>\$5,857,976</u>	<u>\$0</u>	<u>\$61,677</u>	<u>\$5,919,653</u>	<u>\$5,919,653</u>	<u>\$0</u>
<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

**2026 MEADOWLANDS TAX SHARING SCHEDULE
IN LIEU TAX PAYMENTS - 2022**

SCHEDULE 1

MUNICIPALITY:	IN LIEU OF TAX PAYMENT	TAX RATE	ASSUMED ASSESSED VALUATION COL. 1/2	EQUALIZATION RATIO 54:1.35.1	EQUALIZED VALUATION COL. 3/4
	(1)	(2)	(3)	(4)	(5)
CARLSTADT	\$132,964 *	1.688	\$7,877,027	99.50	\$7,916,610
EAST RUTHERFORD (A,B)	\$10,132,114	1.751	\$578,647,315	97.63	\$592,694,166
LITTLE FERRY	\$0	2.943	\$0	81.78	\$0
LYNDHURST	\$2,544	3.172	\$80,202	65.66	\$122,147
MOONACHIE	\$16,336	2.159	\$756,627	90.35	\$837,440
NORTH ARLINGTON	\$0	2.571	\$0	84.70	\$0
RIDGEFIELD	\$0	1.695	\$0	107.43	\$0
RUTHERFORD	\$0	2.969	\$0	77.49	\$0
SOUTH HACKENSACK	\$0	2.205	\$0	104.24	\$0
TERTBORO	\$0	1.146	\$0	73.27	\$0
JERSEY CITY	\$542,930 *	2.118	\$25,634,068	82.91	\$30,917,945
KEARNY	\$479,497 *	10.542	\$4,548,442	20.03	\$22,708,148
NORTH BERGEN (B)	\$0	1.579	\$0	100.51	\$0
SECAUCUS (B)	\$1,433,032	3.763	\$38,082,159	48.49	\$78,536,109
BERGEN COUNTY	\$10,283,958		\$587,361,170		\$601,570,363
HUDSON COUNTY	\$2,455,458		\$68,264,670		\$132,162,203
ALL MUNICIPALITIES	<u>\$12,739,416</u>		<u>\$655,625,840</u>		<u>\$733,732,566</u>

* Carlstadt, Jersey City and Kearny did not provide the Authority with 2022 payment in lieu of tax agreement worksheets to support the payment in lieu of tax figures used in the 2025 Calculation. This resulted in management using the same in payment lieu of tax figures as previously used in the 2024 Calculation.

SCHEDULE 2

2026 MEADOWLANDS TAX SHARING SCHEDULE
2022 COMPARISON YEAR
REVISION OF TAX RATES
TO ADJUST FOR COMPOUNDING

COL. 7* 2022 GENERAL TAX RATE	SEC. 12-D* TAX LEVY ON WHICH TAX RATE IS COMPUTED	2022 ADJUSTMENT PAYMENT	ADJ. TAX LEVY (2-3)	COL 6* NET VALUATION TAXABLE		ADJ. TAX RATE (4)/(5)	SEC.12-AIII* NET COUNTY TAXES APPORTIONED	TAX RATE % COUNTY TAXES (7)/(4)	TAX RATE % ALL OTHER USES
				(1)	(2)				
CARLSTADT	1.688	\$47,324,878	(\$2,738,287)	\$44,586,591	\$2,804,272,386	\$1.590	\$6,186,521	13.875%	86.125%
EAST RUTHERFORD	1.751	\$44,763,839	(\$301,450)	\$44,462,389	\$2,557,117,979	\$1.739	\$6,251,518	14.060%	85.940%
LITTLE FERRY	2.943	\$36,752,653	(\$959,535)	\$35,793,118	\$1,249,190,200	\$2.865	\$3,021,461	8.441%	91.559%
LYNDHURST	3.172	\$85,844,912	(\$361,110)	\$85,483,802	\$2,706,574,302	\$3.158	\$7,806,391	9.132%	90.868%
MOONACHIE	2.159	\$20,852,521	(\$907,843)	\$19,944,678	\$966,167,406	\$2.064	\$2,323,047	11.647%	88.353%
NORTH ARLINGTON	2.571	\$53,772,560	\$1,299,006	\$55,071,566	\$2,091,924,774	\$2.633	\$4,984,608	9.051%	90.949%
RIDGEFIELD	1.695	\$41,898,079	\$979,737	\$42,877,816	\$2,472,604,935	\$1.734	\$5,521,501	12.877%	87.123%
RUTHERFORD	2.969	\$81,253,311	\$323,664	\$81,576,975	\$2,737,610,277	\$2.980	\$7,439,287	9.119%	90.881%
SOUTH HACKENSACK	2.205	\$19,206,375	(\$335,233)	\$18,871,142	\$871,042,000	\$2.167	\$1,884,543	9.986%	90.014%
TEREBORO	1.146	\$5,367,297	\$0	\$5,367,297	\$468,637,500	\$1.145	\$1,245,089	23.198%	76.802%
JERSEY CITY	2.118	\$867,037,239	\$1,049,864	\$868,087,103	\$40,952,142,064	\$2.120	\$175,146,367	20.176%	79.824%
KEARNY	10.542	\$118,961,057	\$7,850,203	\$126,811,260	\$1,128,512,410	\$11.237	\$19,198,375	15.139%	84.861%
NORTH BERGEN	1.579	\$155,292,845	(\$1,503,792)	\$153,789,053	\$9,837,480,154	\$1.563	\$33,055,226	21.494%	78.506%
SECAUCUS	3.763	\$107,226,640	(\$4,395,224)	\$102,831,416	\$2,849,860,482	\$3.608	\$19,780,072	19.235%	80.765%

* Source: 2022 Bergen County and Hudson County Abstracts of Ratables

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

2026 MEADOWLANDS TAX SHARING SCHEDULE
STUDENT ENROLLMENT
AS OF SEPTEMBER 30, 2022
WITH BASE YEAR 1970

SCHEDULE 3

MUNICIPALITY:	LOCAL DISTRICT SCHOOL ENROLLMENT (1)	REGIONAL DISTRICT SCHOOL ENROLLMENT (2)	LOCAL AND REGIONAL SCHOOL ENROLLMENT (3)	1970 BASE YEAR H.M.D.C. SCHOOL ENROLLMENT (4)	2022 H.M.D.C. ENROLLMENT (5)	INCREASE (DECREASE) STUDENT ENROLLMENT (6)
CARLSTADT	485	220 *	705	14	0	(14)
EAST RUTHERFORD	688	310 *	998	26	37	11
LITTLE FERRY	758	386	1,144	274	217	(57)
LYNDHURST	2,523	33	2,556	0	124	124
MOONACHIE	311	117	428	223	203 *	(20)
NORTH ARLINGTON	1,907	81	1,988	0	0	0
RIDGEFIELD	1,548	2	1,550	0	20	20
RUTHERFORD	2,453	130	2,583	0	0	0
SOUTH HACKENSACK	222	117	339	0	0	0
TERTBORO	0	0	0	0	0	0
JERSEY CITY	23,101	10	23,111	16	2	(14)
KEARNY	5,521	45	5,566	0	181	181
NORTH BERGEN	6,591	53	6,644	29	0	(29)
SECAUCUS	2,089	30	2,119	408	1,137	729
BERGEN COUNTY	10,895	1,396	12,291	537	601	64
HUDSON COUNTY	37,302	138	37,440	453	1,320	867
ALL MUNICIPALITIES	48,197	1,534	49,731	990	1,921	931

* Carlstadt and East Rutherford did not provide the Authority with complete September 30, 2022, enrollment worksheets and Moonachie did not provide the Authority with September 30, 2022, H.M.D.C. Enrollment data to support enrollment figures used in the 2025 Calculation. This resulted in management using the same enrollment figures as previously used in the 2024 Calculation for the information not provided.

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

**2026 MEADOWLANDS TAX SHARING SCHEDULE
2022 SCHOOL TAX DATA**

SCHEDULE 4

MUNICIPALITY:	LOCAL TAXES AS REQUIRED BY DISTRICT SCHOOL BUDGET (1)	LOCAL TAXES AS REQUIRED BY REGIONAL SCHOOL BUDGET (2)	LOCAL TAXES AS REQUIRED BY LOCAL MUNICIPAL BUDGET (3)	TOTAL SCHOOL TAXES COLUMNS(1+2+3) (4)	TOTAL SCHOOL DISTRICT ENROLLMENT (5)	COST PER PUPIL COL. 4/5 (6)
CARLSTADT	\$12,874,367	\$6,794,695	\$0	\$19,669,062	705	\$27,899
EAST Rutherford	\$18,227,376	\$7,346,474	\$0	\$25,573,850	998	\$25,625
LITTLE FERRY	\$21,112,980	\$0	\$0	\$21,112,980	1,144	\$18,455
LYNDHURST	\$41,996,818	\$0	\$0	\$41,996,818	2,556	\$16,431
MOONACHIE	\$9,510,870	\$0	\$0	\$9,510,870	428	\$22,222
NORTH ARLINGTON	\$29,317,259	\$0	\$0	\$29,317,259	1,988	\$14,747
RIDGEFIELD	\$23,953,127	\$0	\$0	\$23,953,127	1,550	\$15,454
Rutherford	\$47,898,080	\$0	\$0	\$47,898,080	2,583	\$18,544
SOUTH HACKENSACK	\$8,854,605	\$0	\$0	\$8,854,605	339	\$26,120
TERTBORO	\$272,741	\$0	\$0	\$272,741	0	\$0
JERSEY CITY	\$352,133,550	\$1,023,804	\$654,428	\$353,811,782	23,111	\$15,309
KEARNY	\$57,377,559	\$0	\$0	\$57,377,559	5,566	\$10,309
NORTH BERGEN	\$54,717,706	\$0	\$0	\$54,717,706	6,644	\$8,236
SECAUCUS	\$39,122,524	\$0	\$0	\$39,122,524	2,119	\$18,463
BERGEN COUNTY	<u>\$214,018,223</u>	<u>\$14,141,169</u>	<u>\$0</u>	<u>\$228,159,392</u>	<u>12,291</u>	
HUDSON COUNTY	<u>\$503,351,339</u>	<u>\$0</u>	<u>\$654,428</u>	<u>\$504,005,767</u>	<u>37,440</u>	
ALL MUNICIPALITIES	<u><u>\$717,369,562</u></u>	<u><u>\$15,164,973</u></u>	<u><u>\$654,428</u></u>	<u><u>\$733,188,963</u></u>	<u><u>49,731</u></u>	

See Independent Accountants' Report on Applying Agreed-Upon Procedures.

AWARDS / CONTRACTS

RESOLUTION 2026-04

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A
CONTRACT WITH TRUIS, INC. OF NEW JERSEY FOR A REGENERATIVE AIR
STREET SWEEPER FOR THE MEADOWLANDS SPORTS COMPLEX IN
EAST RUTHERFORD**

WHEREAS, the New Jersey Sports and Exposition Authority has identified the need for a regenerative air site sweeper to support site operations and fulfill maintenance responsibilities across the Meadowlands Sports Complex located in East Rutherford; and

WHEREAS, on or about November 6, 2025 the Authority publicly issued a Request for Proposals (RFP) CE-796, seeking a qualified vendor to supply a "Regenerative Air Street Sweeper"; and

WHEREAS, the Authority received three (3) proposals in response to the RFP on December 4, 2025; and

WHEREAS, the NJSEA staff reviewed the bids, and ranked the bids based on established criteria, with the proposal from the low bidder being rejected for failure to meet material requirements of the RFP; and

WHEREAS, the staff determined that the bid supplied by Truis, Inc. of South Farmingdale, New Jersey is the lowest qualified responsible bidder with a lump sum cost of \$332,356.00, and recommends award of a contract; and

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 Truis, Inc. for the purchase of a Regenerative Air Street Sweeper.

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 January 22, 2026.

Christine Sanz
Secretary

RESOLUTION 2026-05

**RESOLUTION AUTHORIZING THE AWARD OF A
CONTRACT FOR ON-CALL OWNER'S REPRESENTATIVE AND CONSTRUCTION
MANAGEMENT SERVICES RELATED TO CONSTRUCTION OF THE NORTH
PEDESTRIAN BRIDGE OVER ROUTE 120 ON THE SPORTS COMPLEX IN
EAST RUTHERFORD**

WHEREAS, construction of the new North Pedestrian Bridge over Route 120 on the Sports Complex is underway following a determination that additional capacity beyond that provided by the existing pedestrian bridge over Route 120 is needed to alleviate anticipated pedestrian traffic congestion and provide more favorable pedestrian flow during major events such as World Cup 2026; and

WHEREAS, the NJSEA issued RFQ-PS-096, wherein it requested submissions from on-call owner's representative consulting firms and, following an evaluation of the submissions, a short-list of qualified firms was selected to be on-call and available to complete projects at the direction of the Senior Vice President of Sports Complex Operations & Facilities; and

WHEREAS, the NJSEA staff determined that Epic Management, located in Piscataway, NJ, was best suited to provide construction management and owner's representative services in connection with the design and construction of the proposed North Pedestrian Bridge over Route 120 in East Rutherford because of their experience and expertise at overseeing and managing design professionals, as well as their experience with design build construction contract procurement; and

WHEREAS, regarding services provided to date under the current contract, Epic Management has met all expectations with respect to the project schedule and milestones, and has taken all possible steps to meet the goal of project completion in advance of World Cup 2026; and

WHEREAS, Epic Management's responsibilities have recently expanded due to a change in the project scope, which now includes design modifications and structural enhancements to the American Dream Parking Deck A necessitated by the bridge construction; and

WHEREAS, for the reasons cited above, NJSEA Engineering Staff recommends that Epic Management continue as the overall provider of construction management & owner's representative services tasked with managing and overseeing the design build contract for the North Pedestrian Bridge and associated work to Parking Deck A, for an estimated additional amount of \$750,000.00.

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO, and any Authority Authorized Official, are hereby authorized to negotiate and execute an amendment to the contract with Epic Management for construction management & owner's representative services associated with the construction of the North Pedestrian Bridge over Route 120 on the Sports Complex for an amount not to exceed \$750,000.00.

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 January 22, 2026.

Christine Sanz
Security

RESOLUTION 2026-06

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A CONTRACT WITH SCHINDLER ELEVATOR CORPORATION OF NEW JERSEY FOR ELEVATOR MODERNIZATION SERVICES FOR THE ADMINISTRATION AND ENVIRONMENT CENTER BUILDINGS IN LYNDHURST

WHEREAS, the New Jersey Sports and Exposition Authority ("NJSEA") requires elevator modernization services for the Administration and Environment Center Buildings located in Lyndhurst; and

WHEREAS, pursuant to N.J.S.A. 52:34-10(b), N.J.S.A. 5:10-21.2, and N.J.S.A. 5:10-21.4(d), the NJSEA is authorized to make, negotiate, or award contracts without public advertisement when public exigency requires immediate performance of services or when the nature of the agreement does not permit the delay associated with public bidding; and

WHEREAS, pursuant to Executive Order 37 (Corzine), the public advertisement and competitive bidding processes set forth in the Executive Order shall not apply where State or federal statutory law requires a different process than that set forth in the Executive Order (Section 16(f)) or where the public exigency requires that services or products be purchased immediately (Section 16(b)); and

WHEREAS, in accordance with N.J.S.A. 5:10-21.5, the NJSEA may negotiate or award agreements in any manner deemed necessary to advance its unique interests and purposes while promoting, when practicable, full and fair competition through the acceptance of proposals, quotations, or other suitable methods; and

WHEREAS, in the present case, and for the foregoing reasons, the NJSEA desires to authorize and use an exception to publicly advertised bidding to seek solicitations from qualified and experienced elevator modernization firms and award a contract; and

WHEREAS, accordingly, the NJSEA solicited proposals for NJSEA Project No. CN 301 "Lyndhurst Admin & EC Buildings Elevator Modernization" from six qualified companies with a December 11, 2025, proposal deadline; and

WHEREAS, in response to the solicitation, three companies attended the mandatory pre-bid walk through and one proposal was received on December 11, 2025, from Schindler Elevator Corporation; and

WHEREAS, following an evaluation of the proposal, NJSEA engineering staff determined that Schindler Elevator Corporation of Morristown, New Jersey possesses the

necessary expertise, experience, and capabilities to successfully complete the Project within the required timeframe; and

WHEREAS, following a request from the NJSEA, Schindler submitted a Best and Final Offer price proposal for a total amount of \$637,268.00, which NJSEA staff has determined to be a fair and reasonable price for the work.

NOW, THEREFORE, BE IT RESOLVED, that the New Jersey Sports and Exposition Authority has determined that the urgent and critical need for the Lyndhurst Elevator Modernization Project constitutes a public exigency justifying the immediate award, execution, and performance of a contract with a qualified firm without public advertisement.

BE IT FURTHER RESOLVED, that the New Jersey Sports and Exposition Authority has satisfied the requirements of all applicable statutes, regulations, and executive orders, and that this contract may be awarded without public advertisement due to the urgent nature of the Project, which requires immediate action to ensure its timely completion, while still promoting full and fair competition, to the extent practicable, through the acceptance of proposals, quotations, or other appropriate methods.

BE IT FURTHER RESOLVED, by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract with Schindler Elevator Corporation for Elevator Modernization Services at the Lyndhurst Administration and Environment Center Buildings.

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 January 22, 2026.

Christine Sanz
Secretary

EXECUTIVE SESSION

RESOLUTION 2026-07

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

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

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

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

- Personnel

This resolution shall become effective immediately.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of January 22, 2026.

Christine Sanz
Secretary