

Board Meeting

Thursday, November 19, 2026

10:00 a.m.

AGENDA
REGULAR SESSION
Two DeKorte Park Plaza, Lyndhurst, NJ
Thursday, November 19, 2026

I. **PLEDGE OF ALLEGIANCE**

II. **OPENING STATEMENT**

III. **ROLL CALL**

IV. **SPECIAL RECOGNITION**

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

- Approval of Regular Session Meeting Minutes of October 22, 2026.
- Approval and/or Ratification of Cash Disbursements over $100,000 for the month of October 2026.

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VII. **APPROVALS**

Resolution 2026-37 Consideration of a Resolution to Adopt the Annual Schedule of Meetings.

Resolution 2026-38 Consideration of a Resolution Accepting the 2025 Audit Report.

Resolution 2026-39 Consideration of a Resolution to Adopt an Amendment to the Kearny Area Redevelopment Plan File No. SP-834.

Resolution 2026-40 Consideration of a Resolution to Deem a 61.1-acre portion of the Property located at Block 227, Lot 9 in the Town of Secaucus as an Area in Need of Redevelopment File No. SP-831.

Resolution 2026-41 Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 21-225 35 Meadowlands Holdings, LLC – New Hotel/Convenience Store/Gas Station & Variances Block 100, Lots 1, 2, and 2.01 in the Town of Secaucus.

Resolution 2026-42 Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 26-241 LBA OR Development Co I, LLC/Bank of Montreal Dba BMO - Fence (Variances) Block 65, Lots 6 & 10 in the Borough of Moonachie.

VIII. **CONTRACTS / AWARDS**

Resolution 2026-43 Consideration of Resolution Authorizing the Allocation of Funds for the Repair of the 1E Landfill Leachate Pump Station.

IX. PUBLIC PARTICIPATION

X. EXECUTIVE SESSION

Resolution 2026-44 Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing personnel matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

XI. MOTION TO ADJOURN

REGULAR SESSION MINUTES

REGULAR SESSION
BOARD MEETING MINUTES

DATE: October 22, 2026
TIME: 10:00 a.m.
PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

Members in Attendance:
John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman (via phone)
Jill Hirsch, President and CEO
Anthony Abrantes, Member
John Duthie, Member
Armando Fontoura, Member
Gail B. Gordon, Esq., Member (via phone)
Michael Griffin, Member (via phone)
Daniel Gumble, Member
Woody Knopf, Member (via phone)
Tom Mullahey, Member
Sam Parker, Member (via phone)
Eric Pennington, Esq., Member
Marguerite Schaffer, Esq., Member – arrived @ 10:10 a.m.
Louis J. Stellato, Member

Also Attending:
Christine Sanz, Executive Vice President
Laurie Ewing, Chief of Staff
Robert Davidow, Senior Vice President of Legal & Regulatory Affairs
Adam Levy, Senior Vice President of Legal Affairs & Strategic Council
Sara Sundell, Senior Director of Land Use Management and 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'S REMARKS

Chairman Ballantyne announced that the NJSEA received the 2026 Outstanding Intelligent Transportation Systems Project Award from the Intelligent Transportation Society of New Jersey for its role in the Secaucus–Meadowlands Transitway project. He highlighted the project's success in improving traffic flow during the 2026 FIFA World Cup and its long-term benefits to commuters and visitors. He recognized the collaboration and technical expertise of

Assistant Director of Land Use Management/Chief of Transportation and Transportation Safety Nady Moini and Senior Transportation Systems Engineer Rory Sillador, who remained on call during World Cup matches and thanked both employees for their dedication and professionalism.

Chairman Ballantyne congratulated MRRI Senior GIS Specialist Brian Wlodawski and Senior Environmental Scientist Joe Grzyb on obtaining their Operator of Uninspected Passenger Vessels license, which allows MRRI to charge for staff time when they ferry outside organizations to research sites.

Chairman Ballantyne highlighted the great success of the Meadowlands Birding Festival held on October 4th at DeKorte Park. He specifically spoke of a group of students from the Kearny High School S.A.V.E. Club, an environmental and conservation-focused student club, who were participating in the event. He complimented the students' talents and work they put into creating a coloring book and activity book for younger students.

PRESIDENT'S REMARKS

President Hirsch acknowledged and congratulated NJSEA Executive Vice President Christine Sanz on being honored by the NY/NJ Baykeeper with an Environmental Leadership award. She recognized her extensive knowledge, dedication and passion for the Meadowlands. She praised Ms. Sanz as a trusted resource for the Board and Authority, highlighting her support of the Science and Environment Committee, NJSEA staff and the Meadowlands Research and Restoration Institute. She also acknowledged Ms. Sanz's leadership as CEO of the Meadowlands Conservation Trust. President Hirsch concluded by noting that Ms. Sanz's enthusiasm and commitment inspire creativity and innovation, adding humorously that she clearly had not learned to slow down—and that everyone was better off because of it.

President Hirsch acknowledged Mayor Gonnelli, his staff, and the elected officials in attendance. She stated that the NJSEA promptly requested a meeting following the Mayor's recent comments in Patch to better understand his concerns and have a productive conversation. She noted that these issues were not raised during their meeting prior to the previous Board meeting and welcomed further discussion. She explained that the NJSEA oversees regional planning and zoning in the Hackensack Meadowlands District, although municipalities that opt out of NJSEA review must still apply NJSEA's rules and regulations and are responsible for enforcement and may also exercise increased discretion. President Hirsch reaffirmed the NJSEA's commitment to open communication and collaboration with its municipal partners. She explained that in regard to the Municipal Assistance Program payments associated with the American Dream project, she stated that the NJSEA had contacted American Dream by letter and through direct communication and is working with American Dream as its tenant to address the matter.

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

Chairman Ballantyne presented the minutes from the September 24, 2026 Regular Session Board meeting.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Stellato, the minutes of the Regular Session Board Meeting held on September 24, 2026, were approved by a vote of 15-0.

Chairman Ballantyne presented the minutes from the September 24, 2026 Executive Session. meeting.

Upon motion made by Commissioner Stellato and seconded by Commissioner Fontoura, the minutes of the Executive Session held on September 24, 2026, were approved by a vote of 15-0.

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

Upon motion by Commissioner Stellato and seconded by Commissioner Gumble the cash disbursements over $100,000 for the month of September 2026 were approved by a vote of 15-0.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS**

Linda Weber, Secaucus, NJ
Ms. Weber commented on Executive Session Resolution 2026-37 and asked for clarification on why the public was not permitted at this session.

VI. **APPROVALS**

Resolution 2026-34 — Consideration of a Resolution Issuing a Decision on the Variance Application submitted as part of File No. 22-497, Hanover Holdings LLC/2400 Penhorn Ave. - New Building (Variances), Block 451, Lot 18.01 in the Township of North Bergen.

Ms. Sundell advised that NJSEA staff reviewed an application from TFJ North Bergen LLC to construct a 199,124-square-foot self-storage facility containing up to 1,867 storage units on a six-acre property along Penhorn Avenue and Route 3 Ramp A in North Bergen. She stated that the application requested one use variance to permit self-storage in the Highway Commercial zone and four bulk variances involving waterway buffer encroachments and loading space requirements. She explained that the property was relatively isolated, lacked access to public water and wastewater services, and borders environmentally sensitive wetlands. She said that staff noted that self-storage would be a lower-intensity use than other permitted commercial uses, generating less traffic and lower utility demands. She expressed staff's recommendation for conditional approval of the use variance, subject to conditions addressing drinking water, wastewater system maintenance, future connections to public utilities, compliance with waterway buffer requirements, and additional building screening. She stated that in regard to the bulk variances, staff recommended denial of the variance to construct the building within the required 50-foot waterway buffer, as well as denial of the proposed water storage tank and associated fill and retaining walls within the buffer. She said that staff recommended approval of the variance for access road improvements within the buffer, including associated retaining walls and fill, subject to minimizing grading and providing appropriate screening and lighting controls and that staff also recommended approval of the variances permitting four loading spaces instead of the required seven and reducing their length from 60 feet to 30 feet. Ms. Sundell said that staff were requesting that the Board of Commissioners vote to concur with the staff recommendations as detailed in the report.

Chairman Ballantyne presented Resolution 2026-34. Upon motion by Commissioner Schaffer and seconded by Commissioner Stellato, Resolution 2026-34 was approved by a vote of 15-0.

IX. **CONTRACT / AWARDS**

Resolution 2026-35 — Consideration of a Resolution Authorizing the Disbursement of Funds to Assist in Securing and Hosting Marquee Sports and Entertainment Events at the Prudential Center in Newark and Jim Whelan Boardwalk Hall in Atlantic City.

Mr. Levy stated that the NJSEA received an allocation of $8 million in the FY2027 State Budget through the International Events, Improvements, and Attraction Fund to help secure and host

marquee sports and entertainment events at major venues in the State in 2027. He explained that these unannounced events, including those promoted by WWE and UFC, will include one event at the historic Jim Whelan Boardwalk Hall in Atlantic City and multiple events at the Prudential Center in Newark. He cited the positive economic and community benefits of previous events, including UFC 328, which generated approximately $28 million in economic output and $1.9 million in state and local tax impacts. He said that this resolution authorizes the disbursement of these funds to assist both venues with securing and hosting premier live events in 2027. He noted that the allocation of funds was subject to negotiations with both venues.

Chairman Ballantyne presented Resolution 2026-35. Upon motion by Commissioner Fontoura and seconded by Commissioner Pennington, Resolution 2026-35 was approved by a vote of 14-1, with Commissioner Duthie opposing.

Resolution 2026-36 — Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to enter into Funding Agreements with New Meadowlands Racetrack and Monmouth Park Racetrack.

Mr. Levy explained that in response to requests from the operators of the Meadowlands Racetrack in East Rutherford and Monmouth Park Racetrack to support their respective operations and recognizing the significant contributions of horse racing to the State, including job creation in racing and agricultural industries, NJSEA has determined that it is in the public interest to provide targeted financial assistance to each racetrack. He explained that this resolution authorizes financial assistance of $4.5 million to Meadowlands Racetrack and $4.5 million to Monmouth Park Racetrack to support their ongoing operations and preserve these premier racing facilities. He noted that this allocation was subject to negotiating agreements with both facilities.

Chairman Ballantyne presented Resolution 2026-36. Upon motion by Commissioner Mullahey and seconded by Commissioner Duthie, Resolution 2026-36 was approved by a vote of 15-0.

X. PUBLIC PARTICIPATION

Chairman Ballantyne stated that given the large number of individuals wishing to speak, the Board asked that each speaker limit their remarks to five minutes at the podium to ensure everyone has an opportunity to be heard.

- Linda Weber
  Ms. Weber commented opposing Hartz Mountain's development on the Mori Tract.

The following members of the public made comments opposing data centers:

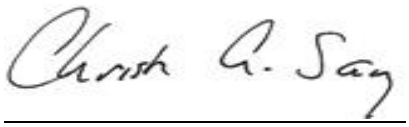
- Mayor Michael Gonnelli, Town of Secaucus - Mayor Gonnelli provided the members of the Board with a prepared statement and provided comments opposing data centers.
- Sarah Hollmann, Secaucus, NJ
- Hailey Benson, North Bergen, NJ
- Paloma Vizcaino, West New York, NJ – also commented that the public should have the ability to attend NJSEA board meetings virtually.
- Maya Ponton Aronoff, Weehawken, NJ
- Kathy McFarland, Secaucus, NJ
- David Kraatz, Secaucus, NJ
- Anny Martinez, Secaucus, NJ
- Ray Martin, Secaucus, NJ
- Kulsoom Naser, Secaucus, NJ

XI. **ADJOURNMENT**

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

Meeting adjourned at 11:13 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 October 22, 2026.



Christine Sanz
Secretary

October 22, 2026

Commissioner	Roll Call	2026-34	2026-35	2026-36
Ballantyne, Chairman	P	Y	Y	Y
Buckelew, Vice Chair – via phone	P	Y	Y	Y
Hirsch	P	Y	Y	Y
Abrantes	P	Y	Y	Y
Duthie	P	Y	N	Y
Fontoura	P	Y	Y	Y
Gordon – via phone	P	Y	Y	Y
Gumble	P	Y	Y	Y
Knopf - via phone	P	Y	Y	Y
Mullahey	P	Y	Y	Y
Parker – via phone	P	Y	Y	Y
Pennington	P	Y	Y	Y
Schaffer	P	Y	Y	Y
Stellato	P	Y	Y	Y
Treasury Rep Griffin – via phone	P	Y	Y	Y

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

APPROVALS

CASH DISBURSEMENTS
$100,000 OR MORE
OCTOBER 2026

SPORTS COMPLEX

PAYEE	$ AMOUNT	REFERENCE LETTER	ACCOUNT DESCRIPTION
BOROUGH OF EAST RUTHERFORD	3,058,586.57	I	PAYMENT IN LIEU OF TAXES: 4TH QTR 2026
CONSTELLATION NEW ENERGY, INC.	749,788.73	J/L	ELECTRICITY CHARGES: AUG 2026
CREAMER SANZARI JOINT VENTURE	3,118,426.11	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
HONEYWELL INTERNATIONAL, INC.	104,327.77	A	OCT-DEC 2026 HVAC MAINTENANCE SERVICES AND VARIOUS MECHANICAL SYSTEMS REPAIRS AT SPORTS COMPLEX
KEARNY MUNICIPAL UTILITIES AUTHORITY	400,114.35	A	SEWER USE CHARGES - KEEGAN & 1A/1E: 3RD QTR 2026
LADI CONSTRUCTION, INC.	471,219.00	A	ARENA STAIR & RAMP REPAIRS
MEADOWLANDS REGIONAL CHAMBER	105,017.27	A	CONVENTION CENTER SCOPING STUDY
NEW JERSEY STATE POLICE	139,114.88	A	STATE POLICE FISCAL YEAR 2027 SALARIES
NEW MEADOWLANDS STADIUM CO., INC.	5,235,748.30	A	WORLD CUP REIMBURSEMENTS: WORLD CUP
PSE&G CO.	224,072.16	J/L	ELECTRIC TRANSMISSION: JUL-SEP 2026
SPARTAN CONSTRUCTION, INC.	251,197.57	A	LYNDHURST ADMIN BUILDING IMPROVEMENTS
SPORTS COMPLEX TOTAL	13,857,612.71		

MONMOUTH PARK RACETRACK REAL ESTATE TAXES

PAYEE	$ AMOUNT	REFERENCE LETTER	ACCOUNT DESCRIPTION
BOROUGH OF OCEANPORT	312,347.92	I	REAL ESTATE TAXES: 4TH QTR 2026
MP REAL ESTATE TAXES TOTAL	312,347.92		

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 2026-37

RESOLUTION TO ADOPT
ANNUAL SCHEDULE OF MEETINGS

BE IT RESOLVED by the New Jersey Sports and Exposition Authority that, pursuant to N.J.S.A. 10:4-6 *et seq*., the New Jersey Open Public Meetings Law, the New Jersey Sports and Exposition Authority will hold its regular meetings during the year 2027 on the following dates and that said meetings shall be conducted at the Offices of the Authority, 2 DeKorte Park Plaza, Lyndhurst, New Jersey at 10:00 a.m, unless otherwise noticed.

Public Board Meetings

January 28

February 25

March 25

April 15

May 27

June 24

July 22

August- No Meeting

September 23

October 28

November 18

December 16

BE IT FURTHER RESOLVED that a copy of the schedule be forwarded to all persons entitled to Notice under the attached Schedule of Meetings and posted on the NJSEA bulletin board and website.

I hereby certify the foregoing to be a true copy of the resolution adopted by the New Jersey Sports and Exposition Authority at its meeting of November 19, 2026.

_____
Christine Sanz
Secretary

ANNUAL SCHEDULE OF MEETINGS

The Board meetings are scheduled to be held by the New Jersey Sports and Exposition Authority from January 28, 2027 through December 16, 2027.

ANNUAL MEETING:	To be held on the third Thursday in the month of November at the Office of the Authority, Two DeKorte Park Plaza, Lyndhurst, New Jersey, beginning at 10:00 a.m.
REGULAR MEETINGS:	Ordinarily to be held on the fourth Thursday of each month, or such earlier or later date as the Authority may determine, at the Office of the Authority, Two DeKorte Park Plaza, Lyndhurst, New Jersey beginning at 10:00 a.m.
SPECIAL MEETINGS:	May be called by the Chairman or upon the written request of two members of the Board, to be held at the Office of the Authority, Two DeKorte Park Plaza, Lyndhurst, New Jersey, at such time as shall be designated.

A copy of this schedule and the Notice of Meetings called by the Authority requiring 48-hour notice shall be:

1. Prominently posted on the bulletin board maintained in the Office of the Authority.
2. Posted on the Authority's website.
3. Transmitted to the Bergen Record, Star Ledger, and the Jersey Journal.
4. Filed with the Secretary of State.
5. Mailed to any person requesting same who has paid the fee established by the Authority to cover the cost of providing said Notice.
6. Forwarded to the Clerk of each Meadowlands constituent municipality.

RESOLUTION 2026-38

RESOLUTION ACCEPTING THE 2025 AUDIT REPORT

BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the Audit Report prepared by Mercadien, P.C., Certified Public Accountants, for the operations of the NJSEA for the year ended December 31, 2025, is hereby accepted.

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 November 19, 2026.

_____

Christine A. Sanz
Secretary

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

December 31, 2025

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

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INDEPENDENT AUDITORS' REPORT

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INDEPENDENT AUDITORS' REPORT

To the Honorable Chair and Members of
the New Jersey Sports and Exposition Authority Lyndhurst, New Jersey

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business- type activities, each major fund, and the aggregate remaining fund information of the New Jersey Sports and Exposition Authority (a component unit of the State of New Jersey) (the "Authority") as of and for the year ended December 31, 2025, and the related notes to financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above, except for the effects of any potential adjustments pertaining to the matters described in the Basis for Qualified Opinion on Business-type Activities and Sports Complex Enterprise Fund section of our report, present fairly, in all material respects, the respective financial position of the Authority as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Qualified Opinion on Business-type Activities and Sports Complex Enterprise Fund

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

In March 2015, management elected to close the operations of its 20,000-seat entertainment arena located in East Rutherford, New Jersey. This closure is considered a significant and unexpected decline in service utility which was not part of the expected normal life cycle. Under accounting principles generally accepted in the United States of America, this change requires the arena to be reported at the lower of carrying value or fair value.

Management has chosen not to provide a fair value measurement of the arena from March 2015 through the date of these financial statements. Therefore, the amount of an impairment loss, if any, cannot be determined. The financial impact of an impairment loss, if one is required, would reduce the carrying amount of fixed assets and net position. Additionally, any impairment loss would increase or decrease the beginning net position.

The carrying value of the arena has been reclassified to show it has become a non-performing asset.

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Basis for Qualified Opinion on Business-type Activities and Sports Complex Enterprise Fund (Continued)

Certain qualified employees of the Authority are enrolled in various union sponsored pension plans. In accordance with Governmental Accounting Standards Board ("GASB"), Statement No. 78, *Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans,* the Authority is required to disclose certain information in the notes to financial statements related to each of these union sponsored pension plans. Management has decided not to fully implement this standard due to lack of availability of required information by these union sponsored pension plans. This does not have any financial impact on the Authority's net position.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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Auditors' Responsibilities for the Audit of the Financial Statements (Continued)

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of revenues, expenditures and changes in fund balance - budget versus actual, schedule of the Authority's proportionate share of the net pension liability - public employees retirement system, schedule of contributions - public employees retirement system, and schedule of contributions - other post-employment benefits, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements as a whole. The accompanying supplementary information such as the schedules of expenditures of federal awards and state financial assistance and the related notes to the schedules of expenditures of federal awards and state financial assistance, as required by Title 2 U.S. Code of Federal Regulations Part 200*, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal* Awards ("the Uniform Guidance") and State of New Jersey Circular Letter 25-12 OMB*, Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid* ("the Circular"), are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the accompanying supplementary information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated DATE, 2026, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Mercadien, P.C.
Certified Public Accountants

DATE, 2026

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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

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This section of the New Jersey Sports and Exposition Authority's ("Authority" or "NJSEA"), a component unit of the State of New Jersey, financial statements presents an overview of the Authority's financial performance for the year ended December 31, 2025, and should be read in conjunction with the financial statements and notes. If you have questions about this report or require further information, contact the New Jersey Sports and Exposition Authority, Finance Department, 1 DeKorte Park Plaza, Lyndhurst, NJ 07071.

Overview of the Financial Statements

The Authority is engaged in the business of owning and maintaining entertainment, convention and environmental facilities throughout the State of New Jersey (the "State"). It was created as an instrument of the State not only for the purpose of generating revenues from these activities, but also to generate sales tax revenues and provide economic stimulus to the regions surrounding the facilities. The Authority's roles also include maintaining closed landfills, preserving the environment, establishing and enforcing the zoning and subdivision regulations of the Meadowlands District and the enforcement of New Jersey's Uniform Construction Code.

The Authority's basic financial statements present its finances at both an overall and a detailed level. The government-wide financial statements cover the Authority's governmental activities and business-type activities:

- *Governmental activities* comprise Commission operations, the Environmental Center, the MAGNET program and the Meadowlands Research and Restoration Institute ("MRRI"). They are financed primarily by fees, lease revenue and investment earnings.

  Land Use Management – The Land Use Management division is organized into two groups. One group is responsible for establishing and enforcing the zoning and subdivision regulations of the Meadowlands District. The second group is responsible for enforcing New Jersey's Uniform Construction Code. Together, they preside over the primary land use regulations that govern the 30.4 square-mile Meadowlands District. Redevelopment plans and changes to properties are all reviewed by this department to conform to the Meadowlands Master Plan, its underpinning regulations, and statewide regulations to ensure orderly development.

  Meadowlands Research and Restoration Institute – The Meadowlands Research and Restoration Institute was created to protect the delicate balance of nature in the Meadowlands by conserving and restoring the Meadowlands' natural resources for current and future generations using innovative approaches and solutions based in science, collaboration and respect for all the communities and interests involved.

  Other – The NJSEA also provides environmental science programs to school children through a partnership with the Ramapo College Foundation.

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Overview of the Financial Statements (Continued)

- *Business-type activities* comprise the Sports Complex and Solid Waste operations. They are financed primarily by charges for services, lease revenue, State subsidies and tourism tax.

  The Meadowlands Sports Complex - East Rutherford, New Jersey

  MetLife Stadium – On December 21, 2006, the Authority entered into the Stadium Project Ground Lease and Development Agreement with New Meadowlands Stadium Company, LLC ("NMSCO") whereby the Authority leases real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, on which NMSCO has constructed a sports stadium known as "MetLife Stadium". NMSCO has full operational control of MetLife Stadium.

  New Meadowlands Racetrack – on December 19, 2011, NJSEA and New Meadowlands Racetrack, LLC ("NMR") entered into a 30-year lease agreement for full operational control of the Meadowlands Racetrack, the development of 4 Off-Track Wagering ("OTW") sites and the transfer of a 35% interest in Account Wagering. The lease has two renewal options for a further 10-year period at its conclusion.

  Meadowlands Arena (the Arena) – is a 20,000-seat indoor arena with 28 private suites, containing approximately 466 seats. In April 2015 the NJSEA closed the Arena for public events. The Arena is currently being used as a location for private rehearsals by acts preparing to go on tour and as a soundstage for television program production.

  American Dream Retail and Entertainment Complex – is a multi-use attraction consisting of approximately 2.9 million square feet of gross leasable space containing entertainment, restaurant and ancillary retail components. On June 30, 2005, the Authority entered into a ground lease and related project agreements for development of the original project, approximately 104 acres at the Meadowlands Sports Complex.

  Other – Additionally, the Sports Complex generates revenues from events such as outdoor markets held in the Complex's parking lots.

  Monmouth Park Racetrack - Oceanport, New Jersey – Monmouth Park Racetrack consists of a one-mile oval track for thoroughbred racing, grandstand, and clubhouse seating for 18,000 spectators, 68 luxury open-air boxes and parking for 14,000 vehicles. Support facilities include 40 barns for 1,550 horses. Its revenues are generated from commissions on live and simulcast pari-mutuel wagering, parking, admissions, program and concessions sales. On August 27, 2024, subsequent to the New Jersey Thoroughbred Horsemen's Association ("NJTHA") submitting a request to NJSEA, the NJTHA transferred all Tenant's right, title and interest including all assets and liabilities of the original lease agreement between the NJSEA and NJTHA to Darby Development, LLC ("Darby"), and following the NJSEA and Darby, entered into an amended and restated lease agreement to operate the Racetrack.

  New Jersey Account Wagering System (4NJBets) – The Authority is the sole licensee of the State's Account Wagering operations, which began in October of 2004 as a joint venture with New Jersey Account Wagering, LLC for the purpose of implementing an account wagering system in the State. The system allows account holders to make wagers through an internet connection or an automated

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Overview of the Financial Statements (Continued)

New Jersey Account Wagering System (4NJBets) (Continued) – telephone system. In 2012, the Authority entered into a management agreement with Darby, to manage the daily activities of the account wagering operations on the Authority's behalf. The Authority remains the account wagering licensee and retains a majority position on the operating board. As part of the racetrack ground leases, the Authority's 70% financial interest in Account Wagering was transferred in equal shares to NMR (the Meadowlands operator) and to the NJTHA (the Monmouth Park operator), less 5% retained by the Authority.

The Greater Wildwoods Convention Center - Wildwood, New Jersey – The Greater Wildwoods Convention Center (the "Center") is a facility situated on the boardwalk in Wildwood, New Jersey, consisting of a 72,000 square foot exhibition floor and parking for 700 vehicles. Rental of the space for trade shows, concerts, conventions, and meetings comprise the Center's revenues.

Other – The towns of Wildwood, North Wildwood, and Wildwood Crest impose a tourism tax on retail sales. A portion of these revenues is provided to the Authority to operate, maintain and promote the Center.

Solid Waste – The Solid Waste division covers several aspects of the NJSEA's statutory mandates, including maintaining several closed landfills, preserving the environment and conducting field studies. The Solid Waste division also leases a trash-transfer station in North Arlington and a vegetative waste disposal site in Kearny.

The fund financial statements present the Authority's finances in greater detail. The Authority reports three groups of funds:

- *Governmental fund financial statements* report the governmental activities in the General Fund, the Authority's main operating fund, and the Environmental Center, MAGNET and MRRI Funds.

- *Proprietary fund financial statements* report the business-type activities in the Sports Complex and Solid Waste Enterprise Funds.

- *Fiduciary fund financial statements* report resources for which the Authority acts as trustee for parties outside of NJSEA operations. Those resources cannot be used to provide the Authority's services, which is why they are not included in the government-wide financial statements.

A description of each fund is provided in Note B to the financial statements.

All of the financial statements except the governmental fund financial statements use the economic resources measurement focus and accrual basis of accounting. The governmental fund financial statements focus on near-term spendable resources, and reconciliations that follow them explain the differences from the government-wide amounts.

The notes to the financial statements provide additional detail needed to understand the statements.

Required supplementary information following the notes presents budgetary comparison information and schedules related to the Authority's pension and other postemployment benefit ("OPEB") plans.

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Financial Summary

Total net position increased $43.8 million, or 21.5%, to $247.9 million at December 31, 2025. Business-type activities net position increased $57.6 million, while governmental activities net position decreased $13.7 million. Tables A-1 and A-2 present condensed government-wide information.

Table A-1 – Condensed Statements of Net Position

	Governmental Activities		Business-Type Activities		Totals		Total %
	2025	2024	2025	2024	2025	2024	Change
Current and Other Assets	$ (31,937,982)	$ (17,180,806)	$ 398,812,377	$ 364,864,244	$ 366,874,395	$ 347,683,438	5.5%
Capital Assets, Net	22,969,325	23,097,122	243,775,643	220,366,978	266,744,968	243,464,100	9.6%
Total Assets	(8,968,657)	5,916,316	642,588,020	585,231,222	633,619,363	591,147,538	7.2%
Deferred Outflows of Resources	11,557,130	13,787,866	5,748,162	6,912,223	17,305,292	20,700,089	(16.4%)
Long-Term Liabilities	36,888,995	39,424,516	37,362,862	46,625,952	74,251,857	86,050,468	(13.7%)
Other Liabilities	2,398,654	2,087,400	21,428,293	9,643,176	23,826,947	11,730,576	103.1%
Total Liabilities	39,287,649	41,511,916	58,791,155	56,269,128	98,078,804	97,781,044	0.3%
Deferred Inflows of Resources	23,356,267	24,527,418	281,592,309	285,474,520	304,948,576	310,001,938	(1.6%)
Net Position:							
Net Investment in Capital Assets	22,969,325	23,097,122	243,775,643	218,188,664	266,744,968	241,285,786	10.6%
Restricted	7,146,688	6,868,628	10,515,907	10,106,786	17,662,595	16,975,414	4.0%
Unrestricted (Deficit)	(90,171,456)	(76,300,902)	53,661,168	22,104,347	(36,510,288)	(54,196,555)	32.6%
Total Net Position	$ (60,055,443)	$ (46,335,152)	$ 307,952,718	$ 250,399,797	$ 247,897,275	$ 204,064,645	21.5%

Table A-2 – Condensed Statements of Changes in Net Position

	Governmental Activities		Business-Type Activities		Totals		Total %
	2025	2024	2025	2024	2025	2024	Change
Revenues							
Program Revenues:							
Charges for Services	$ 1,102,794	$ 780,432	$ 13,873,184	$ 18,378,764	$ 14,975,978	$ 19,159,196	(21.8%)
General Revenues:							
Investment Earnings	1,769,501	1,872,925	1,359,296	1,906,465	3,128,797	3,779,390	(17.2%)
Rental Revenue	356,645	321,544	-	-	356,645	321,544	10.9%
Lease Amortization and Interest Revenue	1,593,091	1,641,244	18,927,423	18,849,306	20,520,514	20,490,550	0.1%
Grant Revenue	417,314	188,082	18,506,910	-	18,924,224	188,082	9961.7%
State Subsidy	-	50,000	54,661,912	61,326,000	54,661,912	61,376,000	(10.9%)
Tourism Tax	-	-	6,770,143	6,847,861	6,770,143	6,847,861	(1.1%)
Other	282,128	250,678	713,336	1,014,589	995,464	1,265,267	(21.3%)
Total Revenues	5,521,473	5,104,905	114,812,204	108,322,985	120,333,677	113,427,890	6.1%
Expenses							
Commission Operations	15,853,425	14,377,515	-	-	15,853,425	14,377,515	10.3%
Environmental Center	1,257,347	1,145,503	-	-	1,257,347	1,145,503	9.8%
MAGNET Program	1,800	1,800	-	-	1,800	1,800	-
MRRI	2,129,193	1,788,843	-	-	2,129,193	1,788,843	19.0%
Sports Complex	-	-	52,232,380	45,976,105	52,232,380	45,976,105	13.6%
Solid Waste	-	-	5,026,903	4,338,403	5,026,903	4,338,403	15.9%
Total Expenses	19,241,765	17,313,661	57,259,283	50,314,508	76,501,048	67,628,169	13.1%
Excess (Deficiency) Before Unusual or Infrequent Items and Transfers	(13,720,292)	(12,208,756)	57,552,921	58,008,477	43,832,629	45,799,721	(4.3%)
Change in Net Position	(13,720,292)	(12,208,756)	57,552,921	58,008,477	43,832,629	45,799,721	(4.3%)
Net Position - Beginning of Year	(46,335,152)	(34,126,396)	250,399,797	192,391,320	204,064,645	158,264,924	28.9%
Net Position - End of Year	$ (60,055,444)	$ (46,335,152)	$ 307,952,718	$ 250,399,797	$ 247,897,274	$ 204,064,645	21.5%

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Detailed Analyses

Governmental Activities

Net position of governmental activities decreased $13.7 million to a deficit of $60.1 million, compared with a decrease of $12.2 million in 2024.

Total revenues increased $417 thousand, or 8.2%, mostly due to increases of $322 thousand in charges for services and $229 thousand in grant revenue, offset by a $103 thousand decrease in investment earnings. Charges for services increased mostly from higher land use fee income, and grant revenue increased from higher MRRI grants. Total expenses increased $1.9 million, or 11.1%, due to increases of $1.5 million in Commission operations, $340 thousand in MRRI expenses and $112 thousand in Environmental Center expenses. Commission operations increased primarily because of a $1.1 million smaller OPEB-related credit to fringe benefits and higher salaries expense.

Current and other assets decreased $14.8 million, or 85.9%, mostly due to a $7.7 million increase in internal balances owed to business-type activities and a $7.0 million decrease in cash and investments used primarily for infrastructure improvement projects in preparation for the FIFA World Cup.

The unrestricted deficit of $90.2 million reflects net OPEB and pension liabilities totaling $35.3 million and $88.8 million in internal balances owed to business-type activities.

Business-Type Activities

Net position of business-type activities increased $57.6 million to $308.0 million, consistent with the 2024 increase of $58.0 million.

Total revenues increased $6.5 million, or 6.0%, mostly due to $18.5 million of new grant revenue, offset by decreases of $6.7 million in State subsidies and $4.5 million in charges for services.

Grant revenue consisted of $15.9 million from the New Jersey Department of Transportation and $1.3 million of Coronavirus State and Local Fiscal Recovery Funds ("State Fiscal Recovery Funds") for the new pedestrian bridge at the MetLife Stadium, and $1.3 million of State Fiscal Recovery Funds for emergency response equipment.

The State subsidy decreased mostly due to a $14.2 million decrease in State aid for the Local No. 137 pension withdrawal liability, offset by new State subsidies of $4.5 million and $600 thousand, respectively, for firehouse and plaza roadway improvement projects, as well as $2.4 million of higher operating subsidies for the Sports Complex and Solid Waste Enterprise Funds.

Charges for services decreased mostly due to $5.8 million more rent reclassified to lease revenue under GASB Statement No. 87, offset by a $1 million increase in entertainment facilities revenue.

Total expenses increased $6.9 million, or 13.8%, due to increases of $6.3 million in Sports Complex expenses and $688 thousand in Solid Waste expenses.

Sports Complex expenses increased mostly due to a $4.4 million increase in pension withdrawal costs related to the Sports Arena Employees' Local No. 137 Retirement Plan for the Meadowlands Racetrack

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Detailed Analyses (Continued)

Business-Type Activities (Continued)

compared to the prior year, which fluctuate based on the actuarially determined valuation of the pension liability.

Solid Waste expenses increased mostly due to a $528 thousand smaller OPEB-related credit to fringe benefits compared to the prior year.

Current and other assets increased $33.9 million, or 9.3%, mostly due to increases of $15.8 million in cash and investments, $7.7 million in internal balances due from governmental activities, and $7.7 million in receivables. Cash and investments increased primarily from grant funds received in advance of spending, and receivables increased mostly due to timing of collections on billings and grant reimbursements.

Other liabilities increased $11.8 million, or 122.2%, mostly due to an $8.1 million increase in accounts payable and accrued expenses due to timing of vendor payments and an increase in retainage payable, as well as a $4.8 million increase in unearned revenue mostly related to grants received in advance of spending.

Major Funds

General Fund - The fund balance deficit increased $11.3 million to a deficit of $35.2 million, consistent with the $10.8 million decrease in 2024, as expenditures exceeded revenues.

Environmental Center Fund - The fund balance deficit increased $1.3 million to a deficit of $6.8 million, consistent with the $1.1 million decrease in 2024. The fund has no revenues; its expenditures are funded through advances from other funds.

MAGNET Fund - The fund balance increased $42 thousand to $1.8 million, consistent with the $53 thousand increase in 2024, as revenues exceeded expenditures.

MRRI Fund - The fund balance deficit increased $1.4 million to a deficit of $5.8 million, consistent with the increase of $1.4 million in 2024, as expenditures exceeded revenues.

Sports Complex Enterprise Fund - Net position increased $56.0 million to $307.1 million, consistent with the $56.7 million increase in 2024, as noncapital subsidies of $50.3 million and other nonoperating revenues of $24.4 million exceeded the operating loss of $18.7 million.

The Wildwoods Convention Center depends heavily on the number and size of events it can attract and relies on the performance of the tourism industries with which it can coexist. Details of event statistics are presented below.

Wildwoods Convention Center	**2025**	**2024**	**2023**
Number of Event Days	218	202	209
Total Attendance	200,368	172,654	172,207
Net Event Income	$ 932,087	$ 740,441	$ 650,869

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Detailed Analyses (Continued)

Major Funds (Continued)

Solid Waste Enterprise Fund - Net position increased $1.5 million to $875 thousand, consistent with the $1.3 million increase in 2024, as noncapital subsidies of $6.0 million and other nonoperating revenues of $562 thousand exceeded the operating loss of $5.0 million.

Significant Capital Asset and Long-Term Financing Activity

Capital Assets

Investment in capital assets, net of accumulated depreciation, increased $22.8 million to $268.5 million. The largest component of the $30.6 million in additions was the construction of the new pedestrian bridge for approximately $16.7 million.

	December 31, 2024	Additions	Transfers and Deletions	December 31, 2025
Meadowlands Sports Complex	$ 417,372,205	$ 29,631,805	$ (1,203,080)	$ 445,800,930
Monmouth Park Racetrack	62,314,429	-	-	62,314,429
Wildwoods Convention Center	60,116,835	291,998	-	60,408,833
Lyndhurst	43,098,810	593,504	(31,830)	43,660,484
Transportation Planning District	7,929,508	-	-	7,929,508
Solid Waste	20,081,865	33,344	-	20,115,209
Total Investment in Capital Assets	610,913,652	30,550,651	(1,234,910)	640,229,393
Less Accumulated Depreciation	(365,121,310)	(6,563,506)	-	(371,684,816)
Investment in Capital Assets Net of Accumulated Depreciation	$ 245,792,342	$ 23,987,145	$ (1,234,910)	$ 268,544,577

Additional information is presented in Note D to the financial statements.

Long-Term Liabilities

Long-term liabilities decreased $11.8 million, or 13.7%, to $74.3 million at December 31, 2025. The Authority issued no new debt in 2025. Changes by type were as follows:

- Bonds and notes payable remained at $2.2 million.
- Union pension liabilities decreased $7.2 million to $3.6 million, primarily because the Authority used $6.8 million received from the New Jersey Department of Treasury to pay in full the remaining withdrawal liability to the Sports Arena Employees' Local No. 137 Retirement Plan for the Meadowlands Racetrack.
- Workers' compensation claims decreased $298 thousand to $5.9 million.
- Compensated absences increased $214 thousand to $1.8 million.

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Significant Capital Asset and Long-Term Financing Activity (Continued)

Long-Term Liabilities (Continued)

- The net OPEB liability decreased $2.6 million to $39.3 million, and the net pension liability decreased $1.8 million to $14.2 million, based on the most recent actuarial measurements.
- Landfill closure ($5.0 million) and environmental remediation ($1.8 million) liabilities were unchanged.

Additional information is presented in Note E to the financial statements.

Currently Known Facts, Decisions, or Conditions

2026 World Cup
In June and July 2026, the Stadium hosted a total of eight games, including the final match of the 2026 FIFA World Cup. Prior to the start of the 2026 World Cup, the Sports Complex facilitated the completion of a number of upgrades and modifications, including the pedestrian bridge.

State Fiscal Recovery Funds
In October 2026, the NJSEA entered into a Memorandum of Understanding with the New Jersey Department of Community Affairs to receive an additional $9 million in State Fiscal Recovery Funds due to the negative economic impact of COVID-19. These funds will be used to provide $9 million toward the Meadowlands Aid Program.

American Dream Project
On March 3, 2023, the Borough of East Rutherford filed suit in the Superior Court of New Jersey, Bergen County, against Ameream LLC and the NJSEA in connection with unpaid PILOT payments related to the American Dream Project. In September 2026, the NJSEA Board of Commissioners voted to authorize the President and CEO to enter into a settlement agreement with the other parties to the case, under which all amounts due from Ameream or the NJSEA to the Borough through and including December 31, 2026, shall be paid by Ameream to the Borough in the amount of $7 million.

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BASIC FINANCIAL STATEMENTS

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF NET POSITION

December 31, 2025

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Investments	$ 34,140,160	$ 36,499,774	$ 70,639,934
Receivables, net	391,975	17,468,152	17,860,127
Other Assets	715,995	507,281	1,223,276
Internal Balances	(88,795,123)	88,795,123	-
Accounts Receivable - Fiduciary Funds	1,523,422	549,811	2,073,233
Leases Receivable-Current	814,659	20,486,246	21,300,905
Capital Assets			
Non Depreciable	20,672,865	117,149,000	137,821,865
Depreciable	2,296,460	126,626,643	128,923,103
Non Current Assets			
Investments	-	2,131,372	2,131,372
Other Assets	-	390,000	390,000
Leases Receivable-Noncurrent	12,124,242	221,468,711	233,592,953
Restricted Assets			
Cash	-	40,316	40,316
Investments	7,146,688	10,475,591	17,622,279
TOTAL ASSETS	(8,968,657)	642,588,020	633,619,363
DEFERRED OUTFLOWS OF RESOURCES			
Related to pension	1,237,154	831,203	2,068,357
Related to other post-employment benefits	10,319,976	4,916,959	15,236,935
TOTAL DEFERRED OUTFLOWS OF RESOURCES	11,557,130	5,748,162	17,305,292
LIABILITIES			
Accounts Payable and Accrued Liabilities	1,315,861	13,807,716	15,123,577
Accounts Payable - Fiduciary Funds	574,646	1,213,015	1,787,661
Interest Payable on Bonds and Notes	-	1,220,880	1,220,880
Unearned Revenue	508,147	5,186,682	5,694,829
Long-Term Liabilities	36,888,995	37,362,862	74,251,857
TOTAL LIABILITIES	39,287,649	58,791,155	98,078,804
DEFERRED INFLOWS OF RESOURCES			
Related to pension	1,052,306	841,639	1,893,945
Related to other post-employment benefits	10,618,159	5,059,029	15,677,188
Related to other activities	-	38,457,102	38,457,102
Related to long-term leases	11,685,802	237,234,539	248,920,341
TOTAL DEFERRED INFLOWS OF RESOURCES	23,356,267	281,592,309	304,948,576
NET POSITION			
Net Investment in Capital Assets	22,969,325	243,775,643	266,744,968
Restricted for Statutory Requirements	7,146,688	10,515,907	17,662,595
Unrestricted (deficit)	(90,171,456)	53,661,168	(36,510,288)
TOTAL NET POSITION	$ (60,055,443)	$ 307,952,718	$ 247,897,275

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See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF NET ACTIVITIES

Year Ended December 31, 2025

	Expenses	Program Revenues: Charges for Services	Net (Expense) Revenue and Changes in net position: Governmental Activities	Business-type Activities	Total
Governmental activities:					
Commission operations	$ (15,853,425)	$ 863,108	$ (14,990,317)	$ -	$ (14,990,317)
Environmental Center	(1,257,347)	-	(1,257,347)	-	(1,257,347)
MAGNET program	(1,800)	-	(1,800)	-	(1,800)
MRRI	(2,129,193)	239,686	(1,889,507)	-	(1,889,507)
Total governmental activities	(19,241,765)	1,102,794	(18,138,971)	-	(18,138,971)
Business-type activities:					
Sports Complex	(52,232,380)	13,873,184	-	(38,359,196)	(38,359,196)
Solid Waste	(5,026,903)	-	-	(5,026,903)	(5,026,903)
Total business-type activities	(57,259,283)	13,873,184	-	(43,386,099)	(43,386,099)
Total primary government	$ (76,501,048)	$ 14,975,978	$ (18,138,971)	$ (43,386,099)	$ (61,525,070)
General and program revenues:					
Investment earrnings			$ 1,769,501	$ 1,359,296	$ 3,128,797
Rental revenue			356,645	-	356,645
Lease amortization and interest revenue			1,593,091	18,927,423	20,520,514
Grant revenue			417,314	18,506,910	18,924,224
Other			282,128	713,336	995,464
State subsidy			-	54,661,912	54,661,912
Tourism Tax			-	6,770,143	6,770,143
Total general and program revenues			4,418,679	100,939,020	105,357,699
Changes in Net Position			(13,720,292)	57,552,921	43,832,629
Net Position - beginning of year			$ (46,335,152)	$ 250,399,797	$ 204,064,645
Net Position - end of year			$ (60,055,443)	$ 307,952,718	$ 247,897,275

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See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

BALANCE SHEET – GOVERNMENTAL FUNDS

Year Ended December 31, 2025

	General Fund	Environmental Center Fund	MAGNET Fund	MRRI Fund	Other Governmental Funds	Total Governmental Funds
Assets						
Cash	$ 21,429,143	$ -	$ 1,499,918	$ 1,159,305	$ -	$ 24,088,366
Investments	17,149,291	-	35,728	-	13,462	17,198,481
Accounts receivable, net	298,030	-	-	93,945	-	391,975
Due from other funds	104,021	295,829	1,031,927	83,760	12,693	1,528,230
Accounts Receivable - Fiduciary Funds	1,523,422	-	-	-	-	1,523,422
Prepaid Expenditures	715,996	-	-	-	-	715,996
Leases Receivable	12,938,900	-	-	-	-	12,938,900
Total Assets	$ 54,158,803	$ 295,829	$ 2,567,573	$ 1,337,010	$ 26,155	$ 58,385,370
Liabilities						
Accounts payable & accrued liabilities	$ 1,242,918	$ 18,041	$ -	$ 563,048	$ -	$ 1,824,007
Due to other funds	75,870,124	7,111,034	743,839	6,596,957	1,399	90,323,353
Accounts Payable - Fiduciary Funds	548,129	-	-	26,517	-	574,646
Total Liabilities	77,661,171	7,129,075	743,839	7,186,522	1,399	92,722,006
Deferred Inflows of Resources						
Related to long-term leases	11,685,802	-	-	-	-	11,685,802
Total Deferred Inflows of Resources	11,685,802	-	-	-	-	11,685,802
Fund Balances						
Restricted for:						
Open Space Acquisition	46,000	-	-	-	-	46,000
Insurance	125,000	-	-	-	-	125,000
Other	55,924	-	-	-	1,000	56,924
Committed to:						
Project Commitments	-	-	500,000	-	-	500,000
Assigned	-	(6,833,246)	1,323,734	-	23,756	(5,485,756)
Unassigned	(35,415,094)	-	-	(5,849,512)	-	(41,264,606)
Total Fund Balances	(35,188,170)	(6,833,246)	1,823,734	(5,849,512)	24,756	(46,022,438)
Total Liabilities, Deferred Inflows & Fund Balances	$ 54,158,803	$ 295,829	$ 2,567,573	$ 1,337,010	$ 26,155	$ 58,385,370

Amounts reported for governmental funds in the statement of net assets are different because of:	
Total Fund Balance	$ (46,022,438)
Capital Assets Used in governmental activities are not financials and therefore are not reported in the funds	22,969,325
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds	(36,888,995)
Deferred outflows and inflows related to pension and other post-employment benefits are not reported in the funds	(113,335)
Total Governmental Activities Net Position	$ (60,055,443)

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See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

Year Ended December 31, 2025

	General Fund	Environmental Center Fund	MAGNET Fund	MRRI Fund	Other Governmental Funds	Total Governmental Funds
Revenues:						
Grant revenue	$ -	$ -	$ -	$ 417,314	$ -	$ 417,314
Rental revenue	356,645	-	-	-	-	356,645
Lease amortization and interest revenue	1,593,092	-	-	-	-	1,593,092
MCT reimbursement for services	230,000	-	-	-	-	230,000
Fee income	863,108	-	-	-	-	863,108
MRRI Revenues	-	-	-	239,686	-	239,686
Other income	52,128	-	-	-	-	52,128
Interest income	1,701,868	-	43,482	23,601	549	1,769,500
State Subsidy	-	-	-	-	-	-
Total Revenues	4,796,841	-	43,482	680,601	549	5,521,473
Expenditures:						
Current:						
Authority operations	15,551,645	707,347	-	-	-	16,258,992
Kearny 1-A access agreement	20,000	-	-	-	-	20,000
Ramapo College Partnership	-	550,000	-	-	-	550,000
MRRI Expenditures	-	-	-	1,990,382	-	1,990,382
MAGNET expenditures	-	-	1,800	-	-	1,800
Other expenditures	-	-	-	138,811	-	138,811
Capital Outlay	561,674	-	-	-	-	561,674
Total Expenditures	16,133,319	1,257,347	1,800	2,129,193	-	19,521,659
Changes in Fund Balances	(11,336,478)	(1,257,347)	41,682	(1,448,592)	549	(14,000,186)
Fund Balance, beginning of year	(23,851,692)	(5,575,899)	1,782,052	(4,400,920)	24,207	(32,022,252)
Fund Balance, end of year	$ (35,188,170)	$ (6,833,246)	$ 1,823,734	$ (5,849,512)	$ 24,756	$ (46,022,438)

Net changes to fund balance - total governmental funds	$ (14,000,186)
Amounts reported for governmental activities in the statement of net activities are different because of:	
Capital outlays	561,674
Depreciation expense	(689,471)
Compensated absences	(208,354)
Pension expense	562,400
Post-employment healthcare benefits	53,645
Change in net position of governmental activities	$ (13,720,292)

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See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF NET POSITION – PROPRIETARY FUNDS

December 31, 2025

	Sports Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
ASSETS			
Current Assets			
Cash and Investments	$ 31,524,977	$ 4,974,797	$ 36,499,774
Due from State of New Jersey	395,218	-	395,218
Prepaid Expenses	112,063	-	112,063
Receivables, Net	17,459,023	9,129	17,468,152
Due from other funds	82,957,310	29,439,205	112,396,515
Accounts Receivable - Fiduciary Funds	366,305	183,506	549,811
Leases Receivable-current	20,486,246	-	20,486,246
Total Current Assets	153,301,142	34,606,637	187,907,779
Non Current Assets			
Investments	-	2,131,372	2,131,372
Other Assets	390,000	-	390,000
Leases Receivable-noncurrent	221,468,711	-	221,468,711
Restricted Assets			
Cash	-	40,316	40,316
Investments	-	10,475,591	10,475,591
Capital Assets, net	243,652,850	122,793	243,775,643
Total Non Current Assets	465,511,561	12,770,072	478,281,633
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pension	241,682	589,521	831,203
Deferred outflows of resources related to other post-employment benefits	-	4,916,959	4,916,959
TOTAL DEFERRED OUTFLOWS OF RESOURCES	241,682	5,506,480	5,748,162
LIABILITIES			
Current Liabilities			
Accounts Payable and Accrued Liabilities	13,012,286	795,430	13,807,716
Accounts Payable - Fiduciary Funds	1,153,905	59,110	1,213,015
Interest payable on bonds and notes	1,220,880	-	1,220,880
Unearned Revenue	5,186,682	-	5,186,682
Other Long-Term Liabilities - current portion	1,935,081	33,958	1,969,039
Due to other funds	-	23,601,392	23,601,392
Total Current Liabilities	22,508,834	24,489,890	46,998,724
Long-Term Liabilities			
Other Long-Term Liabilities - noncurrent portion	9,891,085	5,139,927	15,031,012
Net Pension Liability	1,366,493	4,143,563	5,510,056
Net OPEB Liability	-	12,674,441	12,674,441
Bonds Payable - noncurrent portion	2,178,314	-	2,178,314
Total Long-Term Liabilities	13,435,892	21,957,931	35,393,823
DEFERRED INFLOWS OF RESOURCES			
Related to pension	340,200	501,439	841,639
Related to other post-employment benefits	-	5,059,029	5,059,029
Related to other activities	38,457,102	-	38,457,102
Related to long-term leases	237,234,539	-	237,234,539
TOTAL DEFERRED INFLOWS OF RESOURCES	276,031,841	5,560,468	281,592,309
NET POSITION			
Net Investment in Capital Assets	243,652,850	122,793	243,775,643
Restricted for Statutory Requirements	-	10,515,907	10,515,907
Unrestricted (deficit)	63,424,968	(9,763,800)	53,661,168
TOTAL NET POSITION	$ 307,077,818	$ 874,900	$ 307,952,718

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See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION – PROPRIETARY FUNDS

Year Ended December 31, 2025

	Sports Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
OPERATING REVENUES:			
Sports Complex & other operations	$ 10,424,404	$ -	$ 10,424,404
Convention Center	3,448,780	-	3,448,780
Lease amortization and interest revenue	18,927,423	-	18,927,423
Other operating revenue	713,336	-	713,336
Total operating revenues	33,513,943	-	33,513,943
OPERATING EXPENSES:			
Sports Complex	24,781,834	-	24,781,834
Convention Center	9,100,913	-	9,100,913
Solid Waste	-	757,282	757,282
Payment in lieu of taxes	13,532,597	26,362	13,558,959
Parks and open space	-	883,455	883,455
Depreciation and amortization	4,817,036	20,322	4,837,358
Closure expenses	-	3,339,482	3,339,482
Total operating expenses	52,232,380	5,026,903	57,259,283
OPERATING LOSS	(18,718,437)	(5,026,903)	(23,745,340)
NONCAPITAL SUBSIDIES:			
State appropriations – operations and pension aid	43,561,912	6,000,000	49,561,912
Tourism tax revenue	6,770,143	-	6,770,143
Total noncapital subsidies	50,332,055	6,000,000	56,332,055
OPERATING LOSS AND NONCAPITAL SUBSIDIES	31,613,618	973,097	32,586,715
OTHER NONOPERATING REVENUES (EXPENSES):			
Capital grants and State aid	18,506,910	-	18,506,910
State aid - capital projects	5,100,000	-	5,100,000
Investment income	796,821	562,475	1,359,296
Total other nonoperating revenues	24,403,731	562,475	24,966,206
INCREASE IN NET POSITION	56,017,349	1,535,572	57,552,921
NET POSITION – Beginning of year	251,060,469	(660,672)	250,399,797
NET POSITION – End of year	$ 307,077,818	$ 874,900	$ 307,952,718

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See notes to financial statements

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS

Year Ended December 31, 2025

	Sports Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
Cash Flows from Operating Activities			
Receipts from (due) customers	$ 24,199,636	$ (9,130)	$ 24,190,506
Payments to employees	(13,350,920)	(709,464)	(14,060,384)
Payments to suppliers	(29,728,155)	(1,055,010)	(30,783,165)
Payments for quasi-external operating transactions	(9,263,209)	1,864,771	(7,398,438)
Net cash from operating activities	(28,142,648)	91,167	(28,051,481)
Cash Flows from Noncapital Financing Activities			
Tourism tax revenues	6,770,143	-	6,770,143
Landfill remediation and post-closure	-	(3,339,482)	(3,339,482)
State appropriations - operations and pension aid	43,561,912	6,000,000	49,561,912
Net cash from noncapital financing activities	50,332,055	2,660,518	52,992,573
Cash Flows from Capital and Related Financing Activities			
State aid - capital projects	5,100,000	-	5,100,000
Other sources of income	13,604,159	-	13,604,159
Purchase of capital assets	(28,720,721)	(33,344)	(28,754,065)
Net cash from capital financing activities	(10,016,562)	(33,344)	(10,049,906)
Cash Flows from Investing Activities			
Interest	796,820	543,840	1,340,660
Sales of investments	-	(472,365)	(472,365)
Net cash from investing activities	796,820	71,475	868,295
Net change in cash and cash equivalents	12,969,665	2,789,816	15,759,481
Cash and equivalents, beginning of year	18,555,312	2,184,981	20,740,293
Cash and equivalents, end of year	$ 31,524,977	$ 4,974,797	$ 36,499,774
Reconciliation of operating loss to net cash from operating activities:			
Operating loss	$ (18,718,437)	$ (5,026,903)	$ (23,745,340)
Depreciation expense	4,817,036	20,321	4,837,357
Landfill remediation and post-closure	-	3,339,482	3,339,482
Change in assets and liabilities:			
(Increase)/Decrease in Receivables, net	(5,605,541)	(9,130)	(5,614,671)
(Increase)/Decrease in Other Assets	182,341	-	182,341
(Increase)/Decrease In Deferred Outflows	101,207	1,062,854	1,164,061
(Decrease)/Increase In Deferred Inflows	(3,325,150)	(49,018)	(3,374,168)
(Decrease)/Increase in Accounts Payable & Accrued Liabilities	6,708,903	216,684	6,925,587
(Decrease)/Increase in Other Liabilities	(7,880,739)	(1,327,894)	(9,208,633)
(Decrease)/Increase in Deferred Revenue	4,840,941	-	4,840,941
Due to/(from) other funds	(9,263,209)	1,864,771	(7,398,438)
Net cash from operating activities	(28,142,648)	91,167	(28,051,481)

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF FIDUCIARY NET POSITION – FIDUCIARY FUNDS

December 31, 2025

	Special Escrow	Transportation Planning	Grandstand	International Events Improvements, & Attractions	Total
ASSETS					
Cash and Investments	$ 9,998,129	$ 5,397,246	$ 617,330	$ 22,462,924	$ 38,475,629
Receivables, Net	-	792	-	-	792
Interfunds Receivable	114,773	515,047	-	1,157,842	1,787,662
Leases Receivable	2,601,748	-	-	-	2,601,748
Notes Receivable	-	-	-	15,000,000	15,000,000
Interest Receivable	-	-	-	836,014	836,014
Prepaid Expenses	-	3,057	-	-	3,057
Capital Assets - Depreciable, Net	-	1,799,609	-	-	1,799,609
TOTAL ASSETS	12,714,650	7,715,751	617,330	39,456,780	60,504,511
LIABILITIES					
Accounts Payable & Accrued Liabilities	6,715	93,368	-	1,148,897	1,248,980
Interfunds Payable	1,706,929	366,305	-	-	2,073,234
Construction Deposits	282,429	-	-	-	282,429
Rutherford Post Closure Security	168,665	-	-	-	168,665
Security Deposits	151,282	-	-	-	151,282
Contract Retainage Payable	603,169	-	-	-	603,169
TOTAL LIABILITIES	2,919,189	459,673	-	1,148,897	4,527,759
DEFERRED INFLOW OF RESOURCES					
Related to Long-Term Leases	1,696,717	-	-	-	1,696,717
TOTAL DEFERRED INFLOWS OF RESOURCES	1,696,717	-	-	-	1,696,717
NET POSITION					
Invested in Capital Assets, net	-	1,799,609	-	-	1,799,609
Blackstrap Broadcasting Escrow	2,375,030	-	-	-	2,375,030
Bloomberg Escrow	2,985,098	-	-	-	2,985,098
Reserve For Mitigation	276,359	-	-	-	276,359
Main Street Program	161,393	-	-	-	161,393
Renewable Energy Reserve	2,798,122	-	-	-	2,798,122
Other	(497,258)	5,456,469	617,330	38,307,883	43,884,424
TOTAL NET POSITION	$ 8,098,744	$ 7,256,078	$ 617,330	$ 38,307,883	$ 54,280,035

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – FIDUCIARY FUNDS

Year Ended December 31, 2025

	Special Escrow	Transportation Planning	Grandstand	International Events Improvements, & Attractions	Total
Additions					
State Appropriation	$ -	$ -	$ -	$ 8,000,000	$ 8,000,000
Grant Revenues	-	487,404	-	7,584,357	8,071,761
Transportation Planning District Fees	-	1,404,705	-	-	1,404,705
Bloomberg Lease Revenue	43,346	-	-	-	43,346
Lease Amortization and Interest Revenue	297,814	-	-	-	297,814
Interest/Other	75,047	135,983	-	1,464,340	1,675,370
Blackstrap Escrow	26,238	-	-	-	26,238
Total Additions	442,445	2,028,092	-	17,048,697	19,519,234
Deductions					
Grandstand Expenses	-	-	401,716	-	401,716
International Event Expenses	-	-	-	19,613,078	19,613,078
SFRF Grant Expenditures	-	-	-	7,584,357	7,584,357
MAP4S Grant Expenditures	-	781,258	-	-	781,258
MASSTR Expenditures	-	28,770	-	-	28,770
Total Deductions	-	810,028	401,716	27,197,435	28,409,179
Changes in Net Position	442,445	1,218,064	(401,716)	(10,148,738)	(8,889,945)
Net Position, Beginning of Year	7,656,299	6,566,649	1,019,045	48,456,621	63,698,614
Adjustments to Net Position					
Depreciation Expense	-	(528,634)	-	-	(528,634)
Total Adjustments to Net Position	-	(528,634)	-	-	(528,634)
Net Position, End of Year	$ 8,098,744	$ 7,256,078	$ 617,330	$ 38,307,883	$ 54,280,035

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See notes to financial statements

A. ORGANIZATION

The New Jersey Sports and Exposition Authority (the "Authority" or “NJSEA”) was created by the laws of the State of New Jersey of 1971, Chapter 137, and enacted May 10, 1971, as supplemented and amended by Public Law 2015, Chapter 19, enacted on February 5, 2015, (the "Act"). It is constituted as an instrumentality of the State of New Jersey (“State”), exercising public and essential governmental functions. The Act empowers the Authority to own and operate various projects, located in the State, including stadiums and other buildings and facilities for athletic contests, horse racing, and other spectator sporting events, trade shows and other expositions. The Authority is also charged with the solid waste management, environmental protection, and the orderly, comprehensive development and redevelopment of the Hackensack Meadowlands.

The Authority has no stockholders or equity holders, and all bond proceeds, revenues, or other cash received must be applied for specific purposes in accordance with the provisions of the Act, and related bond resolutions, for the security of the bondholders as needed. The Authority's Board consists of the President of the Authority, the State Treasurer, and a member of the Hackensack Meadowlands Municipal Committee (“HMMC”) established by the “Hackensack Meadowlands Redevelopment Act”, P.L. 1968, c.404 (C.13:17-1 et seq.), appointed by the Governor, who are members ex officio, eleven members appointed by the Governor with the advice and consent of the State Senate, one member appointed by the President of the Senate, and one member appointed by the Speaker of the General Assembly.

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Governmental Accounting Standards Board (“GASB”) establishes the criteria used in determining which organizations should be included in these financial statements. The GASB’s Codification of Governmental Accounting and Financial Reporting Standards, Section 2100, requires the inclusion of government organizations for which the Authority is financially accountable. Financial accountability is defined as: 1) appointment of a voting majority of the component unit’s board and either (a) the ability to impose will by the primary government or (b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government; or 2) fiscal dependency on the primary government.

The extent of financial accountability is based upon several criteria including: appointment of a voting majority, imposition of will, financial benefit to or burden on a primary government, and financial accountability as a result of fiscal dependency.

On February 23, 1998, the Authority assumed the assets and liabilities and undertook the existing operations of the Wildwoods Convention Center. The assets and liabilities were recorded at fair value and the difference was recorded to net assets, invested in capital facilities.

On February 5, 2015, the assets, liabilities and functions of the New Jersey Meadowlands Commission (“NJMC”) were assumed by the NJSEA pursuant to the Hackensack Meadowlands Agency Consolidation Act at book value.

The Authority is a component unit included in the State's Annual Comprehensive Financial Report (“ACFR”). The NJSEA requires significant subsidies from and has material transactions with the State and depends on certain tax revenues that are economically sensitive.

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B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation

The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied in governmental units. The GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

Government-Wide Statements

The statement of net position and the statement of net activities display information which includes the overall financial activities of the Authority. These statements distinguish between the governmental and business-type activities of the Authority. Governmental activities generally are financed through intergovernmental revenues and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of net activities presents a comparison between direct expenses and program revenues for the Authority's business-type activities and for each function of the Authority's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues.

Fund Financial Statements

The fund financial statements provide information about the Authority's funds. Separate statements for each fund category applicable to the Authority's governmental and proprietary funds are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. Both enterprise funds are considered major. All remaining governmental funds are aggregated and reported as non-major funds.

The Authority reports the following major governmental funds:

- **General Fund.** This is the general operating fund of the Authority. It is used to account for all financial resources except those required to be accounted for in another fund.
- **Environmental Center Fund**. The purpose of the Environmental Center Fund is to account for all financial resources required to operate the Meadowlands Environmental Center and Science Center.
- **MAGNET Fund**. The purpose of the MAGNET Fund is to foster continued revitalization in the Meadowlands and ensure continued growth and improvement in the region both environmentally and economically.
- **Meadowlands Research and Restoration Institute ("MRRI") Fund**. The purpose of the MRRI Fund is to account for all financial resources required to operate the scientific arm of the NJSEA and preservation of the surrounding environment.

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B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (Continued)

Proprietary fund operating revenues, such as fees for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment income, result from non-exchange transactions or ancillary activities.

The Authority reports the following major enterprise funds:

- **Solid-Waste-Enterprise Fund**. This fund accounts for the activities of the landfills operated by the Authority, as well as the closure and post-closure costs of such landfills.
- **Sports Complex Enterprise Fund**. This fund accounts for activities of the Sports Complex operated by the Authority, which have operations that are leased. The activities of the Wildwood Convention Center are also reported in this fund.

Fiduciary Funds account for the proceeds of deposits held in trust for others. The Authority reports the following Fiduciary Funds:

- **Special Escrows.** This includes funds escrowed for Mitigation, Wetlands and disbursement of the Meadowlands Adjustment Payments.
- **Transportation Planning District.** This fund is responsible for the continuing operation and maintenance of the Meadowlands Adaptive Signal System for Traffic Reduction ("MASSTR").
- **Grandstand.** This fund is responsible for the demolition of the old Grandstand, cleanup and roadway improvements at the Sports Complex.
- **International Events.** This fund is responsible for improvements and attractions relating to World Cup; as well as stimulating economic activity in the Meadowlands region and the greater New Jersey area.

The accounts of the Authority are maintained in accordance with the principles of fund accounting to ensure observance of limitations and restrictions on the resources available. The principles of fund accounting require that resources be classified for accounting and reporting purposes into funds or in accordance with activities or objectives specified for the resources. Each fund is a separate accounting entity with a self-balancing set of accounts.

Basis of Accounting

The government-wide, proprietary fund and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants and other contributions. Revenue from such non-exchange transactions is recognized in the fiscal year in which all eligibility requirements have been met.

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B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Accounting (Continued)

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available to pay liabilities of the current period. The Authority recognizes revenues that are expected to be collected within 90 days of year end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest of general long-term debt and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt are reported as other financing sources.

Net Position

The Authority has adopted the provisions of GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position,* which amends the net asset reporting requirement of Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments,* and other pronouncements by incorporating deferred outflows of resources into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets. The classifications of net position are defined as follows:

- *Net Investment in Capital Assets* - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are any significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of invested in capital assets, net of related debt. Rather that portion of the debt is included in the same net assets component as the unspent proceeds.
- *Restricted* - This component of net position consists of constraints placed on net assets used through external constraints imposed by creditors (such as through debt covenants), grantors, contributions, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- *Unrestricted* - This component of net position consists of net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

Fund Balance Classifications

The Authority has established a policy of classifying fund balances in accordance with GASB Statement No. 54 as follows:

- **Restricted** fund balance includes amounts that can be spent only for the specific purposes stipulated by external resource providers (for example, grant providers), constitutionally, or through enabling legislation (that is, legislation that creates a new revenue source and restricts its use). Effectively, restrictions may be modified or released only with the consent of resource providers.

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B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Classifications (Continued)

- **Committed** fund balance includes amounts that can be used only for the specific purposes determined by a formal action of the Authority's highest level of decision-making authority. Commitments may be changed or lifted only by the Authority taking the same formal action that originally imposed the constraint.
- **Assigned** fund balance comprises amounts *intended* to be used by the Authority for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. Governmental funds, other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.
- **Unassigned** fund balance is the residual classification for the general fund and includes all amounts not contained in the other classifications. Unassigned amounts are technically available for any purpose. If another governmental fund has a fund balance deficit, then it will be reported as a negative amount in the unassigned classification in that fund. Positive unassigned amounts will be reported only in the general fund.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed. For the unrestricted fund balance, the Authority first spends committed funds, then assigned funds, and finally, unassigned funds.

Cash and cash equivalents

Cash and cash equivalents include short-term investments that are carried at cost, which approximates market. The Authority considers all highly liquid investments with a maturity of ninety days or less when purchased to be cash equivalents. Restricted cash and cash equivalents include short-term investments that are required for a specific purpose.

Investments

Investments are comprised of U.S. Treasury bills and deposit sweep balances held in investment accounts, and are recorded at fair value.

Accounts Receivable, Net of Allowance for Doubtful Accounts

The Authority evaluates all accounts receivable on an annual basis. An allowance for doubtful accounts is set up by charging operating expense. Amounts are charged against the allowance for doubtful accounts when management believes that collectability of certain receivables are uncertain.

Other Assets

Other assets include prepaid expense, prepaid insurance and loan receivables.

Capital Assets

Capital assets are stated at cost or estimated historical cost. Contributed capital fixed assets are recorded at their estimated fair market value at the time received. Depreciation is provided using the straight-line method over estimated useful lives ranging from five to ten years for all assets.

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B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Capital fixed assets related to the Arena are considered non-performing assets and are shown separately in Note D.

Asset lives used in the calculation of depreciation are generally as follows:

Buildings 20-60 years
Infrastructure 15 years
Machinery and equipment 2-20 years
Land improvements 10-20 years
Leasehold rights 24 years

The Authority considers any asset acquired or improvement made to any building or facility, with a value over $1,000 and an estimated useful life over one year, a depreciable capital asset.

Accumulated Vacation Time

Salaried employees of the Authority may accumulate vacation time up to a maximum of their yearly vacation allowance. This accumulated vacation time must be used within one year of the year earned. Upon termination of employment, salaried employees are entitled to receive a lump sum payment of their accumulated earned but unused vacation allowance.

Unearned Revenues

Unearned revenues represent revenues collected but not earned as of December 31, 2025.

Accrued Liability for Closure and Post-Closure Costs

The accrued liability for closure and post-closure costs represents funds collected as part of the solid waste tariff, which are required to be established to pay for the cost of closure and post-closure of landfills.

Deferred Outflows and Deferred Inflows of Resources

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This section represents a consumption of net position that applies to a future period and so is not recognized as an outflow of resources (expenditure) until then.

In addition to liabilities, the statement of net position includes a separate section for deferred inflows of resources. This section represents an addition of net position that applies to a future period and so is not recognized as an inflow of resources (revenue) until that time.

Deferred outflows are related to pension and other post-employment benefits. Deferred inflows are related to pension, other post-employment benefits, and other financing activity.

Nonoperating Revenues and Expenses

Nonoperating revenues and expenses in the proprietary funds are defined as (1) subsidies received and provided, (2) contributions to permanent and term endowments, (3) revenues and expenses related to financing, (4) resources from the disposal of capital assets and inventory, and (5) investment income and expenses. Operating revenues and expenses in the proprietary funds are defined as revenues and expenses other than nonoperating revenues and expenses.

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B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Payment in Lieu of Taxes (PILOT)

In accordance with a provision of the enabling Act, properties and income of the Authority are exempt from taxation. However, payments in lieu of taxes are made to certain municipalities to compensate for loss of tax revenues by reason of acquisition of real property by the Authority.

Income Taxes

The Authority is exempt from federal income taxes under the Internal Revenue Code Section 115 and from state income taxes under N.J.S.A. 27:25-16. Accordingly, no provision is recorded for federal and state income taxes.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Adoption of Governmental Accounting Standards Board (GASB) Statements

The Authority has evaluated the following pronouncements and their impact on the financial statements. The adoption of these statements had no effect on previously reported amounts.

The GASB has issued Statement No. 102, *"Certain Risk Disclosures."* This Statement was adopted by the Authority for the year ended December 31, 2025. The adoption of this Statement had no effect on previously reported amounts.

The GASB has issued Statement No. 103, *"Financial Reporting Model Improvements,"* which the Authority early adopted for the year ended December 31, 2025. This Statement changed the presentation of management's discussion and analysis and the proprietary fund statement of revenues, expenses and changes in fund net position, which now reports noncapital subsidies and a subtotal for operating income (loss) and noncapital subsidies, and had no effect on previously reported net position.

Pending Governmental Accounting Standards Board (GASB) Statements

The GASB has issued Statement No. 104, *"Disclosure of Certain Capital Assets."* This Statement is required to be adopted by the Authority for the year ending December 31, 2026. The Authority has not determined the effect of GASB Statement No. 104 on the financial statements.

The GASB has issued Statement No. 105, *"Subsequent Events."* This Statement is required to be adopted by the Authority for the year ending December 31, 2027. The Authority has not determined the effect of GASB Statement No. 105 on the financial statements.

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C. CASH AND INVESTMENTS

The components of cash and investments are as follows:

	Government-Wide Balance Dec 31, 2025	Fiduciary Fund Balance Dec 31, 2025
Unrestricted:		
Cash on Hand	$ 38,103,049	$ 19,789,493
Investments	16,812,566	18,686,136
NJ Cash Management Fund	17,855,691	-
Unrestricted Cash & Investments	72,771,306	38,475,629
Restricted:		
Investments	17,622,279	-
NJ Cash Management Fund	40,316	-
Restricted Cash & Investments	17,662,595	-
Total Cash and Investments	$ 90,433,901	$ 38,475,629

Deposits with Financial Institutions

Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. At December 31, 2025, $500,000 of the bank balance in two banks was covered by federal depository insurance and the rest of the balance was covered by a collateral pool maintained by the banks as required by New Jersey statutes in accordance with the Governmental Unit Deposit Protection Act ("GUDPA"). The Authority manages custodial credit risk by depositing funds with banks covered by GUDPA. The Authority's deposits were fully collateralized with all the funds held by the financial institutions but not in the name of the Authority.

At December 31, 2025, the Authority's bank balances, which include deposit sweep and investment checking account amounts totaling $5,416,338 classified as investments, were insured or collateralized as follows:

	Bank Balance
Insured	$ 500,000
Insured and collateralized by GUDPA	65,206,550
Uninsured and uncollateralized	-
Total bank balance	$ 65,706,550

Investments

Fair Value Measurements – The Authority categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The Authority's U.S. Treasury bills are valued using quoted market prices (Level 1 inputs). The Authority has no Level 3 investments. There were no changes in valuation techniques during the year ended December 31, 2025.

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C. CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

At December 31, 2025, the Authority's investments measured at fair value and their maturities were as follows:

	Valuation Inputs		Investment Maturities (In Years)	
Investment Type	Level	Fair Value	Less than 1	1-5
U.S. Treasury Bills	Level 1	$ 47,704,643	$ 47,704,643	$ -
Total		$ 47,704,643	$ 47,704,643	$ -

New Jersey Cash Management Fund

The Authority participates in the New Jersey Cash Management Fund (NJCMF), a pooled cash management fund administered by New Jersey's State Treasury. The NJCMF is governed by regulations of the State Investment Council, who prescribe standards designed to ensure the quality of investments in order to minimize risk to the NJCMF's participants. The Authority's position in the NJCMF is measured at fair value based on the fair value per share of the pool's underlying portfolio. The fair value of the Authority's position in the NJCMF is equal to the value of the pool shares. Since the NJCMF is an external investment pool that measures its investments at fair value, the Authority's position in the NJCMF is not required to be categorized within Level 1, Level 2, or Level 3 of the fair value hierarchy.

Investment Risks

Interest Rate Risk – The Authority does not have a policy to limit interest rate risk; however, its practice is to hold investments to maturity. Management believes the Authority's direct exposure to interest rate risk from its position in the NJCMF is limited.

Credit Risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. U.S. Treasury bills are explicitly guaranteed by the U.S. government and are not subject to credit risk. The Authority's investment in the NJCMF is not rated. The NJCMF is governed by regulations of the State Investment Council, which prescribe standards designed to ensure the quality of investments and minimize risk to participants.

Custodial Credit Risk – Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At December 31, 2025, the Authority's U.S. Treasury bills were held in book-entry form in accounts in the Authority's name. The Authority's NJCMF funds are not subject to custodial credit risk due to the fact that the funds are held by and in the name of NJCMF in a segregated trust account with a third-party custodian rather than in possession of the third-party custodian.

Concentration of Credit Risk – Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. At December 31, 2025, all of the Authority's investments, other than its investment in the NJCMF, were U.S. Treasury bills. Investments issued or explicitly guaranteed by the U.S. government and investments in external investment pools are excluded from the concentration of credit risk disclosure requirement.

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D. INVESTMENT IN CAPITAL ASSETS

Investment in capital assets is stated at cost, which includes all costs during the construction period for acquisition of land, rights of way, acquisition cost of acquiring facilities, surveys, engineering costs, roads, construction costs and additions to facilities, administrative and financial expenses and interest during construction net of interest income earned on the unexpended funds, including debt service reserve funds net of accumulated depreciation. Depreciation is computed by the straight- line method based on estimated useful lives of the related assets.

	December 31, 2024	Additions	Deletions	December 31, 2025
Governmental Activities:				
Capital assets that are not being depreciated:				
Land	$ 20,144,356	$ -	$ -	$ 20,144,356
Construction in progress	74,829	177,825	(31,830)	220,824
Total capital assets not being depreciated	20,219,185	177,825	(31,830)	20,365,180
Capital assets that are being depreciated:				
Building and building improvements	17,429,489	-	-	17,429,489
Infrastructure	475,874	52,636	-	528,510
Machinery and equipment	4,974,263	363,042	-	5,337,305
Total at historical costs	22,879,626	415,678	-	23,295,304
Less accumulated depreciation for:				
Building and building improvements	(14,397,748)	(487,948)	-	(14,885,696)
Infrastructure	(45,976)	(33,479)	-	(79,455)
Machinery and equipment	(5,557,965)	(168,043)	-	(5,726,008)
Total accumulated depreciation	(20,001,689)	(689,470)	-	(20,691,159)
Total capital assets being depreciated net of accumulated depreciation	2,877,937	(273,792)	-	2,604,145
Governmental activities capital assets, net	$ 23,097,122	$ (95,967)	$ (31,830)	$ 22,969,325
Business-Type Activities:				
Capital assets that are not being depreciated:				
Land	$ 117,149,000	$ -	$ -	$ 117,149,000
Building and building improvements (1)	42,101,199	2,126,935	-	44,228,134
Construction in progress	3,556,656	22,923,478	(1,203,081)	25,277,053
Total capital assets not being depreciated	162,806,855	25,050,413	(1,203,081)	186,654,187
Capital assets that are being depreciated:				
Building and building improvements	230,331,918	2,661,606	-	232,993,524
Machinery and equipment	87,596,969	2,245,128	-	89,842,097
Total at historical costs	317,928,887	4,906,734	-	322,835,621
Less accumulated depreciation for:				
Building and building improvements	(178,434,778)	(4,763,994)	-	(183,198,772)
Machinery and equipment	(81,933,986)	(581,407)	-	(82,515,393)
Total accumulated depreciation	(260,368,764)	(5,345,401)	-	(265,714,165)
Total capital assets being depreciated net of accumulated depreciation	57,560,123	(438,667)	-	57,121,456
Capital assets that are fully amortized:				
Landfills - historical costs	5,902,136	-	-	5,902,136
Less accumulated amortization:	(5,902,136)	-	-	(5,902,136)
Total landfills, fully amortized	-	-	-	-
Business-Type activities capital assets, net	$ 220,366,978	$ 24,611,746	$ (1,203,081)	$ 243,775,643
Fiduciary Activities:				
Capital assets that are being depreciated:				
Infrastructure	$ 7,929,508	$ -	$ -	$ 7,929,508
Total at historical costs	7,929,508	-	-	7,929,508
Less accumulated depreciation for:				
Infrastructure	(5,601,266)	(528,633)	-	(6,129,899)
Total accumulated depreciation	(5,601,266)	(528,633)	-	(6,129,899)
Total fiduciary assets being depreciated net of accumulated depreciation	$ 2,328,242	$ (528,633)	$ -	$ 1,799,609

(1) Building and Building Improvements not being depreciated represent the net book value of the Arena, a non performing asset, as of December 31, 2025.

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E. LONG-TERM LIABILITIES

During 2025, changes in long-term liabilities were as follows:

	Balance December 31, 2024	Issued	Retired	Balance December 31, 2025	Due Within One year
Governmental Activities:					
PERS Pension Liability	$ 9,662,374	$ -	$ (966,804)	$ 8,695,570	$ -
Chapter 19, P.L. 2009 Liability	148,591	-	(45,784)	102,807	-
Compensated Absences	1,279,132	209,692 *	-	1,488,824	520,431
Other Post Employment Benefits	28,332,419	-	(1,730,625)	26,601,794	-
Other Liabilities	2,000	600	(2,600)	-	-
	$ 39,424,516	$ 210,292	$ (2,745,813)	$ 36,888,995	$ 520,431

	Balance December 31, 2024	Issued	Retired	Balance December 31, 2025	Due Within One year
Business-Type Activities:					
Sports Complex Enterprise					
Bonds and Notes Payable	$ 2,178,314	$ -	$ -	$ 2,178,314	$ -
PERS Pension Liability	1,759,409	-	(392,916)	1,366,493	-
Workman's Comp Claims	6,202,911	1,073,274	(1,371,077)	5,905,108	1,371,077
Compensated Absences	228,374	11,354 *	-	239,728	180,412
Union Pension Liabilities	10,789,288	820	(7,230,319)	3,559,789	383,592
Environmental Remediation	1,825,000	-	-	1,825,000	-
Other Liabilities	322,874	10,929	(37,262)	296,541	-
Solid Waste Enterprise					
Closure Liabilities	5,001,252	-	-	5,001,252	-
PERS Pension Liability	4,604,259	-	(460,696)	4,143,563	-
Chapter 19, P.L. 2009 Liability	116,749	-	(35,972)	80,777	-
Other Post Employment Benefits	13,498,998	-	(824,557)	12,674,441	-
Compensated Absences	98,524		(6,668) *	91,856	33,958
	$ 46,625,952	$ 1,096,377	$ (10,359,467)	$ 37,362,862	$ 1,969,039

F. BONDS AND NOTES PAYABLE

Wildwoods Revenue Bonds 1996 Series A

The Authority assumed these bonds on February 23, 1998, as an obligation and liability of the Wildwoods Convention Center. The bonds were authorized by the Greater Wildwoods Tourism Improvement and Development Authority ("GWTIDA") and issued to the City of Wildwood in the amount of $3,400,000 for the acquisition of the Wildwoods Convention Center in 1996.

On November 8, 1999, the Authority entered into The Omnibus Intergovernmental Agreement with the City of Wildwood, the Borough of Wildwood Crest, the City of North Wildwood, the GWTIDA, and the Treasurer of the State. This agreement restated the original terms and conditions of the Authority's assigned obligation under the bonds and replaced the previous Bond Resolution. Under the terms of the new agreement, repayment of principal and interest is to be funded by the Available Revenues of the Wildwoods Convention Center after payment of operating expenses, funding of the maintenance reserve fund, and payments in lieu of taxes. Should available revenues be insufficient to provide the required debt service amount, any unpaid portion accrues to the following year to be funded by that year's available revenues. If it should be deemed necessary, the Authority may request an express separate appropriation from the State Treasurer to cover any shortfall. The Authority does not pledge the revenues, rents, fees, rates, charges or other income derived from operations or ownership of any of its other projects to the repayment of these bonds. In 2025, there was not enough available revenue after the above-mentioned expenses to make any payment on debt service for these Revenue Bonds.

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F. BONDS AND NOTES PAYABLE (CONTINUED)

The balance of the Wildwood Bonds Payable at December 31, 2025, is $2,178,314. In 2025, interest costs for the Revenue Bonds were $54,457.

G. CONDUIT DEBT

State Contract Bonds

The Authority issued State Contract Bonds to fund various capital improvements of the Authority on behalf of the State. These bonds are considered conduit debt as permitted under GASB Statement No. 91, *Conduit Debt Obligations*.

None of the Authority's revenues, rents, fees, rates, charges or other income and receipts derived by the Authority from its operation or ownership of any of its projects are pledged or assigned to the payment of the principal or redemption price of and interest on such bonds. The State Contract Bonds are paid solely by the State. The principal amount outstanding on the State Contract Bonds at December 31, 2025, was $2,260,000. This amount is excluded from the financial statements of the Authority.

Limited Obligation Grant Revenue Bonds

On June 29, 2017, the NJSEA authorized issuance of Limited Obligation Grant Revenue Bonds in the aggregate principal amount of $287,000,000 (the “ERGG Bonds”), in order to provide financing for a portion of the costs of developing the American Dream Project. The ERGG Bonds are special limited revenue obligations of the Authority payable from grants received by the Authority pursuant to a State Economic Redevelopment and Growth Incentive Grant Agreement awarded to the developer of the American Dream Project. These bonds were sold to The Public Finance Authority, a unit of Wisconsin government and body corporate and politic separate and distinct from, and independent of, the State of Wisconsin. The principal amount outstanding on the ERGG Bonds at December 31, 2025, was $287,000,000. These bonds are considered conduit debt as permitted under Interpretation No. 2 of the GASB.

Limited Obligation PILOT Revenue Bonds

On June 29, 2017, the NJSEA authorized issuance of Limited Obligation PILOT Revenue Bonds in the aggregate principal amount of $800,000,000 (the “PILOT Bonds”), in order to provide financing for a portion of the costs of developing the American Dream Project. The PILOT Bonds are special limited revenue obligations of the Authority payable from PILOTs received by the Authority pursuant to a Financial Agreement between the developer of the American Dream Project, the Borough of East Rutherford, and the Authority. These bonds were sold to The Public Finance Authority, a unit of Wisconsin government and body corporate and politic separate and distinct from, and independent of, the State of Wisconsin. The principal amount outstanding on the PILOT Bonds at December 31, 2025, was $800,000,000. These bonds are considered conduit debt as permitted under Interpretation No. 2 of the GASB.

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H. TOURISM TAX

Upon transfer of the Wildwoods Convention Center from the GWTIDA on February 23, 1998, the Authority assumed the right to receive 90% of the proceeds of a 2% tourism related retail receipts tax pursuant to N.J.S.A. 40:54D-I et. seq. (the "Tourism Improvement and Development District Law") for the construction and promotion of a new convention center facility. The remaining 10% of the funds generated by the tax is allocated to GWTIDA for its continuing promotion of tourism in the area. The tax is imposed and collected by ordinance and with the cooperation of the municipalities in the Greater Wildwoods (i.e., North Wildwood, Wildwood and Wildwood Crest). In 2025, tourism tax revenue was $6,770,143.

I. LESSOR LEASES

The Authority leases various real estate and radio/cell towers to tenants over multi-year contracts including extension options that the Authority is reasonably certain will be exercised. The interest rates on the leases are fixed based on the U.S. prime interest rate of lease commencement, or at the interest rate explicitly prescribed in the lease agreement. As of December 31, 2025, leases receivable were $257,495,607, and lease amortization and interest revenues earned during the year were $4,826,551 and $15,991,778, respectively, and summarized as follows:

Fund / Lease Description	Lease Term	Lease Receivable, December 31, 2025	2025 Lease Amortization Revenue	2025 Interest Revenue
General Fund - North Bergen Radio Tower	9/7/2006 - 9/30/2031	$ 193,140	$ 18,028	$ 16,804
General Fund - PSE&G Hawk Realty Property	6/11/2013 - 1/1/2039	82,562	5,332	2,637
General Fund - Gas Flare No. Arlington	6/14/2019 - 6/13/2049	1,173,269	38,970	64,361
General Fund - IWS Transfer Station	9/8/2021 - 9/8/2041	10,495,495	614,270	347,688
General Fund - Nature's Choice	4/15/2023 - 4/14/2028	994,433	391,643	93,358
Sports Complex Fund - American Dream Ground Lease	6/30/2005 - 6/9/2092	139,014,735	2,308,867	8,214,195
Sports Complex Fund - NMSCO Ground Lease & PILOT Reimbursements	5/7/2010 - 11/6/2107	76,794,785	793,071	6,292,687
Sports Complex Fund - New Meadowlands Racetrack Ground Lease	12/19/2011 - 12/31/2062	10,945,183	201,484	349,535
Sports Complex Fund - Monmouth Park Racetrack Ground Lease	2/29/2012 - 12/31/2109	14,381,891	125,619	459,286
Sports Complex Fund - T-Mobile	2/6/2014 - 2/28/2029	176,376	52,289	6,447
Sports Complex Fund - K2 Towers	5/23/2011 - 9/13/2033	641,990	77,638	46,306
Special Escrow Fund - Bloomberg	11/25/2003 - 11/25/2038	1,252,812	50,519	51,306
Special Escrow Fund - PSE&G 1A Landfill, Kearny, NJ	1/28/2012 - 9/1/2031	1,348,936	148,821	47,168
		$ 257,495,607	$ 4,826,551	$ 15,991,778

Future payments due to the Authority under non-cancelable agreements are as follows:

Years Ending December 31,	Principal (Undiscounted)	Interest	Total
2026	$ 21,803,087	$ 5,364,691	$ 27,167,778
2027	15,236,701	5,234,139	20,470,840
2028	15,180,140	5,103,527	20,283,667
2029	15,302,068	4,988,291	20,290,359
2030	15,598,394	4,864,285	20,462,679
2031-2035	72,575,700	22,328,499	94,904,199
2036-2040	50,091,116	20,691,623	70,782,739
Thereafter	582,780,916	185,488,160	768,269,076
	$ 788,568,122	$ 254,063,215	$ 1,042,631,337
		Less: Present Value Discount	(785,135,730)
		Lease Receivable, December 31, 2025	$ 257,495,607

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I. LESSOR LEASES (CONTINUED)

The Authority's lease agreements are described in greater detail as follows:

Meadowlands Racetrack

On December 19, 2011, the Authority entered into the Agreement with New Meadowlands Racetrack, L.L.C. ("NMR") whereby the Authority leases real property located in the Borough of East Rutherford, County of Bergen, on which the Authority has constructed a thoroughbred racetrack. NMR has full operational control of the racetrack.

The initial term of the Agreement runs through December 31, 2042, with two 10-year renewal terms.

Monmouth Park Racetrack

On February 29, 2012, the Authority entered into the Agreement with the NJTHA whereby the Authority leases real property located in the Borough of Oceanport, County of Monmouth, on which the Authority has constructed a thoroughbred racetrack. The NJTHA took full operational control on May 3, 2012.

On August 27, 2024, subsequent to the NJTHA submitting a request to NJSEA, the NJTHA transferred all Tenant's right, title and interest including all assets and liabilities of the original lease agreement between the NJSEA and NJTHA to Darby Development, LLC ("Darby"). The NJSEA and Darby Development, LLC, entered into an amended and restated lease agreement to operate the Racetrack.

The term of the amended and restated Agreement runs through December 31, 2109.

MetLife Stadium

On December 21, 2006, the Authority entered into the Stadium Project Ground Lease and Development Agreement with New Meadowlands Stadium Company, LLC ("NMSCO") whereby the Authority leases real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, on which NMSCO has constructed a sports stadium known as "MetLife Stadium". NMSCO has full operational control of MetLife Stadium.

The initial term of the Stadium Project Ground Lease and Development Agreement is for 39 years from completion of the stadium construction (May 7, 2010), with four renewal options of 174 months each.

American Dream Project

Entertainment and Retail Component

On June 30, 2005, the Authority entered into the ERC Ground Lease ("ERC Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, to construct, develop and operate an entertainment/retail complex ("ERC") and associated parking areas on a 66.04 acre plot within the Sports Complex. Ameream LLC, a member of the Triple Five Worldwide Group of companies, acquired the ERC development rights in 2013. The first stage of the complex's opening occurred October 25, 2019,

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I. LESSOR LEASES (CONTINUED)

American Dream Project (Continued)

Entertainment and Retail Component (Continued)
with the opening of the Nickelodeon Universe Theme Park and The Rink, an NHL regulation size ice rink. The second stage of the opening occurred on December 5, 2019, with the opening of Big Snow, the indoor ski and snowboard resort. Future stages of the opening included the DreamWorks Water Park on October 1, 2020, and the Sea Life Aquarium attraction on June 15, 2021, as well as the retail segments within the complex. Ameream LLC has full operational control of the ERC site.

The term of the ERC Ground Lease runs through June 9, 2092.

Hotel Component
On June 30, 2005, the Authority entered into the Hotel Ground Lease ("Hotel Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, to construct, develop and operate a hotel on a 3.23 acre plot within the Sports Complex. Meadow Hotel, LLC, a member of the Triple Five Worldwide Group of companies, acquired the hotel development rights in 2013. Construction of the hotel has not yet started. The tenant has full operational control of the hotel site.

The term of the Hotel Ground Lease runs through June 9, 2092.

Office A-B Component
On June 30, 2005, the Authority entered into the A-B Office Ground Lease ("A-B Office Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, to construct, develop and operate a 440,000 square foot Class A office space ("A-B Office") on a 7.16 acre plot within the Sports Complex. Meadow A-B Office, LLC, a member of the Triple Five Worldwide Group of companies, acquired the A-B Office development rights in 2013. Construction of the A-B Office has not yet started. The tenant has full operational control of the A-B Office site.

The term of the A-B Office Ground Lease runs through June 9, 2092.

Office C-D Component
On June 30, 2005, the Authority entered into the C-D Office Ground Lease ("C-D Office Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, to construct, develop and operate a 440,000 square foot Class A office space ("C-D Office") on a 6.65 acre plot within the Sports Complex. Meadow C-D Office, LLC, a member of the Triple Five Worldwide Group of companies, acquired the C-D Office development rights in 2013. Construction of the C-D Office has not yet started. The tenant has full operational control of the C-D Office site.

The term of the C-D Office Ground Lease runs through June 9, 2092.

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I. LESSOR LEASES (CONTINUED)

American Dream Project (Continued)

Baseball Stadium Component
On June 30, 2005, the Authority entered into a Baseball Stadium Ground Lease ("Baseball Stadium Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey to construct, develop and operate a baseball stadium ("Baseball Stadium") on a 9.38 acre plot within the Sports Complex. Meadow Baseball, LLC, a member of the Triple Five Worldwide Group of companies, acquired the Baseball Stadium development rights in 2013. Construction of the Baseball Stadium has not yet started. The tenant has full operational control of the Baseball Stadium site.

The term of the Baseball Stadium Ground Lease runs through June 9, 2092.

Sports Complex Cell Tower Leases

North Site
On May 23, 2011, the Authority entered into a Wireless Telecommunications Facility Lease Agreement ("North Cell Tower Lease") with K2 Towers, LLC to lease approximately 6,500 square feet of land at the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey. K2 Towers, LLC entered into the North Cell Tower Lease to construct a tower to accommodate multiple wireless carriers as well as the Authority's public service antennas.

The initial term of the North Cell Tower Lease runs through September 13, 2023, with two renewal terms of 10 years each. K2 Towers LLC exercised the first renewal option, extending the term of the lease through September 13, 2033.

South Site
On May 23, 2011, the Authority entered into a Wireless Telecommunications Facility Lease Agreement ("South Cell Tower Lease") with K2 Towers, LLC to lease approximately 6,750 square feet of land at the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey. K2 Towers, LLC entered into the South Cell Tower Lease to construct a tower to accommodate multiple wireless carriers as well as the Authority's public service antennas.

The initial term of the South Cell Tower Lease runs through August 18, 2022, with two renewal options of 10 years each. K2 Towers, LLC exercised the first renewal option, extending the term of the lease through August 18, 2032.

AT&T Wireless Lease
On January 10, 2001, the Authority entered into a Lease Agreement with AT&T Wireless Services to lease certain space for the purpose of installing wireless communication equipment on the Meadowlands Arena. The lease was amended two times, most recently on October 26, 2015; each time being to modify the number and location of the equipment. Per the terms of the agreement, the lease is split between the Authority and Monmouth Park Racetrack.

Upon expiration on October 26, 2020, the lease transitioned to a month-to-month lease. In 2025, this lease was extended for an additional 5-year term through May 31, 2030.

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I. LESSOR LEASES (CONTINUED)

Sports Complex Cell Tower Leases (Continued)

T-Mobile Northeast Lease
On February 6, 2014, the Authority entered into a Lease Agreement for the placement of wireless communication equipment on the Meadowlands Arena.

The initial term of the lease was through February 6, 2019, with two 5-year extensions. T-Mobile exercised the first and second extensions, extending the lease through February 6, 2024, and then February 6, 2029.

New Cingular Wireless
On October 1, 2022, the Authority entered into a licensing agreement with New Cingular Wireless for the placement of temporary wireless cellular communications on the Meadowlands Sports Complex for a six-month period.

Upon expiration on April 1, 2023, the agreement transitioned to a month-to-month lease.

Transfer/Materials Recovery Facility
Effective September 8, 2021, the Authority entered into a lease agreement with I.W.S. Transfer Systems of NJ for the operation of the Transfer Station/Materials Recovery Facility and three non-contiguous additional parcels at 100 Baler Blvd, North Arlington, NJ.

The initial term of this lease runs through September 8, 2031, with two five-year extensions.

Effective March 1, 2025, the lease was amended to include additional space within the building currently being occupied.

The term of this lease is through June 14, 2042.

PSE&G Leases

1A Landfill, Kearny, NJ
On January 28, 2012, the Authority entered into a Lease Agreement with PSE&G to lease a portion of the 1A Landfill ("1A") in Kearny, NJ for the development, construction and operation of a solar-powered electrical generating facility ("Solar Facility"). This includes all Solar Facility Equipment for the conversion of solar energy into electrical energy for interconnection of the local electric grid.

The term of the lease is for 19 years through September 1, 2031.

Hawk Realty Property
On June 11, 2013, the Authority entered into a Lease Agreement with PSE&G to lease a portion of lots in Secaucus, NJ for the development, construction and operation of a transmission tower on the property.

The term of the lease is for 25 years through January 1, 2039.

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I. LESSOR LEASES (CONTINUED)

Radio Tower Lease

On September 7, 2006, the Authority entered into a Lease Agreement with New York AM Radio/Disney to lease a portion of land in North Bergen, NJ for the development, construction and operation of a radio tower on the property. Effective January 21, 2022, the lease agreement was assigned to Good Karma Broadcasting. Per the terms of the agreement, North Bergen is entitled to receive 80% of the lease payments, with the remaining 20% held by the Authority.

The term of the lease is for 25 years through August 31, 2031.

NJ Transit

On August 1, 2016, the Authority entered into a Lease Agreement with NJ Transit to lease a portion of property in Kearny, NJ as a temporary easement to construct a finger pier in connection with the Portal Bridge Capacity Enhancement Early Action Project.

The term of the lease was for five years through August 1, 2021. Upon expiration, the lease transitioned to a month-to-month lease. Effective March 25, 2022, the lease was amended extending the term 5 years through December 31, 2026.

Jersey Mulch/Nature's Choice

On April 15, 2023, the Authority entered into a Lease Agreement with Jersey Mulch & Nature's Choice to lease a portion of the 1E Landfill in North Arlington, NJ as a vegetative waste transfer facility.

The initial term of the lease was for 60 months through April 14, 2028, with the option to extend the lease for an additional five years.

Kingsland Development Urban Renewal, LLC

On June 14, 2019, the Authority entered into a Lease Agreement with Kingsland Development Urban Renewal, LLC to lease the land adjacent to the Kingsland Redevelopment Area in North Arlington, NJ for the purpose of maintaining the gas flare that is serving the property.

The term of the lease is for 15 years through June 13, 2034, with three five-year extensions.

Bloomberg Communications, Inc.

On November 25, 2003, the Authority entered into a Lease Agreement with Bloomberg Communications, Inc. to lease a portion of property in the Borough of Carlstadt, NJ for the purpose of operating an AM radio tower on the property.

The initial term of the lease is for 5 years through November 25, 2008, with seven 5-year extensions. Bloomberg Communications, Inc. exercised the fifth of seven extensions, extending the term of the lease through November 25, 2028.

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J. LICENSE AND OTHER AGREEMENTS

Giants Training Facility

On August 13, 2007, the Authority entered into a Lease and Development Agreement ("Training Facility Lease") with the Giants Training Facility, LLC ("GTF") to lease certain real property within the Sports Complex ("Training Facility") located in the County of Bergen, Borough of East Rutherford, New Jersey. GTF entered into the Training Facility Lease to construct a training and practice facility on approximately 20 acres of land located at the Training Facility. GTF has completed the construction of the Training Facility and has full operational control of it.

The initial term of the Training Facility Lease is for 39 years with four additional renewal terms of 174 months each. No amounts are due to the Authority under the terms of the Lease.

Jets Training Facility

On February 9, 2007, the Authority entered into a Lease and Development Agreement ("Jets Training Facility Lease") with Florham Park Development, LLC ("FPD") to lease certain real property located in the County of Morris, Borough of Florham Park, State of New Jersey. FPD entered into the Jets Training Facility Lease to construct a training and practice facility for the New York Jets Football Team ("Training Facility"). FPD has completed the construction of the Training Facility and has full operational control of it.

The initial term of the Jets Training Facility Lease is for 17 years with sixteen additional renewal terms of 5 years each and a final renewal term of two years. No amounts are due to the Authority under the terms of the Lease.

JP Plumbing & Heating

On April 1, 2022, the Authority entered into a License Agreement with JP Plumbing & Heating, LLC to lease certain property located at the base of the 1-E Landfill as a staging area for construction equipment, supplies, personnel and parking of associated vehicles. The Authority retains operational control over the area.

The initial term of the license agreement was for two years through March 31, 2024. The license agreement was amended to extend the term for an additional two-year period ending March 31, 2026, with the option to renew for an additional one-year period.

Disposal Road Adjacent to Kingsland Substation

On July 1, 2014, the Authority entered into a License Agreement with PSE&G to lease a portion of land on Disposal Road in North Arlington, NJ for use as a staging area for construction trailers, vehicles and the storage of oil filled electrical equipment on the property. The Authority retains operational control over the area.

The initial term of this license agreement terminated February 29, 2024. The agreement was amended, extending the term five years through February 28, 2029, with two successive 3-year extensions.

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J. LICENSE AND OTHER AGREEMENTS (CONTINUED)

Silver Staff Maintenance, Inc.

On September 1, 2025, the Authority entered into a license agreement with Silver Staff Maintenance, Inc. to utilize a portion of 1E Landfill in North Arlington as storage area for construction equipment.

The term of the license agreement is for two years ending August 31, 2027.

K. DEFERRED COMPENSATION PLANS

Salaried employees of the Authority are eligible for participation in an Internal Revenue Code ("IRC") Section 401(k) deferred compensation plan, the New Jersey Sports and Exposition Authority Savings and Investment Plan. Until July 31, 2011, the Authority contributed a maximum of 4% of the employees' salary up to the Internal Revenue Service maximum less the portion attributable to the State pension plan ("PERS"); effective August 1, 2011, the Authority discontinued its employer contribution. Annual employee contributions for 2025 were $200,032. The Authority also participates in two IRC Section 457 deferred compensation plans as follows:

New Jersey State Employees Deferred Compensation Plan – This Plan is an IRC Section 457 deferred compensation plan administered by the State and, accordingly, is included in the financial statements of the State. The Plan, available to all State employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency. The Plan is funded solely from voluntary employee contributions. Employee contributions and investment earnings thereon are a part of the State Plan. Employees may defer a maximum of 100% of their salary (minus tax-sheltered pension or other voluntary tax-sheltered contributions) or $23,500 ($31,000 for individuals aged 50 and older), whichever is less. Investments are on an individual participant basis and the total investment for all the Authority employees is unknown. Employee contributions for 2025 were $113,975.

Corebridge (Valic) Retirement – This 457(b) plan, which commenced operations on December 31, 1985, is funded solely from voluntary employee contributions. The Plan is administered by Corebridge Retirement. All amounts of compensation deferred under the Plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) solely the property and rights of the participating employees and are not included in the accompanying financial statements. Employee contributions in 2025 were $58,502.

L. PUBLIC EMPLOYEES RETIREMENT SYSTEM

The Public Employees Retirement System ("PERS") is a cost-sharing, multiple employer defined benefit pension plan as defined in GASB Statement No. 68. The Plan is administered by The New Jersey Division of Pensions and Benefits (the "Division").

The Division issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the State of New Jersey, Division of Pensions and Benefits, P.O. Box 295, Trenton, NJ 08625-0295 or by visiting their website at https://www.nj.gov/treasury/pensions/financial-reports.shtml.

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L. PUBLIC EMPLOYEES RETIREMENT SYSTEM

The more significant aspects of the PERS Plan are as follows:

Plan Membership and Contributing Employers

Substantially all full-time employees of the State or any county, municipality, school district or public agency are enrolled in PERS, provided the employee is not required to be a member of another state-administered retirement system or other state pension fund or other jurisdiction's pension fund. Membership and contributing employers of the defined benefit pension plans consisted of the following at July 1, 2024.

Inactive plan members or beneficiaries currently receiving benefits	196,038
Inactive plan members entitled to but not yet receiving benefits	530
Deferred Beneficiaries	73
Active plan members	248,765
Total	445,406

Significant Legislation

For State contributions to the PERS, Chapter 1, P.L. 2010, effective May 21, 2010, required the State to resume making actuarially recommended contributions to the pension plan on a phased-in basis over a seven-year period beginning in the fiscal year ended June 30, 2012, and a payment in each subsequent fiscal year that increases by at least an additional 1/7th until payment of the full contribution is made in the seventh fiscal year and thereafter.

Chapter 19, P.L. 2009, effective March 17, 2009, provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in State Fiscal Year 2009. Such an employer will be credited with the full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of the PERS, by employer, for the reduced normal and accrued liability contributions provided under this law. This unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012, and will be adjusted by the rate of return on the actuarial value of assets.

Pursuant to the provision of Chapter 78, P.L. 2011, cost of living adjustment increases were suspended for all current and future retirees of the PERS.

Total PERS covered payroll during 2025 was $10,139,987. Due to payroll system limitations, covered payroll refers to pensionable compensation, rather than total compensation, paid by the Authority to active employees covered by the Plan.

Specific Contribution Requirements and Benefit Provisions

The contribution policy is set by N.J.S.A. 43:15 and requires contributions by active members and contributing employers. Members contribute at a uniform rate. Pursuant to the provisions of Chapter 78, P.L. 2011, the active member contribution rate increased from 5.5% of annual compensation to 6.5% plus an additional 1% phased-in over 7 years beginning in July 2012. The member contribution rate was 7.34% in State fiscal year 2018 and increased to 7.5% for State fiscal year 2019, commencing July 1, 2018. The July 2018 increase marks the last rate increase under the provisions of Chapter 78, P.L. 2011. The local employers' contribution amounts are based on an actuarially

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L. PUBLIC EMPLOYEES RETIREMENT SYSTEM

Specific Contribution Requirements and Benefit Provisions (Continued)

determined rate, which include the normal cost and unfunded accrued liability. Chapter 19, P.L. 2009 provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in State fiscal year 2009. Such employers will be credited with the full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of those retirement systems by employer, for the reduced normal and accrued liability contributions provided under this law. This unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012, and will be adjusted by the rate of return on the actuarial value of the assets. The Authority's cash basis contributions to the Plan for the year ended December 31, 2025, were $1,710,518. Authority contributions are due and payable on April 1 in the second fiscal period subsequent to the plan year for which the contribution requirements were calculated. Authority payments to PERS for the year ended December 31, 2025, consisted of the following:

Normal Contribution	$	273,010
Amortization of Accrued Liability		1,235,777
Total Pension		1,508,787
NCGI Premiums		69,786
Total Regular Billing		1,578,573
Additional Billings and Adjustments		
ERI 2		1,838
Ch. 19, P.L. 2009		105,765
Total PERS Payment	$	1,686,176

The vesting and benefit provisions are set by N.J.S.A. 43:15. PERS provides retirement, death and disability benefits. All benefits vest after ten years of service, except for medical benefits, which vest after 25 years of service or under the disability provisions of PERS.

The following represents the membership tiers for PERS:

Tier	Definition
1	Members who were enrolled prior to July 1, 2007.
2	Members who were eligible to enroll on or after July 1, 2007, and prior to November 2, 2008.
3	Members who were eligible to enroll on or after November 2, 2008, and prior to May 22, 2010.
4	Members who were eligible to enroll on or after May 22, 2010, and prior to June 28, 2011.
5	Members who were eligible to enroll on or after June 28, 2011.

A service retirement benefit of 1/55th of final average salary for each year of service credit is available to Tier 1 and 2 members upon reaching age 60 and to Tier 3 members upon reaching age 62. Service retirement benefits of 1/60th of final average salary for each year of service credit are available to Tier 4 members upon reaching age 62 and Tier 5 members upon reaching age 65. Early retirement benefits are available to Tier 1 and 2 members before reaching age 60, to Tier 3 and 4 members with 25 years or more of service credit before age 62, and Tier 5 members with 30 or more years of service credit before age 65. Benefits are reduced by a fraction of a percent for each month that a member retires prior to the age at which a member can receive full early retirement

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L. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Specific Contribution Requirements and Benefit Provisions (Continued)

benefits in accordance with their respective tier. Tier 1 members can receive an unreduced benefit from age 55 to age 60 if they have at least 25 years of service. Deferred retirement is available to members who have at least 10 years of service credit and have not reached the service retirement age for their respective tier.

A special funding situation exists for the local employers of the Public Employees' Retirement System of New Jersey. The State of New Jersey, as a non-employer, is required to pay the additional costs incurred by local employers under Chapter 133, P.L. 2001. The special funding situation for Chapter 133, P.L. 2001 is due to the State paying the additional normal cost related to benefit improvements from Chapter 133. Previously, this additional normal cost was paid from the Benefit Enhancement Fund (BEF). As of June 30, 2025, there is no net pension liability associated with this special funding situation and there was no accumulated difference between the annual additional normal cost under the special funding situation and the actual State contribution through the valuation date. The state special funding situation pension expense of $42,025,669, for the fiscal year ended June 30, 2025, is the actuarially determined contribution amount that the State owes for the fiscal year ended June 30, 2025. The pension expense is deemed to be a state administrative expense due to the special funding situation. The portion of the non-employer contributing entities' total proportionate share of the collective net pension liability that is associated with the Authority is $0 and the total proportionate share of the employer pension benefit is $48,809 for the June 30, 2025, measurement date.

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

At June 30, 2025, the Authority's proportionate share of the net pension liability for the Non-State Employer Member Group that is attributable to the Authority was $14,205,627 or 0.1155055825%, which was a decrease of 0.0024366425% from its proportion measured as of June 30, 2024.

For the year ended December 31, 2025, the Authority recognized PERS expense of $745,731. At December 31, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to PERS from the following sources:

	PERS	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 405,029	$ 15,180
Changes in assumptions	2,243	163,661
Net difference between projected and actual investment earnings on pension plan investments	-	1,184,562
Changes in proportion	871,793	530,542
Authority contributions subsequent to the measurement date	789,292	-
	$ 2,068,357	$ 1,893,945

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L. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions (Continued)

The $789,292 shown as deferred outflows of resources relates to the PERS contributions made by the Authority subsequent to the measurement date of June 30, 2025, and will be recognized as a reduction of net pension liability in the subsequent year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to PERS will be recognized in pension expense as follows:

Years Ending December 31,	PERS
2026	$ (1,200,560)
2027	586,927
2028	138,989
2029	(137,649)
2030	(2,586)
	$ (614,880)

Actuarial Assumptions

The total pension liability in the June 30, 2025, measurement date was determined by an actuarial valuation as of July 1, 2024, which was rolled forward to June 30, 2025. This actuarial valuation used the following actuarial assumptions:

Inflation: Price	2.75%
Inflation: Wage	3.25%
Salary Increases (based on years of service)	3.25 - 7.75%
Investment rate of return	7.00%

The actuarial assumptions used in the July 1, 2024, valuation were based on the results of an actuarial experience study for the period July 1, 2021 to June 30, 2024.

Mortality Rates

Pre-retirement mortality rates were based on the Pub-2016 General Below-Median Income Employee Mortality Table with an 86.3% adjustment for males and 97.6% adjustment for females, and with future improvement from the base year of 2016 on a generational basis. Post-retirement mortality rates were based on the Pub-2016 General Below-Median Income Healthy Retiree Mortality Table with a 93.3% adjustment for males and 99.5% adjustment for females, and with future improvement from the base year of 2016 on a generational basis. Disability retirement rates used to value disabled retirees were based on the Pub-2016 Non-Safety Disabled Retiree Mortality Table with a 156.9% adjustment for males and 139.0% adjustment for females, and with future improvement from the base year of 2016 on a generational basis. Mortality improvement is based on Scale MP-2021.

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L. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Long-term Rate of Return

In accordance with State statute, the long-term expected rate of return on plan investments (7.00% at June 30, 2025), is determined by the State Treasurer, after consultation with the directors of the Division of Investments and Division of Pensions and Benefits, the board of trustees, and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2025, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
U.S. equity	28.00%	8.55%
Non-U.S. developed markets equity	12.75%	8.77%
International Small Cap Equity	1.25%	8.77%
Emerging markets equity	5.50%	10.30%
Private equity	13.00%	12.00%
Real estate	8.00%	10.78%
Real assets	3.00%	7.90%
High yield	4.50%	6.63%
Private credit	8.00%	9.00%
Investment grade credit	7.00%	5.47%
Cash equivalents	2.00%	3.61%
U.S. Treasuries	4.00%	3.61%
Risk mitigation strategies	3.00%	7.26%
	100.00%	

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Discount Rate

The discount rate used to measure the total pension liability was 7.00% as of June 30, 2025. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers and the nonemployer contributing entity will be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments in determining the total pension liability.

Sensitivity of Net Pension Liability

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate as disclosed above, as well as what the Authority's proportionate share of net pension liability would be if it was calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

L. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Sensitivity of Net Pension Liability (Continued)

	At 1% Decrease (6.00%)	At current Discount rate (7.00%)	At 1% Increase (8.00%)
Authority's proportionate share of net pension liability	$ 19,614,424	$ 14,205,627	$ 9,822,894

Plan Fiduciary Net Position

Detailed information about the plan's fiduciary net position is available in a separately issued financial report for the State of New Jersey PERS.

Addition Information Related to the Local Group:	
Collective deferred outflows of resources	$ 352,599,528
Collective deferred inflows of resources	1,180,379,255
Collective net pension liability	12,298,650,125
Authority's portion	0.1155055825%

Collective pension expense for the Local Group for the measurement period ended June 30, 2025, is $424,849,599.

M. UNION SPONSORED PENSION PLANS

Some Authority employees are participants in certain pension plans administered by local unions and contributions are made in accordance with terms of the union agreements of those employees. There are about six active unions participating in their own pension plans in accordance with each specific union agreement and based on each of the applicable union job trades. The total combined employer contribution for all participating unions in 2025 was $618,809 and equal to the required contribution for the year.

Union plan financial statements may be obtained by writing to the relevant address below:

Local 825 (Operating Engineers)
65 Springfield Ave
Springfield, NJ 07081

Local 68 (HVAC)
PO Box 534
West Caldwell, NJ 07006

Local 1412 (Security/EMT)
905 16th Street
Washington, DC 20006

Local 560 (Teamsters)
PO Box 8037
Summit Avenue Station
Union City, NJ 07087

Local 164 (Electricians)
425 Eagle Rock Avenue
Suite 105
Roseland, NJ 07068

Local 472 (Laborers)
700 Raymond Blvd
Newark, NJ 07105

Mass Withdrawal Liability and Annual Payments Related to Local 137

During 2007, the Authority withdrew from the pension plan of Local 137 (Mutuels) causing a mass withdrawal termination for that plan. Based upon this termination, the Authority is obligated to make annual payments to satisfy the employer's contribution.

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M. UNION SPONSORED PENSION PLANS (CONTINUED)

Mass Withdrawal Liability and Annual Payments Related to Local 137 (Continued)

In fiscal year 2024, the Authority entered into a settlement agreement with the pension plan of Local 137. In February 2024, the Authority received $14 million from the New Jersey Department of Treasury to pay the plan for the Meadowlands Racetrack and Monmouth Park Withdrawal Liabilities, fulfilling its obligation in entirety for Monmouth Park. In July 2024, the Authority received an additional $7 million to make another payment toward the plan for the Meadowlands Racetrack liability. In August 2025, the Authority received an additional $6,845,912 to make the final payment, fulfilling any remaining obligation. The remaining obligation at December 31, 2025, was $0.

Mass Withdrawal Liability and Annual Payments Related to Other Unions

In April 2010, withdrawal demand notices were recognized for Local 734, the amount of the obligation is $196,720 with annual payments of $9,836. The amount of the Authority's obligation at December 31, 2025, was $40,983.

In May 2012, withdrawal demand notices were recognized for Teamsters Local 469, the amount of the obligation is $3.1 million with annual payments of $152,720. The amount of the Authority's obligation at December 31, 2025, was $1,069,040.

In February 2017, withdrawal demand notices were recognized for Teamsters Local 560, the amount of the obligation was $4,420,627. The Authority will make annual payments of $221,031. The amount of the Authority's obligation at December 31, 2025, was $2,449,764.

N. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS

The Authority participates in a cost sharing multiple-employer defined post-retirement benefit plan (the "Plan"), which is administered by the State. The Plan provides continued health care benefits to employees retiring after twenty-five years of service. Benefits, contributions, funding and the manner of administration are determined by the State. The Division charges the Authority for its contributions. The total number of participants eligible for benefits was 219 at December 31, 2025. The Authority's contribution to the Plan for the year ended December 31, 2025, was $3,316,506.

Please refer to the State website, www.state.nj.us for more information regarding the Plan. The Plan's financial report may be obtained by writing to the State of New Jersey, Department of Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, New Jersey 08625-0295.

General Information about the OPEB Plan

The Authority participates in the State Health Benefit Local Government Retired Employees Plan (the "Plan") which is a cost-sharing multiple-employer defined benefit other post-employment benefit ("OPEB") plan with a special funding situation. The plan meets the definition of an equivalent arrangement as defined in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for the Postemployment Benefits Other Than Pensions* (GASB Statement No. 75); therefore, assets are accumulated to pay associated benefits. For additional information about the Plan, please refer to the State of New Jersey (the State), Division of Pensions and Benefits (the Division) Annual Comprehensive Financial Report (ACFR), which can be found at www.state.nj.us/treasury/pensions/financial-reports.shtml.

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N. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

General Information about the OPEB Plan (Continued)

The Plan provides medical and prescription drug coverage to retirees and their covered dependents of the employers. Under the provisions of Chapter 88, P.L. 1974 and Chapter 48, P.L. 1999, local government employers electing to provide post-retirement medical coverage to their employees must file a resolution with the Division. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission. Chapter 48 allows local employers to establish their own age and service eligibility for employer-paid health benefits coverage for retired employees. Under Chapter 48, the employer may assume the cost of post-retirement medical coverage for employees and their dependents who: 1) retired on a disability pension; or 2) retired with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 4) retired and reached age 62 with at least 15 years of service with the employer.

Further, the law provides that the employer-paid obligations for retiree coverage may be determined by means of a collective negotiations agreement.

In accordance with Chapter 330, P.L. 1997, which is codified in N.J.S.A. 52:14-17.32i, the State provides medical and prescription coverage to local police officers and firefighters, who retire with 25 years of service or on a disability from an employer who does not provide post-retirement medical coverage. Local employers were required to file a resolution with the Division in order for their employees to qualify for State-paid retiree health benefits coverage under Chapter 330. The Authority is in a nonspecial funding situation, therefore, coverage under Chapter 330 does not apply.

Pursuant to Chapter 78, P.L., 2011, future retirees eligible for post-retirement medical coverage who have less than 20 years of creditable service on June 28, 2011, will be required to pay a percentage of the cost of their health care coverage in retirement provided they retire with 25 or more years of pension service credit. The percentage of the premium for which the retiree will be responsible will be determined based on the retiree's annual retirement benefit and level of coverage.

Allocation Methodology

GASB Statement No. 75 requires participating employers in the Plan to recognize their proportionate share of the collective net OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources, and collective OPEB expense. The special funding situation's and nonspecial funding situation's net OPEB liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense are based on separately calculated net OPEB liabilities. The nonspecial funding situation's net OPEB liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense are further allocated to employers based on the ratio of the plan members of an individual employer to the total members of the Plan's nonspecial funding situation during the measurement period July 1, 2024 through June 30, 2025.

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N. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Special Funding Situation

Under Chapter 330, P.L. 1997, the State shall pay the premium or periodic charges for the qualified local police and firefighter retirees and dependents equal to 80 percent of the premium or periodic charge for the category of coverage elected by the qualified retiree under the State managed care plan or a health maintenance organization participating in the program providing the lowest premium or periodic charge. The State also provides funding for retiree health benefits to survivors of local police officers and firefighters who die in the line of duty under Chapter 271, P.L. 1989.

Therefore, these employers are considered to be in a special funding situation as defined by GASB Statement No. 75 and the State is treated as a nonemployer contributing entity. Since the local participating employers do not contribute under this legislation directly to the plan, there is no net OPEB liability, deferred outflows of resources or deferred inflows of resources to report in the financial statements of the local participating employers related to this legislation. However, the notes to the financial statements of the local participating employers must disclose the portion of the nonemployer contributing entities' total proportionate share of the collective net OPEB liability that is associated with the local participating employer. The Authority is in a nonspecial funding situation, therefore, coverage under Chapter 330 does not apply.

Components of Net OPEB Liability

The components of the Authority's net OPEB liability as of June 30, 2025, are as follows:

Total OPEB liability	$	38,840,887
Plan Fiduciary Net Position (Deficit)		(435,350)
Net OPEB Liability	$	39,276,237
Plan Fiduciary Net Position (Deficit) as a % of total OPEB liability		(1.12%)

Actuarial Assumptions

The net OPEB liability as of June 30, 2025, was determined by an actuarial valuation as of July 1, 2024, which was rolled forward to June 30, 2025. The actuarial assumptions vary for each plan member depending on the pension plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

Salary increases*	
PERS	
All future years	3.25 - 7.75%

* Salary increases are based on years of service within the plan.

Actuarial assumptions used in the July 1, 2024, valuation were based on the results of the PERS experience study prepared for July 1, 2021 to June 30, 2024.

One-hundred percent of active members are considered to participate in the Plan upon retirement.

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N. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Mortality Rates

Pre-retirement, post-retirement and disabled retiree mortality rates were based on the Pub-2016 General Classification Headcount Weighted Mortality Table with fully generational mortality improvement projections from the central year using Scale MP-2021.

Health Care Trend Assumptions

For pre-Medicare medical benefits, the claims trend rate is initially 9.5% and decreases to 4.50% in fiscal year 2036. For post-65 medical benefits PPO, the claims trend rate is initially 22.46% and decreases to 4.50% in fiscal year 2036. For post-65 HMO, the claims trend is initially 24.17% and decreases to 4.50% in fiscal year 2036. For pre-Medicare medical benefits, the premiums trend rate is initially 17.97% and decreases to 4.50% in fiscal year 2036. For post-65 medical benefits PPO, the premiums trend is initially 31.93% and decreases to 4.50% in fiscal year 2036. For post-65 medical benefits HMO, the premiums trend is initially 33.77% and decreases to 4.50% in fiscal year 2036. For pre-Medicare prescription drug benefits, the initial claims trend rate is 19.00% and decreases to a 4.50% in fiscal year 2036. For post-65 prescription drug benefits, the claims trend rate is initially 10.88%, increases to 11.50% in fiscal year 2028 and decreases to 4.50% in fiscal year 2036. For employer group waiver plan prescription drug benefits, the claims trend rate is initially 20.85% and decreases to 4.50% in fiscal year 2036. For pre-Medicare prescription drug benefits, the initial premiums trend rate is 28.21% and decreases to 4.50% in fiscal year 2036. For post-65 prescription drug benefits, the premiums trend rate is initially 19.45% and decreases to 4.50% in fiscal year 2036. The Medicare advantage trend rate for claims is initially 25.85% and decreases to 4.50% in fiscal year 2036. The Medicare advantage trend rate for premiums is initially 35.58% and decreases to 4.50% in fiscal year 2036. For the Medicare Part B reimbursement, the trend rate is 5.00%.

Discount Rate

The discount rate for June 30, 2025, was 5.20%. This represents the municipal bond return rate as chosen by the State. The source is the Bond Buyer GO 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

Sensitivity of Net OPEB Liability to Changes in the Discount Rate

The following presents the Authority's net OPEB liability as of June 30, 2025, calculated using the discount rate as disclosed above as well as what the Authority's net OPEB liability would be if it was calculated using a discount rate that is 1-percentage point lower or 1- percentage point higher than the current rate:

	At 1% Decrease (4.20%)	At Current Discount Rate (5.20%)	At 1% Increase (6.20%)
Authority's proportionate share of net OPEB liability	$ 44,855,902	$ 39,276,237	$ 34,702,685

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N. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Sensitivity of Net OPEB Liability to Changes in the Healthcare Trend Rate

The following presents the net OPEB liability as of June 30, 2025, calculated using the healthcare trend rate as disclosed above as well as what the net OPEB liability would be if it was calculated using a healthcare trend rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	At 1% Decrease	Healthcare Cost Trend Rate	At 1% Increase
Authority's proportionate share of net OPEB liability	$ 33,855,754	$ 39,276,237	$ 46,085,660

Deferred Outflows of Resources and Deferred Inflows of Resources

	OPEB	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,777,909	$ 4,704,085
Changes in assumptions	5,447,111	9,458,319
Net difference between projected and actual investment earnings on pension plan investments	-	28,944
Changes in proportion	6,390,675	1,485,840
Authority contributions made after measurement date	1,621,240	-
Total	$ 15,236,935	$ 15,677,188

The $1,621,240 shown as deferred outflows of resources relates to the OPEB contributions made by the Authority subsequent to the measurement date of June 30, 2025, and will be recognized as a reduction of net OPEB liability in the subsequent year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years Ending December 31,	OPEB
2026	$ (13,701,252)
2027	3,638,307
2028	3,708,383
2029	1,870,189
2030	1,765,802
Thereafter	657,078
	$ (2,061,493)

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O. POLLUTION REMEDIATION COSTS

Effective 2008, pollution remediation costs were recognized as a liability on the statement of financial position and an operating expense provision was made in the statement of revenues, expenses and changes in net position in accordance with GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations.* The remediation involves current and future activities related to testing, recovery and cleanup of soil, subsurface water and ground level streams at various Authority sites. Contaminated sites include Meadowlands-Xanadu, the new stadium area, and the Meadowlands and Monmouth racetracks. The Authority estimates the cost to be $8,131,000. The total payments made since 2007 were $6,346,000, and charged to the statements of revenues, expenses and changes in net position in each respective year. Estimated future expense for environmental remediation is $1,825,000 and is reflected on the statement of net position. Estimated recovery related from remediation reduces the measurement of this liability. There was no remediation recovery on the above sites during 2025. The Authority is currently pursuing remediation recovery methods and assumptions used including historical data and engineering estimates. The pollution remediation liability is an estimate and is subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

P. CLOSURE AND POST-CLOSURE REQUIREMENTS

The Authority has set aside funds for closure and post-closure for its landfills. In the event the monies in the statutory accounts are not sufficient, the State will address any future liabilities for closure and post-closure for its landfills. The assumption of this liability by the State occurred in CY2003, when the Authority transferred $50 million from its closure and post-closure accounts to the State's General Fund to meet its statutory obligations under the New Jersey State 2003-2004 budget.

Q. KEEGAN LANDFILL

Air Pollution Compliance

On March 22, 2019, NJSEA entered into an Administrative Consent Order (“ACO”) with the NJ DEP regarding noncompliance with N.J.A.C. 7:27- 7.3 at the Keegan Landfill. The noncompliance was regarding emission of Hydrogen Sulfide (H2S) in a concentration greater than 30 parts per billion by volume (ppbv) over a 30-minute period. The ACO requires NJSEA to take all actions that may be necessary to maintain compliance with the Air Pollution Control Act. As a result of an ACO between NJSEA and the New Jersey Department of Environmental Protection ("NJDEP"), the NJSEA has installed a gas collection and monitoring system to remediate the hydrogen sulfide (H2S) emissions from the landfill.

On May 24, 2019, the Hudson County Superior Court issued an injunction closing the Keegan Landfill. An appellate court reversed the injunction on May 31, 2019, allowing the landfill to reopen. On June 12, 2019, the New Jersey Supreme Court reinstated the decision of the Hudson County Superior Court, closing the landfill until a plenary hearing on July 25, 2019.

On September 30, 2019, the Hudson County Superior Court, Chancery Division issued a ruling on the plenary hearing held on July 25, 2019. It was the opinion of the court that the temporary injunction to close the Keegan Landfill be made final and the landfill be closed permanently. On November 1, 2019, the Authority filed a motion for leave to appeal in the Appellate Division to address the mistaken findings of fact and applications of law made by the Chancery Division in the Keegan Landfill matter regarding the landfill closing. On December 10, 2019, the Appellate Division

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Q. KEEGAN LANDFILL (CONTINUED)

Air Pollution Compliance (Continued)

granted the motion for leave to appeal the permanent injunction issued by the Chancery Division. On December 19, 2019, the Board of Commissioners of NJSEA approved Resolution 2019-48, authorizing the President and CEO to take the necessary steps to settle the matters regarding the Keegan Landfill and the Town of Kearny. The settlement will be in the form of a Judicial Consent Order and will memorialize, among other terms, the permanent closure of the Keegan Landfill.

On March 6, 2020, the Judicial Consent Order memorialized the closing of the Keegan Landfill, among other settlement terms.

Pursuant to one of the terms of the Judicial Consent Order, clear cover material was imported into the site as part of capping and contouring the landfill. The Keegan Landfill stopped accepting cover material on December 31, 2021.

R. MEADOWLANDS AREA GRANTS FOR NATURAL AND ECONOMIC TRANSFORMATION (MAGNET)

In calendar year 2005, the MAGNET Fund was launched. The purpose of the MAGNET Fund is to foster continued revitalization in the Meadowlands and ensure continued growth and improvement in the region both environmentally and economically. As of December 31, 2025, the fund balance in the MAGNET Fund was $1,823,734 of which $500,000 was committed to project commitments.

S. INTERFUND BALANCES AND ACTIVITY

Balances due to/from other funds at December 31, 2025, consist of the following:

Due from Other Funds	Fund	Due to Other Funds
	Governmental Funds	
$ 1,627,443	General Fund	$ 76,418,253
295,829	Environmental Center	7,111,034
1,031,927	MAGNET	743,839
83,760	MRRI	6,623,474
12,693	Study	1,399
	Enterprise Fund	
83,323,615	Sports Complex Fund	1,153,905
29,622,711	Solid Waste	23,660,502
	Fiduciary Funds	
114,773	Mitigation Trust	1,706,929
515,047	Transportation Planning District	366,305
1,157,842	International Events	-
$ 117,785,640	Total	$ 117,785,640

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T. RISK MANAGEMENT

Property and Liability Insurance

The Authority maintains commercial insurance coverage for property, liability and surety bonds that covers the risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

There has been no significant reduction in insurance coverage from the previous year nor have there been any settlements in excess of insurance coverage.

New Jersey Unemployment Compensation Insurance

The Authority has elected to fund its New Jersey Unemployment Compensation Insurance under the "Benefit Reimbursement Method." Under this plan, the Authority is required to reimburse the New Jersey Unemployment Trust Fund for benefits paid to its former employees and charged to its account with the State. The Authority is billed quarterly for amounts due to the State. There were no reimbursements which were required to be paid to the State for the current year.

U. COMMITMENTS AND CONTINGENCIES

The Authority is exposed to risks of losses related to injuries to employees. The Authority has established a risk management program to account for and finance its uninsured risks of loss related to workmens' compensation. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated. Claims are based on actuarial valuation.

Workmens' compensation claims liability, claims incurred and claims paid are provided below.

Reconciliation of Workmen's Compensation Claims Liability

	2025
Claims - January 1	$ 6,202,911
Increase in provision	1,058,303
Claims paid	(1,356,106)
Claims - December 31	5,905,108
Less: current portion	1,371,077
Long-term liability	$ 4,534,031

On June 14, 2004, the Authority entered into a Participation agreement to license and operate an account wagering system in New Jersey pursuant to the Off-Track and Account Wagering Act (P.L. 201, c. 199) and the regulations promulgated by the New Jersey Racing Commission. Under the agreement the Authority began operating an on-line account wagering system and has contributed 70% of start-up costs for the project, appointed an Operating Board, and conducts and accounts for all day-to-day operations in return for 70% of available net project revenues or losses as defined by the agreement. The Authority's 70% financial interest was transferred to the New Meadowlands Racetrack (35%) and the NJTHA (35%) as part of a long-term lease agreement to assume the operating rights of the racetracks and off-track wagering sites.

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U. COMMITMENTS AND CONTINGENCIES (CONTINUED)

On October 21, 2009, the Authority undertook a project consisting of construction of a new storm water basin and to purchase equipment for the project in order to alleviate storm water runoff at Monmouth Park Racetrack. The total cost for the equipment and the project is estimated at $26,600,000, which includes capitalized interest, debt service and administrative expenses, and will be financed through loans from the New Jersey Environmental Infrastructure Trust and the NJDEP. The Borough of Oceanport applied for the project loan (not to exceed $23,500,000), and the Authority applied for the equipment loan (not to exceed $850,000) with the above financing authorities. The Authority pays the Borough a special assessment that is substantially similar to the Borough's loan repayment schedule and manages the project at its own cost. The project was completed in 2012. Repayment of the loans began in 2010 and ends in 2029.

V. CONCENTRATION OF RISK

The Authority receives operating state aid from the State, and this aid represents a significant source of funding for certain Authority operations. In 2025, the State appropriated and remitted to the Authority $42.7 million in state aid to fund the General Fund, Sports Complex, Solid Waste, MRRI and EC operations. In addition, the State appropriated and remitted to the Authority $6.8 million in state aid for the Sports Arena Employees' Local No. 137 Retirement Plan for the Meadowlands Racetrack and Monmouth Park Racetrack Withdrawal Liability, as well as $4.5 million and $600 thousand for firehouse and plaza roadway improvement projects, respectively.

W. SIGNIFICANT EVENTS

2026 World Cup

In collaboration with the City of New York, New Jersey was selected in June 2022 as one of sixteen North American cities to host Fédération Internationale de Football Association's ("FIFA") 2026 World Cup Soccer Matches. During 2025, the Sports Complex continued to facilitate upgrades and modifications in preparation for the 2026 World Cup.

In October 2025, the NJSEA received $13 million from the New Jersey Department of Treasury to continue to fulfill its commitments to FIFA made under the Hosting Agreements to undertake the hosting of the 2026 FIFA World Cup and to promote tourism and stimulate economic activity.

A total of eight games, including the final match, were held in 2026 at the Stadium.

Sports Complex Pedestrian Bridge

In December 2024, the NJSEA entered into a contract for the design-build of a new additional pedestrian bridge north of the existing bridge for a total revised amount of $36 million. The bridge design and construction costs will be funded through a New Jersey Department of Transportation grant in the amount of $25 million and State Fiscal Recovery Funds in the amount of $10 million. In 2026 an additional $3.23 million in State Fiscal Recovery Funds were granted to the Authority to cover the remaining costs associated with the construction of the bridge. The bridge construction began in 2025 and was completed in 2026.

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W. SIGNIFICANT EVENTS (CONTINUED)

American Dream Project
In August 2025, the Borough of Paramus filed suit against NJSEA, American Dream, the County of Bergen and the borough of East Rutherford in relation to the operation of retail stores on Sunday allegedly in violation of Bergen County's Sunday Closing Laws. In June 2026, the Court heard the Motion(s) to Dismiss filed by the several different Defendants in the matter and the parties are still awaiting a decision from the Court.

State Fiscal Recovery Funds
In December 2025, the NJSEA entered into a Memorandum of Understanding with the New Jersey Department of Community Affairs to receive $5 million in State Fiscal Recovery Funds due to the COVID-19 negative economic impact. These funds will be used to provide $5 million toward the Newark Tourism Event Program.

X. SUBSEQUENT EVENTS

American Dream Project
On March 3, 2023, the Borough of East Rutherford filed suit in the Superior Court of New Jersey, Bergen County against Ameream LLC and NJSEA in connection with unpaid PILOT payments in relation to the American Dream Project. In September 2026, the NJSEA Board of Commissioners voted to authorize the President and CEO to enter into a settlement agreement with the other parties to the case where all amounts due by Ameream or the NJSEA to the Borough through and including December 31, 2026, shall be paid by Ameream to the Borough in the amount of $7 million.

State Fiscal Recovery Funds
In October 2026, the NJSEA entered into a Memorandum of Understanding with the New Jersey Department of Community Affairs to receive an additional $9 million in State Fiscal Recovery Funds due to the COVID-19 negative economic impact. These funds will be used to provide $9 million toward the Meadowlands Aid Program.

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REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET VERSUS ACTUAL – (UNAUDITED)

Year Ended December 31, 2025

	Original Budget (1)	Actual	Variance Higher/(Lower)
Revenues			
East Rutherford			
NMSCO Ground Lease	$ 6,300,000	$ 6,340,625	$ 40,625
NMR Shared Services	9,000,000	9,649,408	649,408
Arena Revenue	1,200,000	1,284,763	84,763
Monmouth Park Reimbursables	2,278,490	2,612,976	334,486
American Dream Ground Lease & Shared Services	6,448,934	6,456,944	8,010
(2) Convention Center	-	4,480,844	4,480,844
(2) Tourism Tax Revenue	-	6,770,143	6,770,143
(3) Miscellaneous Other Revenue	1,166,200	20,851,190	19,684,990
Total - East Rutherford	26,393,624	58,446,893	32,053,269
Lyndhurst			
Lease Revenues	2,029,910	1,796,037	(233,873)
Land Use Fee Income	800,000	863,108	63,108
Misc. Other	1,240,000	2,719,462	1,479,462
Total - Lyndhurst	4,069,910	5,378,607	1,308,697
Solid Waste Misc. Other	-	562,475	562,475
Total Revenues	30,463,534	64,387,975	33,924,441
Expenditures			
East Rutherford			
Salaries/Fringe	8,368,820	7,564,123	(804,697)
Utilities	3,351,000	3,826,664	475,664
New Jersey Racing Commission	2,140,000	2,827,352	687,352
Professional Services	9,133,699	8,279,094	(854,605)
Pension	453,000	97,263	(355,737)
Workers Compensation	1,000,000	(100,421)	(1,100,421)
Repairs/Maintenance - Building/Other	2,350,500	2,048,174	(302,326)
(2) Convention Center	-	9,100,913	9,100,913
Misc. Other	2,192	239,585	239,585
Total East Rutherford	26,799,211	33,882,747	7,085,728
Lyndhurst			
Salaries/Fringe	15,167,950	15,220,752	52,802
Services	2,449,657	1,842,660	(606,997)
Capital, Repairs & Maintenance	3,278,250	250,216	(3,028,034)
Ramapo Partnership	550,000	550,000	-
Misc. Other	843,475	1,256,615	413,140
Total Lyndhurst	22,289,332	19,120,243	(3,169,089)
Solid Waste Operating Expenses	6,587,837	4,980,219	(1,607,618)
Total Expenditures	55,676,380	57,983,209	2,309,021
Total Operating Gain/(Loss)	(25,212,846)	6,404,766	31,615,420
Other Revenues and Expenditures			
State Appropriations	38,150,000	54,661,912	16,511,912
Business-type depreciation and amortization	-	(4,837,358)	(4,837,358)
Adjustments related to GASB 87 Leases	-	1,283,787	1,283,787
MEC Building Design	-	(401,413)	(401,413)
PILOT / Property Taxes / CAFO	(12,937,154)	(13,558,959)	(621,805)
Total Non-operating Revenues & Expenditures	25,212,846	37,147,969	11,935,123
Excess of revenues over expenditures (governmental funds basis)	$ -	$ 43,552,735	$ 43,550,543
Amounts reported for Governmental Activities in the statement of revenues, expenditures and changes in fund balance are different because of:			
Capital outlays		$ 561,674	
Depreciation expense		(689,471)	
Compensated absences		(208,354)	
Pension obligation		562,400	
Post employment healthcare benefits, other than pension obligation		53,645	
Excess of revenues over expenditures		43,832,629	
Net position, beginning of year		204,064,645	
Net position end of year		$ 247,897,275	

(1) NJSEA policy is to prepare an entity-wide budget for its operations; it does not prepare budgets by major funds.
(2) Wildwoods Convention Center activities are not budgeted by NJSEA. Budgets for Wildwoods Convention Center are prepared by the Greater Wildwoods Tourism Improvement & Development Authority (GWTIDA).
(3) Miscellaneous Other Revenue includes grant revenues that are not included in the NJSEA operations budget.

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF THE AUTHORITY'S, PROPORTIONATE SHARE OF THE NET PENSION LIABILITY – PUBLIC EMPLOYEES RETIREMENT SYSTEM – (UNAUDITED)

December 31, 2025

PERS - Last 10 Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Authority's proportion of the net pension liability	0.1155055825%	0.1179422250%	0.1091986707%	0.1107946705%	0.1134734513%	0.1084811440%	0.0997146684%	0.0950367800%	0.1013676481%	0.1376070051%
Authority's proportionate share of net pension liability	$ 14,205,627	$ 16,026,043	$ 15,816,744	$ 16,720,441	$ 13,442,632	$ 17,690,438	$ 17,967,071	$ 18,712,270	$ 23,596,769	$ 40,755,248
Authority's covered-employee payroll	10,139,987	9,707,647	9,023,568	8,262,310	8,138,507	8,147,626	7,706,813	7,244,806	6,805,889	7,963,473
Authority's proportionate share of net pension liability as a % of payroll	140.10%	165.09%	175.28%	202.37%	165.17%	217.12%	233.13%	258.29%	346.71%	511.78%
Total pension liability	50,883,339	50,851,373	45,871,006	45,458,243	45,797,395	42,777,145	41,373,076	40,325,601	45,465,790	68,080,650
Plan fiduciary net position	36,677,712	34,825,330	30,054,262	28,737,802	32,354,763	25,086,707	23,406,005	21,613,333	21,869,021	27,325,402
Plan fiduciary net position as a % of total pension liability	72.08%	68.48%	65.52%	63.22%	70.65%	58.65%	56.57%	53.60%	48.10%	40.14%

- The discount rate changed from the measurement date of June 30, 2015, of 4.90% to 3.98% as of the measurement date of June 30, 2016.
- The discount rate changed from the measurement date of June 30, 2016, of 3.98% to 5.00% as of the measurement date of June 30, 2017.
- The discount rate changed from the measurement date of June 30, 2017, of 5.00% to 5.66% as of the measurement date of June 30, 2018.
- The discount rate changed from the measurement date of June 30, 2018, of 5.66% to 6.28% as of the measurement date of June 30, 2019.
- The discount rate changed from the measurement date of June 30, 2019, of 6.28% to 7.00% as of the measurement date of June 30, 2020.
- The discount rate of 7.00% as of the measurement date of June 30, 2021, was unchanged from the June 30, 2020 measurement date.
- The discount rate of 7.00% as of the measurement date of June 30, 2022, was unchanged from the June 30, 2021, measurement date.
- The discount rate of 7.00% as of the measurement date of June 30, 2023, was unchanged from the June 30, 2022, measurement date.
- The discount rate of 7.00% as of the measurement date of June 30, 2024, was unchanged from the June 30, 2023, measurement date.
- The discount rate of 7.00% as of the measurement date of June 30, 2025, was unchanged from the June 30, 2024, measurement date.

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF CONTRIBUTIONS – PUBLIC EMPLOYEES RETIREMENT SYSTEM – (UNAUDITED)

Year Ended December 31, 2025

PERS - Last 10 Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	$ 1,578,584	$ 1,604,881	$ 1,459,471	$ 1,397,174	$ 1,328,906	$ 1,186,729	$ 969,930	$ 945,309	$ 939,063	$ 1,222,481
Contributions in relation to the contractually required contribution	1,578,584	1,604,881	1,459,471	1,397,174	1,328,906	1,186,729	969,930	945,309	939,063	1,222,481
Authority's covered-employee payroll	10,139,987	9,707,647	9,023,568	8,262,310	8,138,507	8,147,626	7,706,813	7,244,806	6,805,889	7,963,473
Contributions as a % of covered-employee payroll	15.57%	16.53%	16.17%	16.91%	16.33%	14.57%	12.59%	13.05%	13.80%	15.35%

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See independent auditors' report.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF CONTRIBUTIONS – OTHER POST-EMPLOYMENT BENEFITS – (UNAUDITED)

Year Ended December 31, 2025

Last 10 Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Proportion of the net OPEB liability	0.236112%	23.362400%	0.238975%	0.201403%	0.200855%	0.204415%	0.190465%	0.198912%	0.194440%	0.238124%
Proportionate share of net OPEB liability	$ 39,276,237	$ 41,831,418	$ 35,861,878	$ 32,525,770	$ 36,153,461	$ 36,685,569	$ 25,800,524	$ 31,162,783	$ 39,696,460	$ 51,714,386
Contributions	3,316,506	2,920,541	2,830,389	2,527,801	2,431,458	2,344,932	2,395,835	3,035,347	3,212,357	1,711,301*

* Only contributions related to retirees are reported for 2016. Data for contributions related to active employees, net of employee deductions are unavailable at this time.

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended December 31, 2025

Federal Grantor/Pass-through Grantor/Program	Federal Assistance Listing Number	Pass-Through Grantor Number	Grant Period	Program Award Amount	Current Year Expenditures	Cumulative Expenditures
U.S. Environmental Protection Agency:						
Regional Wetland Program Development Grants						
Legacy Contaminant Movement	66.461	N/A	5/1/24-4/30/27	$ 250,532	$ 120,434	$ 185,974
Sawmill Creek	66.461	N/A	5/1/24-4/30/27	261,778	144,290	147,208
Total U.S. Environmental Protection Agency				512,310	264,724	333,182
U.S. Department of Transportation:						
Safe Streets and Roads for All						
Meadowlands Action Plan for Safety (MAP4S)	20.939	N/A	8/31/23-3/31/26	877,600	487,404	836,621
Total U.S. Department of Transportation				877,600	487,404	836,621
U.S. Department of Treasury:						
Passed-through State of New Jersey Department of Community Affairs						
Coronavirus State and Local Fiscal Recovery Funds						
North Pedestrian Bridge	21.027	SLFRP1024	1/1/2025 - 12/31/2026*	10,000,000	1,316,352	1,316,352
Emergency Response Equipment	21.027	SLFRP1024	1/1/2025 - 12/31/2026*	5,400,000	1,292,444	1,292,444
New Meadowlands Stadium Company	21.027	SLFRP1024	1/1/2025 - 12/31/2026*	7,100,000	7,100,000	7,100,000
Meadowlands Chamber of Commerce	21.027	SLFRP1024	1/1/2025 - 12/31/2026*	2,000,000	484,357	484,357
Total U.S. Department of Treasury:				24,500,000	10,193,153	10,193,153
National Oceanic and Atmospheric Administration:						
Passed through New Jersey Department of Envrionmental Protection						
Office of Coastal Management						
NOAA Climate Resilience Regional Challenge	11.473	NOAA-NOS-OCM-2023-2008068	8/5/2025 - 11/1/2029	6,429,562	129,790	129,790
Total National Oceanic and Atmospheric Administration:				6,429,562	129,790	129,790
U.S. National Science Foundation:						
Passed-through Rutgers University						
Geosciences						
Collaborative Research	47.05	2422684	09/01/2024 - 8/31/2027	44,825	17,799	17,799
Total U.S. National Science Foundation:				44,825	17,799	17,799
Total Federal Expenditures				$ 32,364,297	$ 11,092,870	$ 11,510,545

* Funds obligated as December 31, 2024, to be liquidated no later than December 31, 2026.

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See notes to schedules of expenditures of federal awards and state financial assistance and independent auditors' report.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
Year Ended December 31, 2025

State Grantor/Pass-through Grantor/Program	Grant Period	Program Award Amount	Current Year Expenditures	Cumulative Expenditures
New Jersey Department of Transportation:				
Passed through Bergen County - Local Transportation Project Fund				
North Pedestrian Bridge - Design Build	01/01/2025 - 12/31/2026	$ 25,000,000	$ 15,898,114	$ 15,898,114
Total New Jersey Department of Transportation		25,000,000	15,898,114	15,898,114
Total State Expenditures		$ 25,000,000	$ 15,898,114	$ 15,898,114

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See notes to schedules of expenditures of federal awards and state financial assistance and independent auditors' report.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

A. Basis of Presentation

The accompanying schedules of expenditures of federal awards and state financial assistance include the federal and state grant activity of the Authority and are presented on the accrual basis of accounting. The information in the schedules is presented in accordance with the requirements of the Single Audit Act and Subpart F of Title *2* U.S. Code of Federal Regulations Part 200*, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* ("the Uniform Guidance") and State of New Jersey Circular Letter 25-12 OMB, *Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid* ("the Circular"). Therefore, some amounts presented in the schedules may differ from amounts presented in, or used in the preparation of, the basic financial statements.

B. Significant Accounting Policy

The Authority recognizes grant revenue when earned on an accrual basis; that is, activities prerequisite to obtaining benefit have been completed, such as complying with the terms and conditions of the grant agreement.

C. Indirect Cost Rate

The Authority does not have an indirect cost allocation plan nor does it use the de minimis indirect cost rate of 15%.

D. Relationship to Basic Financial Statements

Amounts reported in the accompanying schedules of expenditures of federal awards and state financial assistance agree with amounts reported in the Authority's basic financial statements. See the Note B for the summary of significant accounting policies and the table below for reconciliation of the schedules to the basic financial statements.

	Expenditures
MRRI Fund:	
MRRI expenditures	$ 1,990,382
Other expenditures	138,811
Less: non-grant expenditures	(1,716,880)
Total grant funded MRRI expenditures	412,313
Transportation Planning Fund - MAP4S grant expenditures	781,258
Less: non-grant expenditures	(293,854)
Total grant funded Transportation Planning expenditures	487,404
International Events, Improvements, & Attractions Fund - SFRF grant expenditures	7,584,357
Business-type Activities:	
Construction in Progress additions	22,923,477
Building and building improvements additions	2,661,606
Machinery and equipment additions	2,245,128
Less: non-grant capital asset additions	(9,323,301)
Total grant funded Business-Type Activities capital asset additions	18,506,910
Total Grant Expenditures Reported in Financial Statements	$ 26,990,984
Reported on Schedule of Expenditures of Federal Awards	$ 11,092,870
Reported on Schedule of Expenditures of State Financial Assistance	15,898,114
	$ 26,990,984

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended December 31, 2025

Section I - Summary of Auditors' Results

Basic Financial Statements

Type of auditors' report issued: *Qualified on the business-type activities and the Sports Complex Enterprise Fund (see Independent Auditors' Report); Unmodified on all other opinion units*

Internal control over financial reporting:

- Material weaknesses identified? _____yes __X__no
- Significant deficiencies identified? _____yes __X__none reported

Noncompliance material to financial statements noted? _____yes __X__no

Federal Awards

Internal control over major programs:

- Material weaknesses identified? _____yes __X__no
- Significant deficiencies identified? _____yes __X__none reported

Type of auditors' report issued on compliance for major federal programs: *Unmodified*

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? _____yes __X__no

Identification of major programs:

Federal Assistance Listing Number	*Name of Federal Program*
21.027	Coronavirus State and Local Fiscal Recovery Funds
20.939	Safe Streets and Roads for All

Dollar threshold used to determine Type A and Type B Programs: $ 1,000,000

Auditee qualified as low-risk auditee? _____yes __X__no

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
Year Ended December 31, 2025

Section I - Summary of Auditors' Results (Continued)

State Awards

Internal control over major programs:

- Material weaknesses identified? _____yes __X__no
- Significant deficiencies identified? _____yes __X__none reported

Type of auditors' report issued on compliance for major state programs: *Unmodified*

Any audit findings disclosed that are required to be reported in accordance with the New Jersey Circular Letter 25-12-OMB? _____yes __X__no

Identification of major programs:

State Grant Number	*Name of State Program*
Unknown	NJDOT – North Pedestrian Bridge

Dollar threshold used to determine Type A and Type B Programs: $ 1,000,000

Auditee qualified as low-risk auditee? _____yes __X__no

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Section II – Financial Statement Findings

None reported.

Section III – Federal Awards and State Financial Assistance Findings and Questioned Costs

None reported.

Section IV - Summary Schedule of Prior Year Audit Findings

None reported.

DRAFT

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Chair and Members of
the New Jersey Sports and Exposition Authority
Lyndhurst, New Jersey

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the New Jersey Sports and Exposition Authority (the "Authority"), as of and for the year then ended DATE, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated DATE. Our report qualified our opinion on the business-type activities and the Sports Complex Enterprise Fund because the Authority chose not to provide a fair value measurement regarding the closure of its entertainment arena located in East Rutherford, New Jersey, following its closure in 2015 and therefore, the amount of any impairment loss cannot be determined; and because the Authority did not fully implement Governmental Accounting Standards Board Statement No. 78.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

DRAFT

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS* (CONTINUED)

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mercadien, P.C.
Certified Public Accountants

DATE

DRAFT

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL AND STATE PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND THE CIRCULAR

To the Honorable Chair and Members of the
New Jersey Sports and Exposition Authority
Lyndhurst, New Jersey

Report on Compliance for Each Major Federal and State Program

Opinion on Each Major Federal and State Program

We have audited the New Jersey Sports and Exposition Authority's ("the Authority") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement and New Jersey State Grant Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal and state programs for the year ended December 31, 2025. The Authority's major federal and state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal and state programs for the year ended December 31, 2025.

Basis for Opinion on Each Major Federal and State Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States *("Government Auditing Standards");* and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal* Awards (the "Uniform Guidance") and State of New Jersey Circular Letter 25-12 OMB*, Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid* (the "Circular"). Our responsibilities under those standards and the Uniform Guidance and the Circular are further described in the *Auditors' Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal and state program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal and state programs.

DRAFT

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL AND STATE PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND THE CIRCULAR (CONTINUED)

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, Uniform Guidance and the Circular will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal and state program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, Uniform Guidance and the Circular, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and the Circular, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal and state program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal and state program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal and state program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

DRAFT

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL AND STATE PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND THE CIRCULAR (CONTINUED)

Report on Internal Control Over Compliance (Continued)

Our consideration of internal control over compliance was for the limited purpose described in the *Auditors' Responsibilities for the Audit of Compliance* section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and the Circular. Accordingly, this report is not suitable for any other purpose.

Mercadien, P.C.
Certified Public Accountants

DATE

DRAFT

RESOLUTION 2026-39

RESOLUTION TO ADOPT AN AMENDMENT TO THE KEARNY AREA REDEVELOPMENT PLAN (FILE NO. SP-834)

WHEREAS, N.J.S.A. 5:10A-7(j) authorizes the New Jersey Sports and Exposition Authority (NJSEA) to determine the existence of areas in need of redevelopment or rehabilitation and to approve or undertake redevelopment projects therein; and

WHEREAS, N.J.S.A. 5:10A-24 states that the NJSEA shall prepare and adopt a redevelopment plan for each area in the District determined by the commission to be an area in need of redevelopment; and

WHEREAS, N.J.A.C. 19:3-5.1 *et seq.* provides the regulations governing redevelopment within the Hackensack Meadowlands District, including the process and criteria for establishing redevelopment areas and the preparation and adoption of redevelopment plans; and

WHEREAS, the New Jersey Meadowlands Commission originally adopted the Kearny Area Redevelopment Plan on May 4, 2000, and adopted subsequent amendments on March 27, 2002, July 14, 2004, September 28, 2011, June 25, 2014, and April 25, 2024; and

WHEREAS, the Kearny Area Redevelopment Area is located within the Town of Kearny; and

WHEREAS, the NJSEA received a petition, dated April 6, 2026, from Lyndsay Knight of the Neglia Group, on behalf of the Town of Kearny, to consider amendments to the Kearny Area Redevelopment Plan, pursuant to N.J.A.C. 19:3-5.15; and

WHEREAS, the former Diamond Head Oil Refinery is located on Block 285, Lots 3, 14, and 15 on Harrison Avenue in the Town of Kearny; and

WHEREAS, the parcels were subject to contamination from historical dumping of oil waste products and in 2002, the United States Environmental Protection Agency (USEPA) added the parcels to the National Priorities List (NPL) of the Superfund program; and

WHEREAS, the Town of Kearny owns the parcels and is working in coordination with USEPA to remediate the contamination and prepare the site for warehouse development; and

WHEREAS, the Town of Kearny proposed changing the designation of Block 285 Lots 3, 14, and 15 from Harrison Avenue Retail Center to Light Industrial Center to permit this development; and

WHEREAS, also proposed were additional minor plan revisions resulting from the change of designation; and

WHEREAS, the NJSEA staff prepared the draft amendment to the Kearny Area Redevelopment Plan, and held a public hearing on October 20, 2026, to obtain public comment on the draft plan amendment; and

WHEREAS, no written comments were received and the NJSEA staff finalized the amendment to the Kearny Area Redevelopment Plan, dated November 2026; and

WHEREAS, pursuant to N.J.S.A. 5-10A-9, a copy of the plan amendment was forwarded on October 22, 2026, to the Hackensack Meadowlands Municipal Committee (HMMC) for action during its 30-day statutory comment period; and

WHEREAS, the HMMC voted to approve the matter at their meeting on November 9, 2026; and

WHEREAS, at this time, the NJSEA staff recommends that the NJSEA Board of Commissioners adopt the amendment to the Kearny Area Redevelopment Plan, dated November 2026; and

WHEREAS, the members of the NJSEA Board of Commissioners have reviewed the record in this matter and concur with the recommendations of the NJSEA staff.

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Sports and Exposition Authority, that the amended Kearny Area Redevelopment Plan, dated November 2026, is hereby adopted.

BE IT FURTHER RESOLVED, that the amended Kearny Area Redevelopment Plan shall supersede all prior redevelopment plans for the Kearny Area Redevelopment Area, which is located in the Town of Kearny within the jurisdictional boundary of the Hackensack Meadowlands District.

BE IT FURTHER RESOLVED, as set forth in N.J.A.C. 19:3-5.10, the members of the NJSEA authorize staff to prepare a public notice to be forwarded to the Office of Administrative Law to be published in the New Jersey Register describing the amended Kearny Area Redevelopment Plan, as adopted.

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 November 19, 2026.

_____

Christine Sanz
Secretary

MEMORANDUM

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

From: Sara J. Sundell *Date:* November 19, 2026

Subject: Adoption of an Amendment to the Kearny Area Redevelopment Plan (File No. SP-834)

The Kearny Area Redevelopment Plan was originally adopted by the NJMC on May 4, 2000, and amended on March 27, 2002, July 14, 2004, September 28, 2011, June 25, 2014, and April 25, 2024.

The Kearny Area Redevelopment Area, located in the Town of Kearny, within the Hackensack Meadowlands District, comprises approximately 445 acres and is defined as the following properties: Block 205, Lots 18, 19.02, 24, 25.01, 25.02, 26.01, 26.02, 27-33; Block 253, Lots 5.01, 5.02; Block 275, Lot 1; Block 284, Lots 2.02, 3.002, 3.003, 3.004, 4.021, 4.022, 7, 7.02, 9.01, 9.03, 9.05, 11.01, 11.02, 11.03, 11.04; Block 285, Lots 1.01, 2, 3, 14, 15; and Block 286, Lots 4.01, 4.02, 4.03, 4.04, 4.06, 5, 6.01, 6.02, 7, 9, 16, 47, 47.01, 48.

A petition to amend the Kearny Area Redevelopment Plan was submitted on April 6, 2026, by Lyndsay Knight of the Neglia Group, on behalf of the Town of Kearny. The petition was submitted pursuant to N.J.A.C. 19:3-5.15, regarding amendments to a redevelopment plan.

The proposed amendments to the redevelopment plan include the following changes:

1. Section I: "Keany Area Redevelopment Area" Map: To change the designation of Block 285 Lots 3, 14, and 15 from Harrison Avenue Retail Center to Light Industrial Center.
2. Section III.A and Section V.B.1: To remove Block 285 Lots 3, 14, and 15 from the Harrison Avenue Retail Center description.
3. Section III.A and Section V.B.2: To add Block 285 Lots 3, 14, and 15 to the Light Industrial Center.

4. Section V.B.1.c.i: To remove a use limitation in the Harrison Avenue Retail Center that is no longer applicable, as Block 285, Lots 3, 14 and 15 will no longer be within the Harrison Avenue Retail Center.

A public hearing regarding the redevelopment plan amendment was held on October 20, 2026, at 10:00 a.m. No written comments were received.

The public comment period closed at the conclusion of the public hearing. The matter was subsequently forwarded to the Hackensack Meadowlands Municipal Committee on October 22, 2026, for its statutory 30-day comment period, and was approved at their meeting on November 9, 2026.

At this time, the staff recommends that the Board of Commissioners of the NJSEA approve this amendment to the Kearny Area Redevelopment Plan.

KEARNY AREA REDEVELOPMENT PLAN

Town of Kearny
Hudson County, New Jersey



Adopted by NJMC Resolution 00-29 on May 24, 2000,
Amended by NJMC Resolution 02-08 on March 27, 2002,
Amended by NJMC Resolution 04-49 on July 14, 2004,
Amended by NJMC Resolution 11-38 on September 28, 2011,
Amended by NJMC Resolution 14-28 on June 25, 2014, and
Amended by NJSEA Resolution 24-19 on April 25, 2024.
Amended by NJSEA Resolution 26-XX on November 19, 2026

New Jersey Sports and Exposition Authority
One DeKorte Park Plaza ▪ PO Box 640 ▪ Lyndhurst, New Jersey 07071
www.njsea.com

KEARNY AREA REDEVELOPMENT PLAN
TOWN OF KEARNY
Block 205, Lots 18, 19.02, 24, 25.01, 25.02, 26.01, 26.02, 27-33;
Block 253, Lots 5.01, 5.02;
Block 275, Lot 1;
Block 284, Lots 2.02, 3.002, 3.003, 3.004, 4.021, 4.022, 7, 7.02, 9.01, 9.03, 9.05, 11.01, 11.02, 11.03, 11.04;
Block 285, Lots 1.01, 2, 3, 14, 15;
Block 286, Lots 4.01, 4.02, 4.03, 4.04, 4.06, 5, 6.01, 6.02, 7, 9, 16, 47, 47.01, and 48

NEW JERSEY SPORTS & EXPOSITION AUTHORITY

John Ballantyne, ***Chairman***
Joseph Buckelew, ***Vice Chairman***
Jill Hirsch, ***President/CEO***

Board Members
Aaron Binder*
Anthony Abrantes
John J. Duthie
Armando B. Fontoura
Gail B. Gordon, Esq.
Daniel Gumble
Woody Knopf
Thomas Mullahey
Sam Parker
Eric S. Pennington, Esq.
Marguerite M. Schaffer, Esq.
Louis J. Stellato
**NJ State Treasurer*

Adopted by NJMC Resolution 00-29 on May 24, 2000,
Amended by NJMC Resolution 02-08 on March 27, 2002,
Amended by NJMC Resolution 04-49 on July 14, 2004,
Amended by NJMC Resolution 11-38 on September 28, 2011,
Amended by NJMC Resolution 14-28 on June 25, 2014,
Amended by NJSEA Resolution 24-19 on April 25, 2024
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It is certified that all copies of this document are in conformance with the one that was signed and sealed by Sara J. Sundell, New Jersey Professional Planner, License No. 5527.

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I. REDEVELOPMENT PLAN STATUTORY CRITERIA

A. REQUISITE PLAN INFORMATION

The New Jersey Sports and Exposition Authority's (NJSEA) enabling legislation authorizes the NJSEA to prepare and adopt redevelopment plans within the Hackensack Meadowlands District (District), pursuant to N.J.S.A. 5:10A-24. The redevelopment criteria are set forth in N.J.A.C. 19:3-5. This subchapter of the NJSEA regulations states the framework for the identification of areas in need of redevelopment and provides the procedure to carry out and effectuate the redevelopment of an area.

As set forth in N.J.A.C. 19:3-5.8(a), redevelopment plans shall include the following information:

1. An outline for the development, rehabilitation or redevelopment of the subject area, accounting for area-specific planning objectives relating to land uses; population density; traffic and public transportation improvements; public utilities; recreational and community facilities; and other public improvements;
2. Proposed land uses and building requirements in the redevelopment area; and
3. The relationship of the redevelopment plan to the Hackensack Meadowlands District Master Plan.

B. SPECIFIC PLAN REQUIREMENTS

1. Introduction

This plan is intended to provide for the implementation of the Kearny Area Redevelopment Area, identified as the following parcels:

- Block 205, Lots 18, 19.02, 24, 25.01, 25.02, 26.01, 26.02, 27-33;
- Block 253, Lots 5.01, 5.02;
- Block 275, Lot 1;
- Block 284, Lots 2.02, 3.002, 3.003, 3.004, 4.021, 4.022, 7, 7.02, 9.01, 9.03, 9.05, 11.01, 11.02, 11.03, 11.04;
- Block 285, Lots 1.01, 2, 3, 14, 15;
- Block 286, Lots 4.01, 4.02, 4.03, 4.04, 4.06, 5, 6.01, 6.02, 7, 9, 16, 47, 47.01, and 48

The redevelopment area totals approximately 445 acres and is located to the south of New Jersey Transit's Kingsland Line, to the north of the Port Authority Trans-Hudson (PATH) line, and to the west of the New Jersey Turnpike western spur. The redevelopment area is bisected by Interstate 280, Newark-Jersey City Turnpike (Route 508), a Conrail freight line, and PSE&G right-of-way. Harrison and Bergen Avenues are the primary connections to the regional highway system, which includes the roads previously mentioned, as well as Route 21, Route 17, and Routes 1&9. Land uses in the vicinity of the redevelopment area consist of commercial, industrial, and warehouse uses, as well as three former landfills that pose unique challenges to development of the area. The redevelopment area is bisected by Frank's Creek, which flows to the Passaic River, and an unnamed creek. The redevelopment area parcels and location within the District may be found on the Redevelopment Area Map in **Figure 1.** Acreage and land use information for each parcel can be found in **Figure 2**.

Historically, the main obstacles to the development of the area included the existence of three landfills and the USEPA National Priorities List (NPL) Diamond Head Oil Refinery Division site, which cover much of the redevelopment area. Landfills within the boundaries of the redevelopment area include the 95-acre

Municipal Sanitary Landfill Authority (MSLA) 1-D Landfill; the 110-acre Keegan Landfill (formerly MSLA 1-B); and the 40-acre 15W Landfill.

- The Keegan Landfill (Block 285, Lots 18, 19.02, 24, 27, 28, 29, 30, 31, 32 and 33) ceased operations in 2019. Leachate and landfill gases are collected to prevent off-site environmental issues. Once the capping of the landfill is complete, the site will be used for passive recreation geared primarily toward the Kearny Marsh. It will also continue to provide valuable habitat for migrating birds and resident fauna.
- The 1-D Landfill (Block 285, Lot 2), owned by the Town of Kearny, has been closed by the NJDEP and the site will not be buildable.
- The 15-W Landfill (Block 286, Lots 47 and 47.01), owned by the Town of Kearny and the New Jersey Turnpike Authority (NJTA) is also not a buildable site.

The Diamond Head Oil Refinery Division (DHO) site includes Block 285, Lots 3, 14 and 15 at 1401 Harrison Avenue, in the Light Industrial Center zone. The DHO site is approximately 19 acres and was used as an oil refinery from 1946 until 1979. During operations, oil waste was stored in aboveground tanks and shallow pits, and waste was intermittently discharged onto surrounding properties, including adjacent wetlands.

In 1999, the NJDEP requested that the USEPA evaluate the site for inclusion on the National Priorities List (NPL). The properties were added to the NPL in 2002.

As part of cleanup of the DHO Superfund site, the EPA has required that contaminated soil and sediment be removed from the site and replaced with clean soil. The clean soil was re-graded, disturbed areas were re-seeded, and wetland areas were replanted. Following site restoration, EPA required the installation of groundwater monitoring wells. An investigation to determine the nature and extent of contamination in the groundwater is currently being conducted.

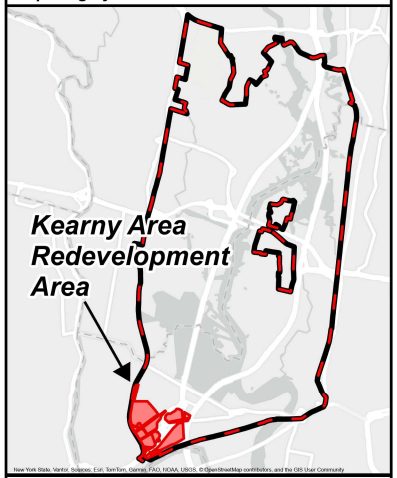
Town of Kearny
Kearny Area Redevelopment Area

- District Boundary
- Municipal Boundary
- Block Limit
- Block Number
- Lot Limit
- Lot Number
- Environmental Preservation Area
- Harrison Avenue Retail Center
- Heavy Industrial Center
- Keegan Landfill Center
- Landfill Reclamation Area
- Light Industrial Center

0 500 1,000 2,000 Ft

Scale: 1:15,000

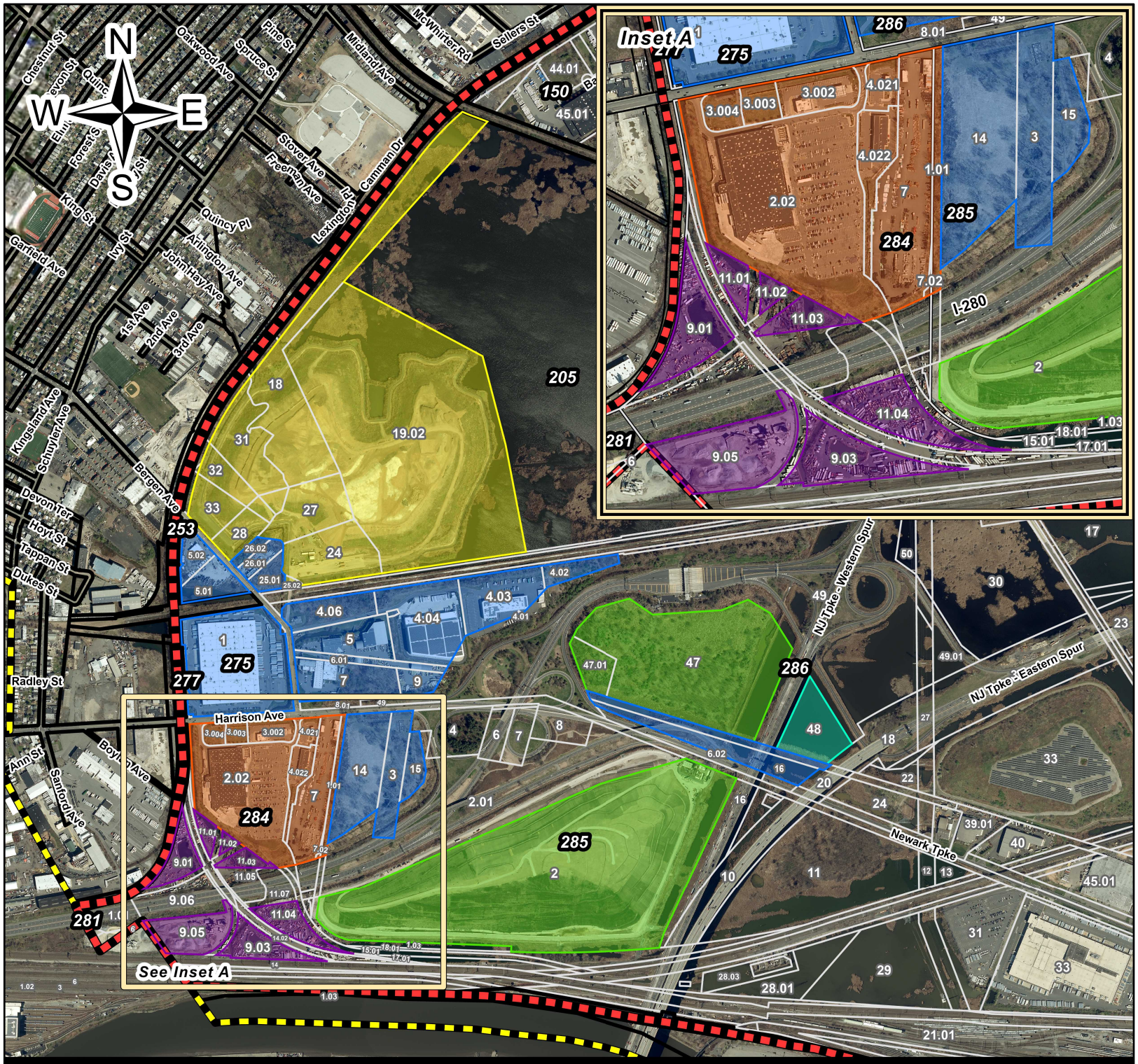
Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): MRRI, NJSEA, Town of Kearny
Map Created: August 2026
Map Imagery: 2020



Disclaimer: This map was created using the NJ Sports and Exposition Authority's Geographic Information System digital data. The information provided on this map are provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and representation purposes only.

Meadowlands Research & Restoration Institute

NEW JERSEY SPORTS & EXPOSITION AUTHORITY NJSEA



New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700 Meadowlands Research & Restoration Institute (MRRI) Geographic Information Systems

Figure 2: Properties within the Kearny Area Redevelopment Area

Block	Lot	Property Address	Land Use	Map Acres	Tax Acres	Property Owner
205	18	KEARNY MARSH	Wetlands	25.038	20.5	NJSEA
205	19.02	780 BELLEVILLE TPKE	Altered Lands	86.585	85.86	NJSEA
205	24	BERGEN AVE-REAR	Altered Lands	8.968	8.42	NJSEA
205	25.01	BERGEN AVE	Altered Lands	1.727	2.48	NJSEA
205	25.02	BERGEN AVE	Altered Lands	0.260	0.00	Town of Kearny
205	26.01	425 BERGEN AVE	Industrial	1.536	1.68	J-Sons Equipment Overhaul Inc.
205	26.02	BERGEN AVE	Industrial	0.817	0.71	Bergen Ave Development LLC
205	27	BERGEN AVE-REAR	Altered Lands	7.472	7.00	NJSEA
205	28	BERGEN AVE	Altered Lands	2.975	3.12	NJSEA
205	29	BERGEN AVE-REAR	Altered Lands	0.705	0.58	NJSEA
205	30	BERGEN AVE-REAR	Altered Lands	0.837	0.8	NJSEA
205	31	KEARNY MARSH	Altered Lands	8.098	7.021	NJSEA
205	32	BERGEN AVE	Altered Lands	3.046	3.051	NJSEA
205	33	BERGEN AVE	Altered Lands	4.068	3.751	NJSEA
253	5.01	BERGEN AVE	Industrial	3.516	3.5	Larkins Assoc, LP
253	5.02	450 BERGEN AVE	Industrial	2.259	2.28	YKY View Realty Corp
275	1	1200 HARRISON AVE	Public/Quasi Public Services	20.377	20.011	Terrier Associates LLC
284	2.02	150 HARRISON AVE	Commercial Retail	19.634	19.766	Walmart Real Estate Business Trust
284	3.002	200 HARRISON AVE	Commercial Retail	2.084	2.091	VCC 200 Harrison Avenue LLC
284	3.003	190 HARRISON AVE	Transitional Lands	0.993	0.983	VCC Harrison Avenue LLC
284	3.004	170 HARRISON AVE	Transitional Lands	1.002	0.993	VCC Harrison Avenue LLC
284	4.021	220 HARRISON AVE	Vacant Lands	1.086	1.052	Vineland Construction Co
284	4.022	220 HARRISON AVE	Commercial Retail	2.354	2.241	Vineland Construction Co
284	7	252-268 HARRISON AVE	Industrial	7.941	6.273	Campbell Foundry Co.
284	7.02	I-280	Vacant Lands	0.084	0.136	Campbell Foundry Co.
284	9.01	I-280	Industrial	3.047	3.18	Faulk, Harold C
284	9.03	I-280	Wetlands	3.564	4.211	Faulk, Harold C
284	9.05	1100 HARRISON AVE	Industrial	5.522	5.651	Weldon Quarry Co. LLC
284	11.01	I-280	Industrial	0.966	0.00	Linde-Griffith Construction
284	11.02	I-280	Industrial	0.444	0.471	Linde-Griffith Construction

284	11.03	I-280	Industrial	1.160	1.281	Linde-Griffith Construction
284	11.04	I-280	Industrial	3.145	4.051	Faulk, Harold C
285	1.01	270 HARRISON AVE	Altered Lands	1.53	1.512	Campbell Foundry Co.
285	2	538-572 HARRISON AVE	Altered Lands	91.71	93.82	Town of Kearny
285	3	308-324 HARRISON AVE	Altered Lands	5.327	3.884	Hudson Meadows Urban Renewal Corp
285	14	272-306 HARRISON AVE	Altered Lands	10.015	11.632	Town of Kearny
285	15	I-280	Altered Lands	2.208	3.49	Town of Kearny
286	4.01	NEWARK TPKE	Industrial	0.013	0.278	Hartz Kearny LLC
286	4.02	BERGEN AVE	Industrial	2.437	5	Hartz Mt. Industries Inc.
286	4.03	BERGEN AVE	Vacant Lands	7.673	5	Hartz Kearny LLC
286	4.04	BERGEN AVE	Industrial	11.711	5	Hartz Kearny Urban Renewal LLC
286	4.06	BERGEN AVE	Commercial Retail	4.945	5	Town of Kearny
286	5	433 BERGEN AVE	Industrial	6.303	6.09	LVPA 433 Bergen LLC
286	6.01	433 BERGEN AVE	Industrial	2.152	4.99	LVPA 433 Bergen LLC
286	6.02	BERGEN AVE	Wetlands	3.527	5.306	Town of Kearny
286	7	265 HARRISON AVE	Industrial	7.248	7.08	Carol Clifton, Inc.
286	9	433 BERGEN AVE	Transportation	1.888	0.00	Supor, Joseph
286	16	I-95	Transportation	6.231	613	NJSEA
286	47	I-95	Altered Lands	39.612	40.77	Town of Kearny
286	47.01	NEWARK TPKE	Altered Lands	3.164	1.572	NJ Turnpike Authority
286	48	I-95	Wetlands	6.632	6.88	NJSEA

2. Context

In January 1999, the Commission authorized staff to conduct a preliminary in need of redevelopment investigation to determine whether certain conditions existed in the southwest corner of the Meadowlands District in the Town of Kearny. The study area included the following parcels:

- Block 205, Lots 18, 19, 20, 24, 25, 26A, 26B, 27, 28-33
- Block 253, Lots 4, 5A, 5B;
- Block 275, Lot 1;
- Block 281, Lot 1;
- Block 284, Lots 2A-3B-3BA, 3A, 4.01, 4.02, 5, 6, 7, 7A, 9A, 9B, 9CA, 9CB, 9CC, 9CD, 10E, 11A, 11AA, 11AB, 11AC, 11AD, 11AE, 11B, 13, 14, 14A, 14AB;
- Block 285, Lots 1A, 1B, 1C, 2, 2A, 3-9, 14-17;
- Block 286, Lots 4, 4A, 5, 6A, 6B, 7, 8A, 9, 10A, 16, 17A, 17AB, 47, 47A, and 48.

The investigation revealed that the area met the criteria to be deemed in need of redevelopment, and the Commission authorized the preparation of the Kearny Area Redevelopment Plan in May 1999. The Kearny Urban Enterprise Zone boundary was expanded to include the proposed redevelopment area. The

Commission adopted the Kearny Area Redevelopment Plan in May 2000. A portion of Block 205, Lot 19 and all of Block 205, Lot 20, comprising the Kearny Marsh, were not included in the redevelopment area.

The Kearny Area Redevelopment Plan was amended in March 2002, in response to a market study which demonstrated the viability of industrial warehouse distribution centers in the area. The Harrison Avenue Retail Center was eliminated and renamed the Light Industrial Center, permitting light industrial uses and allowing hotels, motels, restaurants, and retail and office uses as special exceptions. This area included Block 284, Lots 2A-3B-3BA, 3A, 4.01, 4.02, 5, 6, 7, 7A, & 13; and Block 285, Lots 1A, 3, 14 & 15.

In April 2004, the Commission authorized staff to investigate several additional parcels not previously identified as being in-need of redevelopment. The study assessed Block 284, Lots 8, 12 and 15A (portion). In June 2004, the Commission deemed these lots to be in-need of redevelopment. The plan was amended in July 2004 to include Block 284, Lots 8, 12 & 15A (portion) into the Redevelopment Plan, and to reinstate, with modifications, the use, bulk, and design standards of the former Harrison Avenue Retail Center for Block 284, Lots 2A-3B-3BA, 3A, 4.01, 4.02, 5, 6, 7, 7A, 8, 12 13 & 15A (portion) and Block 285, Lots 1A, 3, 14 & 15. The Kearny Area Redevelopment Plan adopted in July 2004 included the following parcels: Block 205, Lots 18, 19 (portion), 24, 25, 26A, 26B, 27 & 28-33; Block 253, Lots 4, 5A & 5B; Block 275, Lot 1; Block 281, Lot 1; Block 284, Lots 2A-3B-3BA, 3A, 4.01, 4.02, 5, 6, 7, 7A, 8, 9A, 9B, 9CA, 9CB, 9CC, 9CD, 10E, 11A, 11AA, 11AB, 11AC, 11AD, 11AE, 11B, 12, 13, 14, 14A, 14AB & 15A (portion); Block 285, Lots 1A, 1B, 1C, 2, 2A, 3-9 & 14-17; and Block 286, Lots 4, 4A, 5, 6A, 6B, 7, 8A, 9, 10A, 16, 17A, 17AB, 47, 47A & 48. The Plan was amended in September 2011, June 2014, and April 2024.

3. Goals and Objectives

This redevelopment plan is predicated on the following goals and objectives:

a. To promote the public health, safety, and general welfare through the NJSEA's redevelopment powers.
b. To promote economic development and create job opportunities in the District.
c. To support opportunities for properties deemed in need of redevelopment to meet current environmental standards.
d. To accommodate regional demand for modern industrial development and e-commerce logistics.
e. To promote safe and efficient circulation for both vehicles and pedestrians within, and in the vicinity of, the redevelopment area.

4. Land Uses

The following general assumptions were made in the selection of the land uses for the redevelopment area:

a. Within the limits outlined in this plan, development shall be permitted only to the extent that existing utility, transportation, and municipal infrastructure can support it or to the extent that the developer is willing to provide improvements that will support it.
b. A redeveloper shall be required to submit a Project Impact Assessment (PIA) in accordance with N.J.A.C. 19:4-10.1.
c. A detailed traffic impact study, as set forth in N.J.A.C. 19:4-7.10 *et seq*., shall be prepared identifying mitigating measures to be performed by the developer, if required.

d. For any proposal that requires an improvement to mitigate an impact identified in the PIA in accordance with N.J.A.C. 19:4-7.10 *et seq*., the developer shall enter into an agreement with the NJSEA within 60 days of issuance of a zoning certificate for the project.
e. Appropriate buffers shall be provided adjacent to wetlands and/or environmentally sensitive areas.
f. It is the sole responsibility of the developer to perform due diligence in order to determine if there is any contamination remaining from a former use of any site or from any other activity that may have occurred on a site. The developer shall perform any environmental clean-up deemed necessary, in accordance with New Jersey Department of Environmental Protection requirements.

5. Transportation Infrastructure

The redevelopment area is easily accessed from several major highways, including the NJ Turnpike and Interstate 280. Harrison Avenue, which becomes Newark Turnpike, is an arterial that runs east-west and bisects the redevelopment area. Schuyler Avenue, a county road outside of the redevelopment area, serves as a major north-south roadway through Kearny, connecting Harrison Avenue to Belleville Turnpike/Route 7. Bergen Avenue is a north-south roadway connecting Harrison Avenue to Schuyler Avenue. Bergen Avenue was rebuilt in 2006; however, a height limitation at NJ Transit's Kingsland Line overpass restricts truck traffic over 12'6" in height. The Kingsland Line serves as the western boundary of the redevelopment area.

6. Public Utilities

PSE&G provides gas and electric service to Kearny, and the North Jersey District Water Supply Commission (NJDWSC) supplies Kearny's water. The Passaic Valley Sewerage Commission (PVSC) receives wastewater from Kearny, but line maintenance and pumping are the responsibility of the Kearny Municipal Utilities Authority (KMUA).

7. Recreation Facilities

There are no public recreation facilities currently located within the redevelopment area. Meadows Path is planned as a 25.5-mile District-wide trail system. When complete, the Meadows Path system will follow the western bank of the Hackensack River from Losen Slote Creek Park in Little Ferry to West Hudson Park in Kearny (outside of the redevelopment area) to connect population centers and provide access to wildlife areas, scenic overlooks, ballfields, bus stops, boating facilities, and restaurants.

The Greenway, a nine-mile linear State park, is planned for the inactive NJ Transit Boonton Line, adjacent to the northern boundary of the redevelopment area. The Greenway spans Essex and Hudson Counties, connecting the communities of Montclair, Glen Ridge, Bloomfield, Belleville, Newark, Kearny, Secaucus and Jersey City. The New Jersey Department of Environmental Protection acquired the railroad right-of-way from Norfolk Southern on August 19, 2022. Construction on Phase 1, a one-mile segment of the linear park located in Newark, began in July 2025 and is expected to be completed in 2027.

There are approximately 145 acres of wetlands in the Kearny Redevelopment Area, including a small portion of the Kearny Marsh along the northern boundary and other areas along the southern and eastern boundaries of the redevelopment area. Additional wetland areas are located in the interior portion of the redevelopment area.

The Kearny Marsh was purchased by the NJMC for preservation in 2002. Future opportunities for passive recreation are contemplated on the adjacent Keegan Landfill. The Keegan Landfill provides valuable habitat for migrating birds and resident fauna. Gunnell Oval and Harvey Field are two municipal recreation facilities located outside of the District on Schuyler Avenue.

8. Relationship to Hackensack Meadowlands District Master Plan and Regulations

Relationship to Master Plan

The current Master Plan for the Hackensack Meadowlands District was adopted in February 2020. The Land Use Plan of the Hackensack Meadowlands District Master Plan Update 2020 designates 12 Planning Areas in the District. Commercial Center, Logistics/Industrial Center, Sustainable Uplands Reserve, and Preserve areas are represented within the redevelopment area.

The *Commercial Center* Planning Area classification accommodates regional commercial retail opportunities, generally along major transportation corridors. In addition to recognizing existing commercial centers, this designation promotes the development of a range of commercial uses, including community commercial centers, highway commercial development, big box retail, theme retail, commercial recreation facilities, and office/hotel development.

The *Logistics/Industrial Center* Planning Area classification encompasses properties that are traditionally associated with heavy industry in the Meadowlands. They include heavy industrial and logistics facilities, warehouse and distribution facilities, public utility uses, and intermodal rail facilities. Logistics uses involve the combination of transportation, assembly, processing and delivery of goods, and often require multiple transportation modes to get goods from manufacturers to the consumer market. Intermodal uses have a particular reliance on the trucking industry.

The *Preserve* Planning Area classification is comprised of the Hackensack River, its tributary network, and adjoining lands in the District. The Hackensack River system is recognized as a defining attribute of the Meadowlands District, and this category includes most of the existing wetland areas in the District. The Preserve Planning Area permits uses that are consistent with the preservation of open space and habitat protection and enhancement. Wildlife management areas are encouraged. The plan promotes the formulation of a habitat enhancement program for the Preserve Planning Area, as well as edge parks and waterfront park areas for the public. Preserve Planning Areas also accommodate existing public utilities and radio towers. Wetland restoration and/or mitigation is provided in connection with programs and regulations of other State and Federal agencies. The Preserve area classification will promote the protection of wetlands remaining in the District, with the intent of full public ownership.

The *Sustainable Uplands Reserve* Planning Area designation is associated with landfill areas including the Keegan Landfill and the former Viola, Avon, Rutherford, Kingsland, Erie, 1-A, 1-D, 1-E, Mall, and Malanka Landfills. The principal objectives of this area classification are to properly close the landfills using techniques that are proven to protect the environment, and, thereafter, to allow for uses that promote economic development in a manner that avoids negative impacts to the environment. Landfills in the Sustainable Uplands Reserve Planning Area may be utilized for the installation of renewable energy facilities, such as the NJSEA's photovoltaic installation atop the former 1-A Landfill in Kearny, along with other forms of environmentally sound development that can reasonably be accommodated on landfill areas given site constraints while preserving the integrity of remedial/closure measures. The plan also

envisions the conversion of landfills and adjacent areas to open space and/or recreation areas. Former landfill areas also present an opportunity to create upland habitats in synergy with adjoining wetlands ecosystems. Landfill areas, with their history of scarring the Meadowlands landscape, will be repurposed to benefit the Meadowlands environment and the economy.

The District Zoning Regulations and Official Zoning Map serve as the implementation tool for the land use planning objectives of the master plan. Pursuant to the NJSEA statute at N.J.S.A. 5:10A-1 et seq., the NJSEA is authorized to adopt codes and standards with regards to the zoning and rezoning of lands within the Meadowlands District, and to conduct redevelopment activities. Regulations specific to the planning and zoning of redevelopment areas are provided in N.J.A.C. 19:3-5.1 et seq.

Since the adoption of the Kearny Area Redevelopment Plan in May 2000, and amendments in March 2002, July 2004, September 2011, June 2014 and April 2024, portions of the area have been developed with regional distribution uses consistent with the redevelopment plan.

The Kearny Town Master Plan (2021-2030) was adopted in January 2022. Planning concepts proposed in the plan, including its goals and objectives, are consistent with those of the Hackensack Meadowlands District Master Plan Update 2020 and this redevelopment plan.

This amended Redevelopment Plan supersedes the existing zoning regulations and/or prior redevelopment plan(s) applicable to the redevelopment area, per N.J.A.C. 19:3-5.11(a) and 5.15(i). Any zoning or planning standard not specifically addressed within this redevelopment plan will be subject to the District Zoning Regulations for appropriate review and regulatory criteria. Any redevelopment project must address relevant development regulations of the NJSEA.

9. Smart Growth and Sustainability

The NJSEA recognizes the State of New Jersey's use of Smart Growth principles to guide land use decisions and develop strategies to address conservation challenges. In the District, Smart Growth principles such as economic growth and redevelopment are promoted in the planning and zoning activities of the NJSEA.

The District's regulations also promote Smart Growth through sustainability initiatives, including the adoption of regulations encouraging sustainable green building practices. N.J.A.C. 19:4-6.6 provides incentives for applicants to the NJSEA to utilize green building practices or install alternative green building components, such as those recognized in green building certification programs, including the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) certification.

II. POTENTIAL IMPLEMENTATION STRATEGIES

A. Powers of Redevelopment Agency

The following provides the statutory provisions, pursuant to N.J.S.A. 5:10A-24, which the NJSEA may utilize to implement this redevelopment plan:

1. The NJSEA shall prepare and adopt a redevelopment plan for each area in the District determined by the NJSEA to be an area in need.

2. A municipality which has land subject to the jurisdiction of the NJSEA and adopts the NJSEA's redevelopment plan shall have the authority to approve or reject an application for a permit. The municipality shall provide the NJSEA all documentation, plans, and information regarding all applications. All fees generated by these applications and approvals shall be retained by the municipality. Any approval of any plan review or subdivision application by a municipality pursuant to this subsection shall be limited by, and based upon, the rules, regulations, and standards in a resolution adopted by the NJSEA and the municipality. All fees generated by these applications and approvals shall be retained by the municipality.

3. For those municipalities that do not adopt the NJSEA's redevelopment plan, the NJSEA may issue the permit for the proposed construction or alteration as being in conformity with the redevelopment plan. Any variations and modifications of the redevelopment plan shall be the responsibility of the NJSEA. A permit shall not be issued without a certificate from the Chief Engineer, or equivalent official of the NJSEA, that the proposal is in conformity with the NJSEA's redevelopment plan.

4. In undertaking projects pursuant to any redevelopment plan, the NJSEA may:

    i. Acquire by condemnation or otherwise, real or personal property, or any interest therein, including such property as it may deem necessary or proper, although temporarily not required for such purposes, in an area in need and in any area within the District designated by the NJSEA as necessary for relocation of residents, industry or commerce displaced from a redevelopment area;

    ii. Clear or reclaim any area so acquired and install, construct or reconstruct projects therein necessary to prepare such area for development;

    iii. Relocate or arrange or contract with public or private agencies for the relocation of residents, industry, or commerce displaced from the area in need;

    iv. Dispose of real property so acquired by sale, lease or exchange for the uses and purposes specified in the redevelopment plan, to any person or public agency;

    v. Study the recommendations of the constituent municipality's planning board impacted by the redevelopment plan for redevelopment of any area within that municipality and make its own investigations as to current trends in the area in need, as established by the NJSEA;

vi. By contract or contracts with public agencies or redevelopers or by its own employees' or consultants' plan, plan, construct, reconstruct, operate, maintain and repair any redevelopment or other project or any part thereof;

vii. Make and adopt plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, and for the enforcement of codes and laws relating to the use of land, the use and occupancy of buildings and improvements and to the control over the pollution of water and air and the disposal of solid waste.

B. NJSEA Involvement

The NJSEA has wide ranging powers to effectuate a redevelopment plan, ranging from the rezoning of property for private development, up to and including condemnation, ownership, and public development of the tract. The authority of the NJSEA in undertaking redevelopment projects is enumerated under N.J.S.A. 5:10A-1 *et seq*.

No condemnation by the NJSEA is anticipated to be necessary to implement this redevelopment plan. The role of the NJSEA is to provide the zoning that will enable the redevelopment of the subject properties.

III. SELECTED LAND USE OPTION

A. Selection of Recommended Land Uses

The redevelopment area has been divided into six sections, described below, in order to facilitate planning objectives for the area:

Harrison Avenue Retail Center
Block 284, Lots 2.02, 3.002, 3.003, 3.004, 4.021, 4.022, 7, 7.02 and Block 285, Lot 1.01
The Harrison Avenue corridor benefits from the most prominent visibility and accessibility in the redevelopment area, with proximity to both residential and light industrial uses. Therefore, retail and commercial uses are the recommended land uses for the specified properties.

Light Industrial Center
Block 205, Lots 25.01, 26.01, 26.02; Block 253, Lots 5.01, 5.02; Block 275, Lot 1; Block 285, Lots 3, 14, 15; and Block 286, Lots 4.01, 4.02, 4.03, 4.04, 4.06, 5, 6.01, 6.02, 7, 9, 16
Appropriate land uses for this area include the expansion of existing industrial uses. This area is well suited to light industry due to its proximity to highway and rail infrastructure. This land use option is also consistent with the objectives of the Belleville Turnpike Redevelopment Plan, located north of the Kearny Area Redevelopment Area, which permits large-scale distribution facilities. The USEPA NPL Diamond Head Oil Refinery Division site falls within this area.

Heavy Industrial Center
Block 284, Lots 9.01, 9.03, 9.05, 11.01, 11.02, 11.03, 11.04
It is recommended that heavy industrial uses be developed in this portion of the redevelopment area. These uses are most appropriate, given the heavy industrial nature of surrounding properties and the extensive transportation infrastructure in this area.

Keegan Landfill Center
Block 205, Lot 18, Lot 19.02, and Lots 24, 25.02, 27, 28, 29, 30, 31, 32 and 33
These lots comprise a portion of the Keegan Landfill, which ceased operations in 2019. The NJSEA continues to collect leachate and landfill gases to prevent any off-site environmental issues. Once the capping of the landfill is complete, the site will be used for passive recreation geared primarily toward the Kearny Marsh. It will also continue to provide valuable habitat for migrating birds and resident fauna.

Landfill Reclamation Area
Block 285, Lot 2; and Block 286, Lots 47 and 47.01
The 1-D Landfill has been remediated by NJDEP and is not slated for future development. The 15-W Landfill has not been remediated and currently has a methane recovery system in place.

Environmental Preservation Area
Block 286, Lot 48
This non-buildable wetland parcel is owned by the NJSEA and covers 6.6 acres.

IV. REDEVELOPMENT PLAN STANDARDS

A. REDEVELOPMENT STANDARDS

The standards contained within this redevelopment plan shall supersede existing regulations as contained in N.J.A.C. 19:4-1 *et seq*. District regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6, and 19:7 shall be consulted for any site requirements or standards not specifically set forth herein.

B. PURPOSE

The purpose of the Kearny Redevelopment Plan is to promote the provision of productive industrial and commercial ratables for the Town of Kearny, while encouraging sustainable design and green technology, and promoting high standards of creative layout, design, and construction in the development and use of the land.

The land use standards in the plan have been designed to:

1. Encourage the improvement of properties consistent with the overall redevelopment plan goals and standards expressed herein;

2. Encourage a symbiotic relationship among buildings, parking and landscaped areas, and vehicular and pedestrian circulation;

3. Encourage the development of green technologies;

4. Promote for the creation of positive tax ratables; and

5. Provide economic development opportunities through complementary land uses in order to create a high-quality distribution complex.

V. LAND USE AND BULK STANDARDS

A. DEFINITIONS

All words not described in this redevelopment plan shall have the definitions as listed in adopted District Zoning Regulations, or in the absence of such, in the dictionary.

“Bank” means facility offering financial services that is open to the public and engages in deposit banking and related financial services, such as making loans and investments.

“E-commerce delivery vehicle parking” means the use of a site or a building for the provision of parking spaces as a principal use, including associated driveways, aisles, turning and maneuvering areas, clearances, and similar features.

“Methane recovery system” means a facility or equipment system primarily designed to recover methane gas from landfills for utilization as an energy source.

“Public utility maintenance operation” means existing public utility equipment and appurtenances, including operating, maintaining, reconstructing, inspection, testing, and removing such equipment.

“Renewable and/or sustainable energy systems” means a system utilizing renewable and/or sustainable energy systems, such as wind energy, hydropower, or geothermal system installations, recognized under the New Jersey Energy Master Plan.

“Solar farm” means a facility composed of a system of photovoltaic cells utilized to convert sunlight into energy.

“Sports training facility” means a facility designed and used primarily for training in team sports programs, consisting of outdoor/indoor athletic fields and related facilities, including but not limited to gymnasiums, equipment and training rooms, offices, locker rooms and retail concession areas that are ancillary to such training facilities. The use shall allow multiple structures and multiple accessory uses as required to support day-to-day team training and competition or club operations.

“Training center” means a specialized instructional establishment that provides on-site training of business, commercial and/or trade skills.

“Vocational center” means a facility for the instruction of specific skills, which meets the state and/or federal requirements to be accredited as such.

“Water-oriented recreation” means public access to water features, including trails, boat/canoe launches, water crossings, site furnishings, signage and structures that facilitate wildlife observation.

“Wildlife habitat creation, enhancement, or restoration” means enhancement of natural features to provide improved habitat value for wildlife.

B. LAND USES

Six zoning districts have been established in order to meet the stated planning objectives for the redevelopment area. The zones are as follows:

1. Harrison Avenue Retail Center
Block 284, Lots 2.02, 3.002, 3.003, 3.004, 4.021, 4.022, 7, 7.02 and Block 285, Lot 1.01

The Harrison Avenue corridor benefits from the most prominent visibility and accessibility in the redevelopment area, with proximity to both residential and light industrial uses. Therefore, retail and commercial uses are the recommended land uses for the specified properties. The USEPA Diamondhead Superfund site falls within this area.

a. Permitted Uses
   i. Automobile repair facilities minor, when developed in conjunction with a retail use of three (3) acres or greater;
   ii. Banks;
   iii. Commercial recreation, indoor;
   iv. Essential public services;
   v. Fuel service stations, when developed in conjunction with a retail use of three (3) acres or greater;
   vi. Hotels and motels;
   vii. Movie theaters;
   viii. Office;
   ix. Personal services;
   x. Public utility uses, light;
   xi. Retail;
   xii. Restaurants; and
   xiii. Self-storage facilities.

b. Special Exceptions
   i. Automobile sales;
   ii. Communications transmission towers; and
   iii. Day care facilities.

c. Use Limitations
   i. All operations, activities and storage shall be conducted within completely enclosed buildings, unless otherwise specified herein. The following outdoor operations, activities and storage shall be permitted when conforming to all other requirements:
      1) Outdoor display facilities shall be permitted in conjunction with automobile sales;
      2) Accessory outdoor storage areas shall be permitted only in connection with a permitted retail use. Said storage area shall be located immediately adjacent to the building, and its area shall be included within the permitted floor area of the site. Accessory outdoor storage areas shall not exceed 10 percent of the floor area of the building. Accessory outdoor storage areas shall be fenced and screened. Materials within accessory outdoor storage areas shall not exceed the height of the screening.

3) Accessory outdoor display areas shall be permitted only in connection with a permitted retail use. Said display areas shall be located immediately adjacent to the building and its area included within the permitted floor area of the site. Accessory outdoor display areas shall not exceed 20 percent of the floor area of the building. Accessory display areas shall be fenced and screened.
4) For purposes of ii and iii above, the term "building" is established as any structure having a roof and completely enclosed by walls.
5) Accessory outdoor seating areas for restaurants shall not exceed 15% of the number of seats in the interior seating area, not including bar and cocktail lounge seating. Outdoor seating must be located in areas that do not impede pedestrian traffic or vehicular traffic.
6) Drive-through facilities shall be permitted as accessory uses to restaurants only when the restaurant is developed in conjunction with a retail use of three (3) acres or greater within the Center. A maximum of 2 (two) restaurants with drive-through facilities shall be permitted within the Harrison Avenue Retail Center.
7) Outdoor play areas are permitted in association with licensed day care facilities.
8) Parking of vehicles accessory to a building or use that is located within the Harrison Avenue Retail Center, regardless of whether such building or use is permitted or deemed by the NJSEA to be a pre-existing nonconforming use, provided the parking is located on a lot adjacent to such building or use and is adequately screened from the public right of way.

2. Light Industrial Center
Block 205, Lots 25.01, 26.01, 26.02; Block 253, Lots 5.01, 5.02; Block 275, Lot 1; Block 285, Lots 3, 14, 15; and Block 286, Lots 4.01, 4.02, 4.03, 4.04, 4.06, 5, 6.01, 6.02, 7, 9, 16

Appropriate land uses for this area include the expansion of existing industrial uses. This area is well suited to light industry due to its proximity to highway and rail infrastructure. This land use option is also consistent with the objectives of the Belleville Turnpike Redevelopment Plan, located north of the Kearny Redevelopment Area, which permits large-scale distribution facilities.

a. Permitted Uses
   i. Automobile repair facilities, minor;
   ii. Automobile rental facilities;
   iii. Automobile sales;
   iv. Business support services;
   v. Car washes;
   vi. Commercial recreation, indoor;
   vii. Contractor's office;
   viii. E-commerce delivery vehicle parking;
   ix. Essential public services;
   x. Fuel service stations;
   xi. Institutional uses;
   xii. Light industry;
   xiii. Office;
   xiv. Public utilities, light;
   xv. Research and development facilities;

xvi. Self-storage facilities;
xvii. Sports training facilities;
xviii. Training center;
xix. Truck sales;
xx. Truck rental facilities;
xxi. Truck repair facilities;
xxii. Vocational center;
xxiii. Warehouse and distribution facilities; and
xxiv. Wholesale establishments.

b. Special Exceptions
   i. Communications transmission towers;
   ii. Day care facilities; and
   iii. Public utilities, heavy.

c. Use Limitations
   i. All operations, activities and storage (except off-street parking and loading; parking of empty, registered and operational vehicles, enclosed trailer-mounted equipment as limited below, and/or roadworthy trailers; and auto and truck sales/rental yards) shall be conducted within completely enclosed buildings.
   ii. Outdoor storage of containers shall not be permitted.
   iii. Outdoor storage of freestanding or trailer-mounted equipment shall not be permitted with the following exception: A maximum of 10,000 square feet of outdoor storage of enclosed trailer-mounted equipment shall be permitted on lots exceeding 25 acres.
   iv. All truck/trailer and equipment repairs shall take place within completely enclosed buildings.
   v. Outdoor play areas are permitted in association with licensed day care centers.
   vi. The yard fronting on a railroad right-of-way shall not be considered a front yard within the Light Industrial Center.
   vii. Uses shall be subject to additional limitations or deed restrictions as required by other government entities.

3. Heavy Industrial Center
Block 284, Lots 9.01, 9.03, 9.05, 11.01, 11.02, 11.03, 11.04

It is recommended that heavy industrial uses be developed in this portion of the redevelopment area. These uses are most appropriate, given the heavy industrial nature of surrounding properties and the extensive transportation infrastructure in this area.

a. Permitted Uses
   i. Automobile repair facilities, major;
   ii. Building material yards and facilities;
   iii. Bus garages
   iv. Class A recycling facilities;
   v. Class B recycling facilities;
   vi. Construction equipment sales, rental and repair;
   vii. Contractor's yard or facilities;
   viii. E-commerce delivery vehicle parking;

ix. Essential public services;
x. Fuel service stations;
xi. Heavy industry;
xii. Institutional uses;
xiii. Intermodal facilities;
xiv. Outdoor storage;
xv. Public utilities, heavy;
xvi. Public utilities, light;
xvii. Railroad terminals and yards;
xviii. Research and development facility;
xix. Resource recovery facilities;
xx. Truck terminals;
xxi. Truck washes; and
xxii. Warehouse and distribution facilities.

b. Special Exceptions
   i. Communications transmission towers; and
   ii. Helistops.

c. Use Limitations
   i. Outdoor storage of containers shall be limited to a total of two containers per stack or a maximum height of 25 feet above grade level, whichever is less, and shall be heavily screened in accordance with N.J.A.C. 19:4-8.9.
   ii. Outdoor storage of products and materials shall be limited to a maximum height of 25 feet above grade level and shall be heavily screened in accordance with N.J.A.C. 19:4-8.9.

4. Keegan Landfill Center
Block 205, Lot 18, Lot 19.02, and Lots 24, 25.02, 27, 28, 29, 30, 31, 32 and 33

These lots comprise a portion of the Keegan Landfill, which ceased operations in 2019. The NJSEA continues to collect leachate and landfill gases to prevent any off-site environmental issues. Once the capping of the landfill is complete, the site will be used for passive recreation geared primarily toward the Kearny Marsh. It will also continue to provide valuable habitat for migrating birds and resident fauna.

a. Permitted Uses
   i. Park or recreation facility;
   ii. Renewable and/or sustainable energy systems;
   iii. Solar farm;
   iv. Water-oriented recreation;
   v. Wildlife habitat creation, enhancement or restoration; and
   vi. Structures and improvements essential for and used solely in conjunction with other permitted uses in the Center.

b. Use Limitations
   No use shall be operated, conducted or maintained that may impair the quality and character of the Center.

Landfill Reclamation Center
Block 285, Lot 2; and Block 286, Lots 47 and 47.01

The 1-D Landfill has been remediated by NJDEP and is not slated for future development. The 15-W Landfill has not been remediated and currently has a methane recovery system in place.

a. Permitted Uses
   i. Methane recovery system;
   ii. Public utility light;
   iii. Renewable and/or sustainable energy systems;
   iv. Solar farm; and
   v. Structures and improvements essential for and used solely in conjunction with other permitted uses in the Center.

b. Use Limitations
   No use shall be operated, conducted or maintained that may impair the quality and character of the Center.

6. Environmental Preservation Area
Block 286, Lot 48

This non-buildable wetland parcel is owned by the NJSEA and covers 6.6 acres.

a. Permitted Uses
   i. Park or recreation facility;
   ii. Water-oriented recreation;
   iii. Wildlife habitat creation, enhancement or restoration; and
   iv. Structures and improvements essential for and used solely in conjunction with other permitted uses in the Area.

b. Use Limitations
   No use shall be operated, conducted or maintained that may impair the quality and character of the Area.

C. BULK REQUIREMENTS

Bulk requirements within the redevelopment area shall be as listed in Table 1 below.

Figure 3: Bulk Requirements

	Harrison Avenue Retail Center	Light Industrial Center	Heavy Industrial Center	Landfill Reclamation Center, Keegan Landfill Center, and Environmental Preservation Area
Bulk Requirements				
Maximum Lot Coverage	40%	50%	50%	N/A
Minimum Open Space	15%	15%	15%	N/A
Minimum Front Yard - Structures	50 ft.	50 ft.	35 ft.	N/A
Minimum Front Yard – Parking	25 ft.	25 ft.	25 ft.	N/A
Minimum Side Yards	40 ft.	30 ft.	20 ft.	N/A
Minimum Rear Yard	40 ft.	30 ft.	20 ft.	N/A
FAR	0.4	0.5	0.5	N/A
Maximum Building Height	N/A	N/A	N/A	1 story
Lot Size Requirements				
Minimum Lot Area	3 acres	3 acres	1 acre	N/A

D. DESIGN CRITERIA

Unless superseded in this redevelopment plan, all improvements shall be in compliance with the Site Plan Requirements of the District Zoning Regulations, as set forth in N.J.A.C. 19:4-8.1 *et seq.,* except as noted herein.

1. Circulation, Parking and Loading

Unless altered herein, parking and loading requirements shall conform to N.J.A.C. 19:4-8.2 through 8.4.

The following additional requirements may apply:

a. Shared Parking

Mixed-use development has been recognized to improve efficiency with respect to the utilization of parking spaces. Several of the land uses within the Harrison Avenue Retail Center may be able to share parking depending on their peak hours of operation. The efficiencies created through a blend of land uses tend to reduce automobile dependency below that which is precipitated by a single-use, standalone development. As a result, a shared parking study, in accordance with

District Zoning Regulations, may be submitted for projects within the Harrison Avenue Retail Center.

Any land-banked parking areas created as per NJSEA land-banked parking and shared parking requirements at N.J.A.C. 10:4-8.2 *et seq.,* shall be permitted to be converted to usable parking in accordance with the approved site plan when determined by the developer that such parking is needed, upon notice to the NJSEA and without further study.

b. Pedestrian Circulation
A pedestrian circulation plan shall be submitted as part of any zoning certificate application for property within the Harrison Avenue Retail Center. Pedestrian routes between uses shall be separated from vehicular and truck traffic where appropriate. Sidewalks shall use complementary materials and design elements. Where necessary, pedestrian protection devices such as bollards or buffer vegetation shall be provided. Clear and identifiable pedestrian pathways to mass transit locations shall be provided.

c. Parking Management Plan
For sports training facilities, applicants are required to submit a Parking Management Plan at the time of Zoning Certificate application. This plan shall address parking demand resulting from patrons, occupants, team members, employees, and spectators; parking management; and traffic management related to the operation of the sports training facility. Strategies to lessen the impacts of traffic on the site, including shared parking, captive parking, and off-site parking and shuttles, may be included. The Parking Management Plan shall be subject to NJSEA review and approval.

d. Meadows Path
Linkages to Meadows Path shall be provided to the extent practicable in the Keegan Landfill Center, and are encouraged within the remainder of the redevelopment area.

2. Site Service Improvements

a. The provisions of N.J.A.C. 19:4-8.15, governing site service improvements, shall apply.

b. With the exception of utility-related uses, a refuse and/or recycling area in accordance with N.J.A.C 19:4-8.15(f) shall be provided.

c. Generators shall be located in side or rear yards, shall meet required setbacks, and shall be screened in accordance with N.J.A.C. 19:4-8.9(d)6iv and 8.10. District Environmental Performance Standards Category B shall apply to generators.

d. The installation of electric vehicle charging stations for employee, visitor and fleet vehicles is encouraged. Rideshare drop-off locations incorporated into the site circulation plan are also encouraged.

3. Sustainable Design

The NJSEA encourages developers to incorporate sustainable design within the redevelopment area. Employing green building methods from the onset of a project provides environmental, economic, and social benefits, including increased efficiency and reduction in energy costs. The NJSEA's green building regulations at N.J.A.C. 19:4-6.6 provide zoning and fee incentives to promote sustainable green building practices in the Meadowlands District.

4. Signage

a. All development shall be controlled by the standards and comprehensive sign plan requirements outlined in N.J.A.C. 19:4-8.14. Signage for each redevelopment center shall conform to the following standards:

   i. Harrison Avenue Retail Center: Highway Commercial
   ii. Light Industrial Center: Light Industrial A
   iii. Heavy Industrial Center: Heavy Industrial
   iv. Keegan Landfill Center: Parks and Recreation
   v. Landfill Reclamation Center: Intermodal A

b. Billboards shall conform to the standards of the billboard requirements outlined in N.J.A.C. 19:4-8.14(h)7ii, with the following exceptions:

   i. Notwithstanding the provisions of Table 8-5, billboards in the Landfill Reclamation Center shall only be permitted within 150 feet of a ROW having a posted speed limit if 55 mph or higher.
   ii. The maximum permitted number of billboards in the Landfill Reclamation Center is two (2) per lot.
   iii. The maximum permitted height for billboards in the Landfill Reclamation Center shall be 65 feet above the grade level of the adjacent roadway surface.

c. Signage for Sports Training Facilities shall conform to the standards of the Light Industrial A zone with the following exceptions**:**

   i. One freestanding sign at the development entrance, identifying the principal use, limited to an area no greater than 25 square feet and a height no greater than eight feet above the ground.
   ii. Signs commonly associated with and limited to information and directions typically used for the convenience of site users and visitors shall be limited to an area no greater than 20 square feet, and a height of no greater than six feet above the ground.
   iii. One wall-mounted sign on each building, other than covered athletic fields, limited to an area no greater than 150 square feet.
   iv. On covered athletic fields, up to two sign panels but not more than one per wall, identifying the principal use and a corporate sponsor, limited to an area no greater than 1,200 square feet per sign.
   v. On covered athletic fields, up to eight signs, but not more than two per wall, used to display schedules, upcoming events, programs, pictures and other information, limited to an area no greater than 24 square feet per sign.
   vi. All of the foregoing signs may include the logo of the principal use.

5. **Drainage**
   Drainage plans, including maintenance provisions, shall be prepared in accordance with NJSEA regulations at N.J.A.C. 19:4-8.6. All drainage ways shall be properly maintained and planted, and designed in accordance with the NJSEA's *Guidelines for Green Development and Redevelopment, Part 1-Low Impact Development*, where appropriate. Drainage designs shall not include permanent standing water.

6. **Floodplain Management**
   For structures within designated 100-year flood zones, the provisions of N.J.A.C. 19:4-5.2(a)3 and N.J.A.C. 19:4-9.1 *et seq*. shall apply.

7. **Lighting**
   The following shall apply to lighting associated with sports training facilities:

   a. The height of lighting poles for outdoor athletic fields shall not exceed 90 feet above the ground.

   b. Lighting poles in all other areas shall not exceed 25 feet in height.

   c. Illumination levels for outdoor athletic fields shall maintain a maximum to minimum uniformity ratio not exceeding 4:1.

   d. Glare shall be minimized in accordance with the performance standards at N.J.A.C. 19:4-7.7.

8. **Fences**
   The following shall apply to fences and netting associated with sports training facilities:

   a. Fences surrounding athletic fields shall not exceed 10 feet in height.

   b. Netting surrounding athletic fields may be provided at an adequate height to provide for the health, safety and welfare of site users and adjacent property owners.

9. **Environmental Performance Standards**
   a. The following environmental performance standards shall apply:
      i. Harrison Avenue Retail Center: Category B standards
      ii. Light Industrial Center: Category B standards
      iii. Heavy Industrial Center: Category C standards
      iv. Keegan Landfill Center: Category A standards, except Category B standards shall apply for glare.

   b. Proof of submittal to other agencies having jurisdiction and copies of all other agency approvals, such as the NJDEP, shall be obtained by the applicant and shall accompany the zoning certificate application.

10. **Building Façades**
    All facades visible from public rights-of-way shall consist of a finished decorative material. Architectural techniques shall be utilized to project variations in material, height, and color.

11. Landscaping

All landscaping shall be provided in accordance with N.J.A.C. 19:4-8.9 and shall follow the *NJSEA Landscape and Open Space Design Guidelines* to the extent practicable.

12. Transit

Any proposed development in the Kearny Redevelopment Area shall coordinate with NJ Transit early in the development process for the potential accommodation of transit facilities.

E. ADDITIONAL DEVELOPMENT REQUIREMENTS

1. Project Impact Assessment

All projects are subject to the requirements of N.J.A.C. 19:4-10.1 *et seq.* The Project Impact Assessment (PIA), if required, shall provide information to allow the NJSEA to assess the probable effects of a proposed project.

a. Any development proposed in phases shall assess the impacts for each individual phase and the project as a whole.
b. For a development proposal that requires an improvement to mitigate an impact identified in a PIA, the developer shall enter into an agreement with the NJSEA prior to the issuance of a zoning certificate for the project.

2. Traffic Impact Assessment

All projects are subject to the requirements of N.J.A.C. 19:4-7.10 *et seq.* The Traffic Impact Assessment (TIA), if required, shall assess the traffic and circulation impacts of a proposed development and identify improvements required. The scope of the TIA shall be determined in consultation with the Chief Engineer.

3. Riparian Rights

Pursuant to District zoning regulations, riparian instruments shall be secured for any land subject to the State's riparian interest.

4. Affordable Housing Considerations

With regard to affordable housing, the developer shall comply with the applicable requirements of the NJSEA; the New Jersey Council on Affordable Housing (COAH) or any future entity assuming the legal responsibilities of the Fair Housing Act; and P.L. 2008, Chapter 46, an act concerning affordable housing, revising and supplementing various parts of the statutory law, effective July 17, 2008, and any applicable laws of other agencies having jurisdiction. Non-residential development shall comply with State of New Jersey statutes and regulations governing payment of non-residential development fees.

5. Redeveloper Requirements

a. If the NJSEA elects to contract with a prospective redeveloper, pursuant to its authority under N.J.S.A. 13:17-6(j), 20(g), and or 21(b)6, prior to entering such contract, the redeveloper shall provide a financial report to the NJSEA assessing the financial viability of the redeveloper and/or redevelopment project. Such report shall contain, at a minimum, the following information:

    i. Identification of each financial and/or equity partner having any financial contribution to, ownership of, or like interest in, the project.

ii. Identification of each member of the redevelopment team and major consultants, including, but not limited to, attorneys, engineers, architects, planners, project and construction managers, financial consultants, lobbyists, and public relations consultants. Resumes and/or curricula vitae and a statement clearly identifying the roles of each member shall be provided.
iii. The composition of the redeveloper's current real estate portfolio, including details regarding the type of project and number of square feet or units developed, owned and/or managed.
iv. Details regarding the redeveloper's history of securing financing for real estate development projects within the past 10 years, at a minimum, detailing the type of project; financing method(s), source(s) and amounts committed; and proposed and actual completion dates of projects.
v. A description of all pending real estate development projects by the redeveloper, under development pursuant to enforceable contracts, including project type, status, development schedule, and the financial commitment required by the redeveloper, including a description of the financing method(s), source(s) and amounts committed.
vi. Audited financial statements, including balance sheets and operating statements, prepared by a Certified Public Accountant (CPA) in accordance with Generally Accepted Accounting Principles (GAAP), established by the Financial Accounting Standards Board (FASB), 401 Merritt 7, PO Box 5116, Norwalk, CT 06856-5116, http://www.fasb.org, for the five most recent fiscal years, for the redeveloper and any financial and/or equity partner(s). Such statements shall evidence the ability to financially perform, including the value of assets each participant would contribute to the project and verification that such assets are available.
vii. A statement describing the methods and anticipated and committed sources for financing the project, including its construction, and identifying the expected equity requirements and anticipated sources of working capital.
viii. For the redeveloper, including both the corporate or business entity and the principals of the corporate or business entity and each member of the development team, a statement and complete listing regarding any debarments, suspensions, bankruptcy or loan defaults, legal proceedings, and/or adverse judgments, regarding any real estate development project and/or government contract regardless of the date of such occurrence.
ix. A fiscal impact analysis for the proposed redevelopment project pursuant to the requirements of N.J.A.C. 19:4-10.4(a)14.
x. Such other information as may be deemed necessary by the NJSEA staff.

b. The redeveloper shall provide the following to the NJSEA, which shall be updated, at a minimum, every three months, beginning with the contract date, including any amendments:
i. The project pro-forma statement, prepared by a CPA in accordance with GAAP, which shall include, at a minimum, an income statement, balance sheet, and statement of cash flows.
ii. The projected development timeline.
iii. Any change in the financial report required in 5a above.

c. Any redeveloper applying to any federal, state, county, or municipal government entity for financial assistance, including, but not limited to, loans, grants, or bonds, shall notify the NJSEA of such application in writing and shall provide copies to the NJSEA of all correspondence and information regarding the requested financial assistance. The NJSEA staff shall provide any of the aforementioned entities with information about the project upon request. The NJSEA shall make a request to the applicable government entity to participate in the process for the evaluation of financial assistance to facilitate communication among public entities involved in the project.

Such participation shall include, but is not limited to, attendance at meetings with the redeveloper and the government entity from whom financial assistance is requested.

d. Any redeveloper of a project within a redevelopment area for which municipal payment-in-lieu-of-taxes (PILOT) bonds are sought shall notify the NJSEA contemporaneously with the commencement of discussions with municipal officials regarding PILOT bonds and shall provide copies to the NJSEA of all correspondence and information regarding the PILOT bonds. The NJSEA staff shall provide the municipality with information about the project upon request. The NJSEA shall make a request to the applicable government entity to participate in the process for the evaluation of PILOT bonds to facilitate communication among public entities involved in the project. Such participation shall include, but is not limited to, attendance at meetings with the redeveloper and municipality. The fiscal impact analysis required above shall evaluate the impact of PILOT bond financing on municipal tax rates and the Intermunicipal Tax Sharing Formula.

6. Approvals of Other Governmental Entities

a. Prior to the redevelopment of any property within the redevelopment area, the redeveloper shall procure any and all necessary permits and approvals from any federal, state, county, local, or municipal agency having jurisdiction.

b. Any redeveloper filing an application with any other State entity for any permit related to the redevelopment project shall provide a copy of such permit application to the NJSEA contemporaneously with its filing and shall provide copies to the NJSEA of all correspondence and information regarding the permit application. The NJSEA staff shall provide the regulatory entity with information about the project upon request. The NJSEA shall make a request to the regulatory entity to participate in the permitting process to facilitate communication among public entities involved in the project. Such participation shall include, but is not limited to, attendance at meetings with the redeveloper and the regulatory entity.

F. PARCELS REMOVED FROM REDEVELOPMENT AREA

A number of parcels have been removed from the Kearny Redevelopment Area. Parcels removed were designated as right-of-way or were owned by utilities. The following parcels were removed:

- Block 253, Lot 4
- Block 281, Lot 1.01
- Block 284, Lots 9.02, 9.04, 9.07, 10.04, 10.05, 13, 14, 14.01 and 14.02
- Block 285, Lots 1.02, 1.03, 2.01, 9, and 17
- Block 286, Lots 8.01, 10.01, 17.01 and 17.02

V. SELECTED REDEVELOPMENT PLAN IMPLEMENTATION STRATEGY

This redevelopment plan shall be the regulatory instrument for the development of the Kearny Area Redevelopment Area, along with the District Regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6 and 19:7, where applicable, and shall supersede all redevelopment plans and prior zoning for parcels of land contained within this redevelopment area. Any zoning or planning standard not specifically addressed within this redevelopment plan is subject to the District Zoning Regulations for the appropriate review and regulatory criteria.

No actions, other than the adoption of this plan and review of applications submitted by the private sector to implement this plan, are proposed or contemplated by the NJSEA at time of adoption of this plan.

RESOLUTION 2026-40

RESOLUTION TO DEEM A 61.1-ACRE PORTION OF THE PROPERTY LOCATED AT BLOCK 227, LOT 9 IN THE TOWN OF SECAUCUS AS AN AREA IN NEED OF REDEVELOPMENT FILE NO. SP-831

WHEREAS, N.J.S.A. 5:10A-7(j) authorizes the New Jersey Sports and Exposition Authority (NJSEA) to determine the existence of areas in need of redevelopment or rehabilitation and to approve or undertake redevelopment projects therein; and

WHEREAS, N.J.S.A. 5:10A-23 authorizes the NJSEA to declare the Hackensack Meadowlands District, or any portion thereof, to be an area in need of redevelopment; and

WHEREAS, N.J.A.C. 19:3-5.1 *et seq.* provides the procedures for designating an area within the Hackensack Meadowlands District as an area in need of redevelopment; and

WHEREAS, a petition dated March 13, 2026, was submitted by James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC, owner of the property identified as Block 227, Lot 9, in the Town of Secaucus ("Mori Tract" or "Property"), requesting that the NJSEA investigate the redevelopment potential of the Property; and

WHEREAS, Block 227, Lot 9 contains 135.8 acres and is split-zoned, with 61.1 acres of predominantly uplands located in the District's Regional Commercial zone and 74.7 acres of predominantly wetlands within the Environmental Conservation zone; and

WHEREAS, on June 24, 2026, the Board of Commissioners adopted Resolution No. 2026-23, which authorized the NJSEA staff to conduct an investigation of the property identified as Block 227, Lot 9, in the Town of Secaucus, New Jersey to determine if it meets the conditions to be designated an area in need of redevelopment; and

WHEREAS, the results of the staff's investigation were compiled in the "Draft Secaucus Block 227, Lot 9 In Need of Redevelopment Investigation Report," dated November 2026; and

WHEREAS, a public hearing was held on November 10, 2026, to obtain public comment on the draft redevelopment investigation report; and

WHEREAS, No verbal comments were received at the public hearing and no written comments were received by the NJSEA at the public hearing or in response to the public notice; and

WHEREAS, the NJSEA staff has concluded the redevelopment investigation and has prepared the final "Secaucus Block 227, Lot 9 In Need of Redevelopment Investigation Report," dated November 2026, which provides findings that the condition listed at N.J.A.C. 19:3-5.7(a)8 is applicable to the 61.1-acre portion of Block 227, Lot 9, currently located in the Regional Commercial zone; and

WHEREAS, the condition listed at N.J.A.C. 19:3-5.7(a)8 is not applicable to the 74.7-acre portion of Block 227, Lot 9, currently located in the Environmental Conservation zone, which will be subject to preservation through a required conservation easement.

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Sports and Exposition Authority, that only the 61.1-acre portion of Block 227, Lot 9, located in the Regional Commercial zone, is hereby deemed to be an area in need of redevelopment, pursuant to N.J.A.C. 19:3-5.6.

BE IT FURTHER RESOLVED, that the NJSEA staff is hereby authorized to prepare a redevelopment plan for the 61.1-acre portion of Block 227, Lot 9, located in the Regional Commercial zone, pursuant to N.J.A.C. 19:3-5.8 through 5.10, and to hold a public hearing to obtain public comment on the redevelopment plan.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of November 19, 2026.

_____

Christine Sanz
Secretary

MEMORANDUM

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

From: Sara J. Sundell *Date:* November 19, 2026

Subject: Resolution to Deem the Property Located at Block 227, Lot 9, In the Town of Secaucus as an Area in Need of Redevelopment (File No. SP-831)

On June 24, 2026, the Board of Commissioners adopted Resolution No. 2026-23, which authorized the staff to conduct an investigation of the property identified as Block 227, Lot 9 in the Town of Secaucus, New Jersey, to determine if it meets the conditions to be designated an area in need of redevelopment. The redevelopment investigation for Block 227, Lot 9 was requested by James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC, in a petition dated March 13, 2026.

The subject property contains 135.8 acres and is split-zoned, with 61.1 acres of predominantly uplands located in the District's Regional Commercial zone and 74.7 acres of predominantly wetlands within the Environmental Conservation zone.

The results of this investigation were compiled in the "Draft Secaucus Block 227, Lot 9 In Need of Redevelopment Investigation Report," dated November 2026. A public hearing was held on November 10, 2026, to obtain comment on the "in need of redevelopment" investigation. No verbal or written comments were received by the NJSEA at the public hearing or in response to the public notice.

The NJSEA staff has concluded the redevelopment investigation and has prepared a final "Secaucus Block 227, Lot 9 In Need of Redevelopment Investigation Report," dated November 2026, which provides findings that the condition listed at N.J.A.C. 19:3-5.7(a)8 is applicable to the 61.1-acre portion of Block 227, Lot 9, currently located in the Regional Commercial zone; however, the condition listed at N.J.A.C. 19:3-5.7(a)8 is not applicable to the 74.7-acre portion of Block 227, Lot 9, currently located in the Environmental Conservation zone, which will be subject to preservation through a required conservation easement.

Staff recommends that the Board of Commissioners of the NJSEA make a determination that only the 61.1-acre portion of Block 227, Lot 9, located in the

Regional Commercial zone, satisfies the regulatory criteria to be declared an area in need of redevelopment.

Staff further recommends that the Board of Commissioners of the NJSEA make a determination that the 74.7-acre portion of Block 227, Lot 9, located in the Environmental Conservation zone, does not satisfy the regulatory criteria to be declared an area in need of redevelopment.

Lastly, Staff recommends that the Board of Commissioners of the NJSEA authorize Staff to proceed with the preparation of a redevelopment plan for the 61.1-acre portion of Block 227, Lot 9, located in the Regional Commercial zone, and to hold a public hearing on the proposed redevelopment plan.

IN NEED OF REDEVELOPMENT INVESTIGATION REPORT

Block 227, Lot 9
Town of Secaucus



New Jersey Sports & Exposition Authority
November 2026

Redevelopment Investigation Authorized by NJSEA Resolution No. 2026-23 on June 24, 2026
Adopted by NJSEA Resolution No. 2026-XX on November 19, 2026

NEW JERSEY SPORTS & EXPOSITION AUTHORITY

IN NEED OF REDEVELOPMENT INVESTIGATION REPORT

Block 227, Lot 9
Town of Secaucus

November 2026

John Ballantyne, ***Chairman***

Joseph Buckelew, ***Vice Chairman***

Jill Hirsch, ***President/CEO***

Board Members
Aaron Binder*
Anthony Abrantes
John J. Duthie
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Gail B. Gordon, Esq.
Daniel Gumble
Woody Knopf
Thomas Mullahey
Sam Parker
Eric S. Pennington, Esq.
Marguerite M. Schaffer, Esq.
Louis J. Stellato
**NJ State Treasurer*

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I. INTRODUCTION

The New Jersey Sports & Exposition Authority (NJSEA) is in receipt of a petition dated March 13, 2026, submitted by James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC ("MLC"), owner of the property identified as Block 227, Lot 9, located along Paterson Plank Road/Hudson County Route 681 in the Town of Secaucus (the "Mori Tract" or "Subject Property"), requesting that the NJSEA investigate the redevelopment potential of the Subject Property.

On June 24, 2026, the NJSEA Board of Commissioners adopted Resolution No. 2026-23, which authorized the staff to conduct an investigation of the Subject Property to determine whether it meets the conditions to be designated an area in need of redevelopment.

The proposed in-need of redevelopment investigation area is comprised of one tax lot, Block 227, Lot 9, and is delineated by a red boundary line on **Figure 1 – Location Map**.

The Subject Property contains 135.8 acres and is split-zoned, with 61.1 acres of predominantly uplands located in the District's Regional Commercial (RC) zone and 74.7 acres of predominantly wetlands within the Environmental Conservation (EC) zone, as shown on **Figure 2 – Existing Zoning**, which depicts the existing zoning designations for the redevelopment investigation area.

The Subject Property fronts on Paterson Plank Road to the south, which is also designated as Hudson County Route 681, and is bounded by Park Plaza Drive within Harmon Meadow, a commercial/retail/residential development, to the west, as shown on **Figure 3 – Existing Land Use.** A small portion of the northwest corner of the property within the EC zone fronts on the Eastern Spur of the New Jersey Turnpike. The eastern and northern property lines form the municipal boundary line between Secaucus and North Bergen. The properties located north of the Subject Property include undeveloped wetlands and industrial uses. The eastern border of the Subject Property adjoins a stretch of PSE&G-owned utility right-of-way containing electric transmission towers, which is located along West Side Avenue in North Bergen. Warehouse and industrial properties are located in the immediate vicinity on the east side of West Side Avenue.

Prior to acquisition by the current property owner, the property, also known as the Mori Tract, had been owned by Eugene Mori and had been vacant and unimproved for many years. A review of historic aerial maps available to the NJSEA indicates that the Subject Property has remained vacant as far back as 1930, and the NJSEA has no evidence of prior development on the Subject Property.

In response to development interest in the Subject Property, and in consideration of the site's large upland area and its potential for significant economic and environmental impacts to the region, the NJSEA Board of Commissioners deemed the development of the Subject Property to be a Vital Project in Resolution 2019-07, dated March 21, 2019. In February 2023, the Petitioner submitted zoning certificate and use variance applications to develop a warehouse facility on the subject property. Subsequently, the Board passed Resolution 2025-26, conditionally approving a use variance to construct a 775,000-square-foot warehouse building with associated site improvements on the portion of the property within the Regional Commercial zone, and thereafter the NJSEA staff conditionally approved a zoning certificate, CZC-23-048, on March 19, 2026 for the project. As a condition of these issued approvals, the Petitioner, as the property owner, is required to provide a conservation easement to preserve in perpetuity the lands on the portion of the Subject Property within the EC zone.

The petitioner states that the Subject Property at Block 227, Lot 9 should be declared an area in need of redevelopment in accordance with the following criteria of the NJSEA regulations:

- Criterion No. 3, N.J.A.C 19:3-5.7(a)3, which states that *"Land that is owned by the NJMC (NJSEA), or other public entities, or unimproved vacant land that has remained so for a period of 10 years prior to adoption of the resolution; or land that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;"*

- Criterion No. 5, N.J.A.C. 19:3-5.7(a)5, which states that *"Lack of proper utilization of areas, caused by the condition of the title, diverse ownership of the real property therein, or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;"*

- Criterion No. 8, N.J.A.C. 19:3-5.7(a)8, which states that *Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.*

This In Need of Redevelopment Investigation Report ("Report") represents the results of the NJSEA staff investigation of the Subject Property to support the NJSEA Board of Commissioners' determination regarding whether the Subject Property should be deemed to be in need of redevelopment.

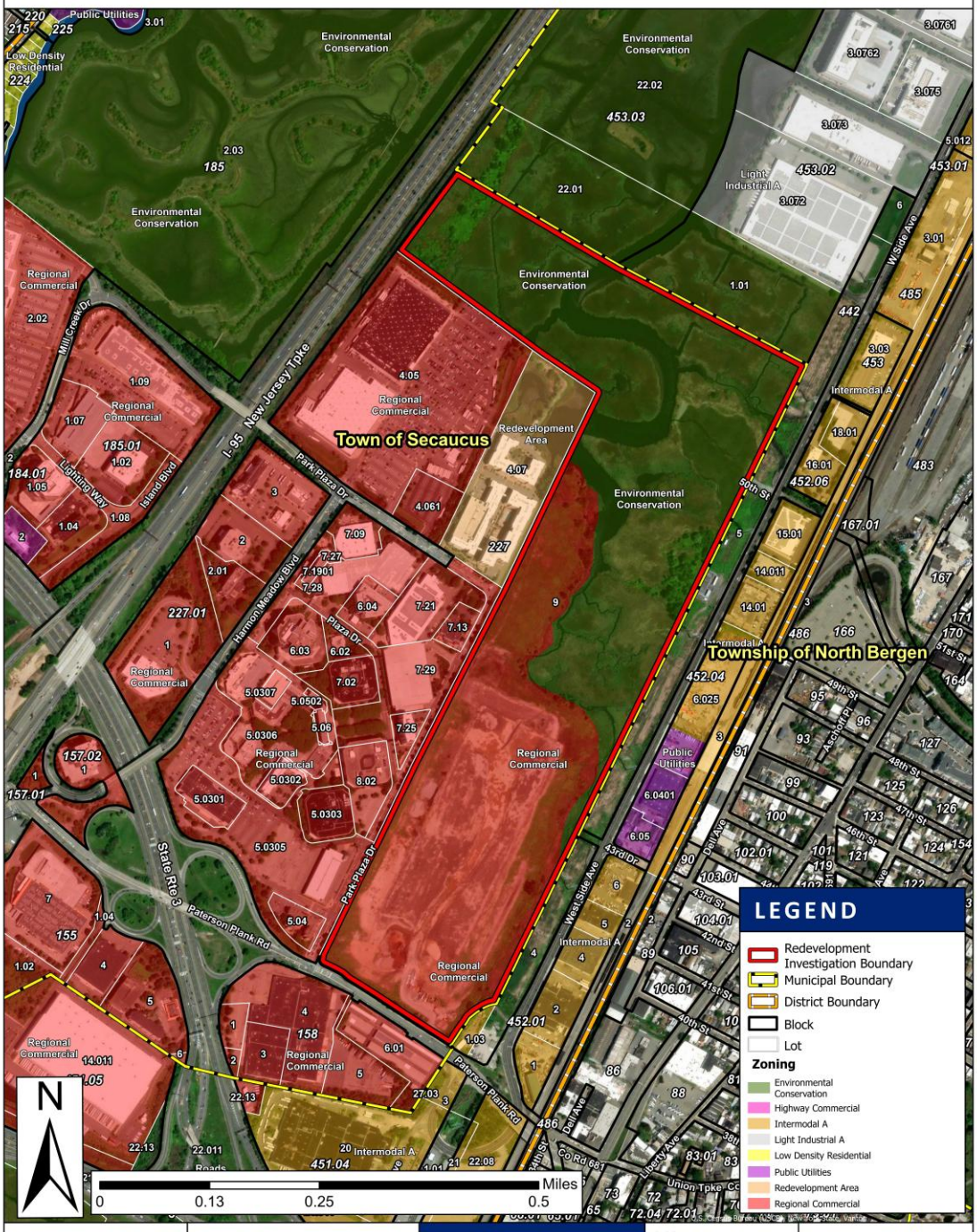
Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 1 Location Map



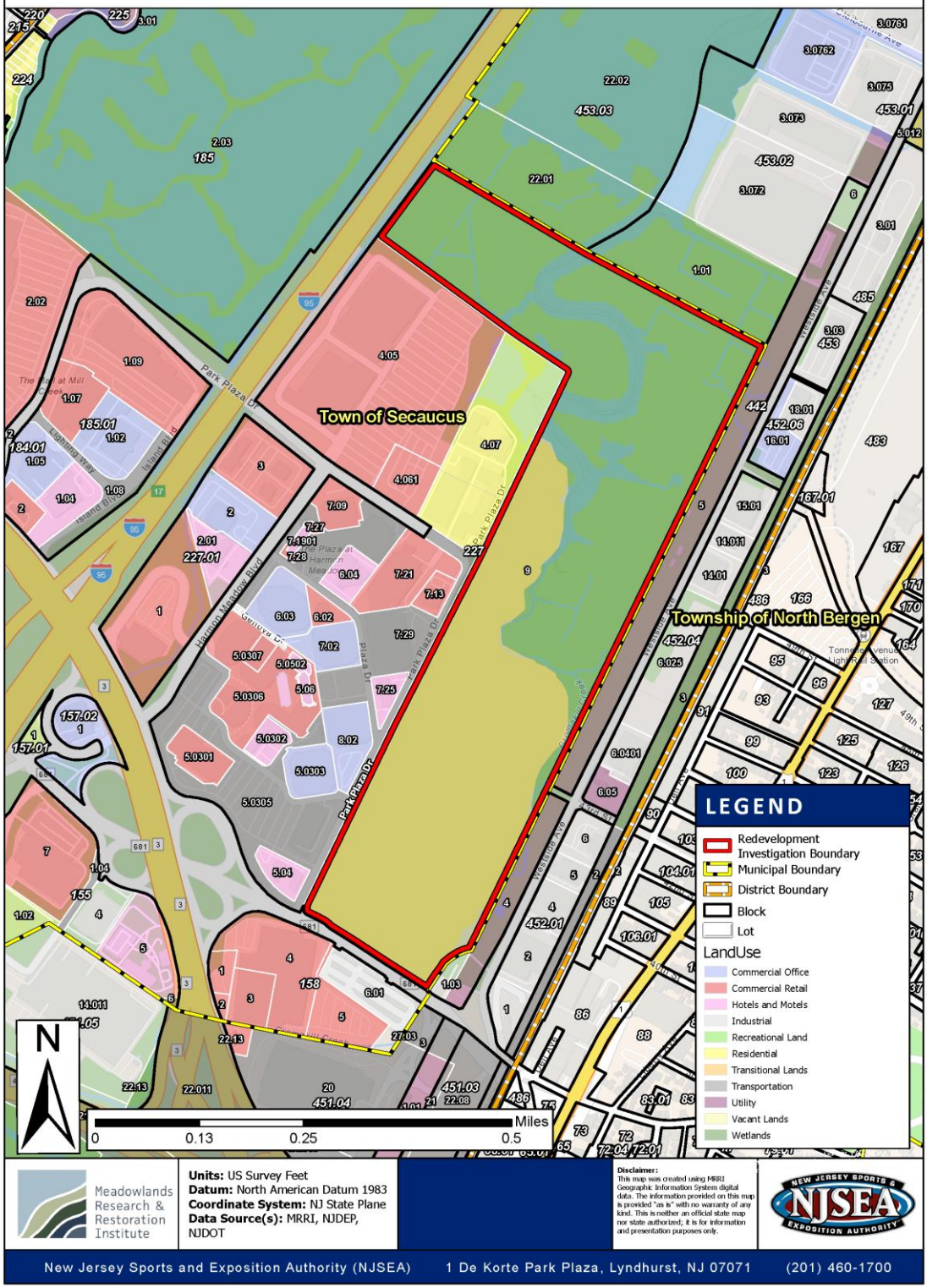
Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 2 Existing Zoning



Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 3 Land Use



II. REDEVELOPMENT POWERS AND PROCEDURES

1. Redevelopment Legislation

The NJSEA is authorized by statute, at N.J.S.A. 5:10A, to declare the entire Meadowlands District, or any portion therein, an area in need of redevelopment.

The procedure for taking such action is provided in the Hackensack Meadowlands Agency Consolidation Act at N.J.S.A. 5:10A-23, and codified in the District's redevelopment regulations at N.J.A.C. 19:3-5.1 *et seq*.

2. Redevelopment Investigation

N.J.A.C. 19:3-5.4 sets forth the provisions for the requirements of a redevelopment investigation. Upon adoption of a resolution by the Authority authorizing an investigation, the NJSEA staff shall conduct the investigation and prepare an "In Need of Redevelopment Report" (Report), which shall contain the following:

a) A description of the methods and resources used to assess the area;
b) A detailed description of the area, including, but not limited to, acreage, existing zoning, description of existing utility infrastructure, and other relevant characteristics;
c) A site analysis for each lot within the area, listing, at a minimum, ownership, size, and characteristics which support the designation of the area as in need of redevelopment; and
d) Findings comparing the listed characteristics of the area to each criterion of N.J.A.C. 19:3-5.7. NJSEA staff shall determine whether the existing conditions of the area in question meet any of the following criteria:

1. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;*

2. *The discontinuance of the use of buildings previously utilized for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable;*

3. *Land that is owned by the NJMC (NJSEA), or other public entities, or unimproved vacant land that has remained so for a period of 10 years prior to adoption of the resolution; or land that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*

4. *Areas with buildings or improvements that, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*

5. *Lack of proper utilization of areas, caused by the condition of the title, diverse ownership of the real property therein, or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;*

6. *Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;*

7. *Areas designated as an enterprise zone pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et seq., where the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and 40A:12A-6 for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of N.J.S.A. 40A:20-1 et seq.; or*

8. *Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.*

Upon completion of the draft Report, a public hearing shall be held in accordance with N.J.A.C. 19:4-4.17 to afford opportunity for public comment on the Report and its findings. The Report shall be available for public inspection upon the issuance of the public notice in accordance with N.J.A.C. 19:3-5.5.

3. Resources

The evaluation of the Subject Property and the immediately adjacent properties included the review of the following resources:

a) Existing physical and natural conditions in and surrounding the Subject Property;
b) NJSEA/MRRI aerial photographs and topographic maps;
c) NJSEA Geographic Information Systems (GIS) data provided by the Meadowlands Research & Restoration Institute (MRRI);
d) Hackensack Meadowlands District Master Plan Update 2020;
e) Hackensack Meadowlands District Regulations: N.J.A.C. 19:3-5.1 *et seq.* (Redevelopment Areas) and N.J.A.C. 19:4-1.1 *et seq.* (District Zoning Regulations);
f) Town of Secaucus Tax Maps;
g) Municipal Property Tax information (NJ MOD-IV data);
h) Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), with Effective FIRM dated August 28, 2019, and Preliminary FIRM dated August 29, 2014;
i) NJSEA violation and development application records/engineering files;
j) NJDEP Known Contaminated Sites List (KCSL);
k) NJDEP maps showing Conveyances and Leases of State-owned Tidelands;
l) USDA Natural Resources Conservation Service Soils Survey;
m) NJSEA File No. CZC 23-048 Variance recommendation;
n) Redevelopment petition dated March 13, 2026, and supporting documents, submitted to the NJSEA by James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC ("MLC");
o) NJDEP Administrative Order and Notice of Civil Administrative Penalty Assessment (AONOCAPA) Administrative Consent Order (ACO) dated 4/16/26;
p) NJDEP Site Remediation Administrative Consent Order (ACO) dated April 7, 2026;
q) NJSEA Resolutions 2017-26, 2019-07, 2025-26, 2025-65, 2026-23; and
r) Support letter dated March 30, 2026, from Secaucus Mayor Michael J. Gonnelli.

III. GENERAL CONDITIONS OF THE SUBJECT PROPERTY

Specific data regarding existing site conditions, characteristics and constraints are as follows:

1. **Property Area**
   The Subject Property is comprised of one tax lot, identified as Block 227, Lot 9, in the Town of Secaucus. The Subject Property totals approximately 135.8 acres in area per NJSEA GIS data, provided by MRRI.

   A map of existing zoning on and around the Subject Property can be found at **Figure 2 - Existing Zoning**. A map of existing land use can be found at **Figure 3 – Existing Land Use**.

Photo 1: Site Remediation (EC zone), 2023



Photo 2: Site Remediation (EC zone), 2023



Photo 3: Subject Property (EC zone) looking to the west/northwest



Photo 4: Subject Property (EC zone) looking north



2. Zoning

The Subject Property is located in both the Environmental Conservation (EC) and Regional Commercial (RC) zones.

A. Environmental Conservation Zone

The purpose of the Environmental Conservation zone is to preserve and enhance the ecological values of wetlands, open water and adjacent uplands within the District. The zone seeks to provide public access to these areas and encourage scientific and educational study in regard to wetland ecology.

a) The permitted uses in the EC zone (N.J.A.C. 19:4-5.9) are:

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

b) The special exception uses in the EC zone (N.J.A.C. 19:4-5.10) are:

1. *Communications transmission towers;*
2. *Electric transmission towers;*

3. *Marinas;*
4. *The construction of any element or other physical device to fulfill a requirement of another regulatory agency which has an interest in, or some level of jurisdiction over, a wetlands enhancement, restoration or creation activity; and*
5. *Structures and improvements essential for and used solely in conjunction with a permitted use.*

c) *The use limitation in the EC zone (N.J.A.C. 19:4-5.11) is that no use shall be operated, conducted or maintained that may impair the quality of the zone as an environmental conservation area. Any use that discourages or interferes with the purpose of the zone is prohibited.*

d) *The performance standards in the EC zone (N.J.A.C. 19:4-5.12) are:*
1. *All category A performance standards shall apply, with the exception of particulate source emissions.*
2. *Particulate source emissions shall not exceed 0.2 pounds per hour, per acre of lot for all uses*

B. Regional Commercial Zone

The purpose of the Regional Commercial zone is to accommodate large-scale commercial development proximate to major roadways, which is designed to accommodate a range of commercial uses serving a regional market area. Development in the zone should incorporate regional retail facilities and large-scale commercial employment centers.

a) *The permitted uses in the RC zone (N.J.A.C. 19:4-5.52) are:*
1. *Banks;*
2. *Business services;*
3. *Commercial recreation, indoor;*
4. *Commercial recreation, outdoor;*
5. *Convention centers;*
6. *Cultural facilities;*
7. *Day care facilities;*
8. *Health care centers;*
9. *Hotels and motels;*
10. *Movie theaters;*
11. *Offices;*
12. *Parks or recreation facilities;*
13. *Personal services;*
14. *Public utility uses, light;*
15. *Restaurants;*
16. *Retail;*
17. *Self-storage facilities; and*
18. *Social services.*

b) *The special exception uses in the RC zone (N.J.A.C. 19:4-5.53) are:*
1. *Communications transmission towers;*
2. *Essential public services; and*
3. *Helistops.*

c) The use limitations in the RC zone (N.J.A.C. 19:4-5.54) are:

1. *Accessory outdoor display areas shall be permitted only in connection with retail sales, when provided in accordance with the following:*
   - *i. Such areas shall be located immediately adjacent to the building;*
   - *ii. Such areas shall not exceed 20 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site; and iii. Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9, and shall not conflict with pedestrian or vehicular circulation.*
2. *Accessory outdoor storage areas shall be permitted only in connection with a principal retail use and used solely for the staging of new products, in accordance with the following:*
   - *i. Such areas shall not exceed 10 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site;*
   - *ii. Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9; and iii. Materials within accessory outdoor storage areas shall not exceed the height of the screening.*

d) The lot size requirements in the RC zone (N.J.A.C. 19:4-5.55) are:

1. *Minimum lot area: three acres; and*
2. *Minimum lot width: 300 feet.*

e) The bulk regulations in the RC zone (N.J.A.C. 19:4-5.56) are:

1. *Maximum lot coverage: 40 percent;*
2. *Minimum open space: 20 percent;*
3. *Yards:*
   - *i. Minimum front yard: 50 feet for all structures, 25 feet for at-grade parking areas;*
   - *ii. Minimum side yard: 40 feet; and*
   - *iii. Minimum rear yard: 30 feet;*
4. *FAR: 0.75, not including the floor area of parking garages, restaurants, hotels and motels; and*
5. *Maximum number of hotel and motel rooms per acre: 25 rooms.*

f) The performance standards in the RC zone (N.J.A.C. 19:4-5.57) are:
All category B performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Regional Commercial zone.

3. Wetlands and Tidelands

More than half of the Subject Property, 74.7 acres, is comprised of phragmites dominated wetlands associated with Cromakill Creek, a portion of which meanders through the northerly portion of the property. The Petitioner is seeking NJSEA approval to subdivide the developable uplands portion of the Subject Property. The property owner is required to provide a conservation easement to preserve the Environmental Conservation zoned portion of the Subject Property in perpetuity, pursuant to prior approvals issued by the NJSEA, as detailed in Section I. above.

The Petitioner submitted a riparian grant application dated October 24, 2025, to the Tidelands Resource Council, specifically for a riparian sweep grant that would resolve any gaps or gores in riparian title to formerly flowed tidelands within the subject property. As a condition of the previously issued NJSEA approvals (CZC-23-048), the Petitioner, as the property owner, is required to provide copies of a riparian grant for the 572,866.27-square-foot area. The application is currently under review by the Tidelands Resource Council.

The Petitioner currently holds a revocable utility license agreement from the Tidelands Resource Council to rent a 1,180-square-foot area for the use of a public utility and/or utility-related structures. The Petitioner is required to renew this license agreement before its expiration on February 2, 2048.

4. Soils

The soils map of the US Department of Agriculture Natural Resources Conservation Service Soil Survey indicates that the following soil classifications are present within the Subject Property:

a) WectA (Westbrook mucky peat, 0 to 2 percent slopes, very frequently flooded)
b) WATER (water).

Site-specific soils studies have been submitted with the construction permit applications to ensure that the appropriate construction methodologies will be utilized for the sound structural support of any future building on the Subject Property.

5. Contamination

The Known Contaminated Sites List (KCSL) in New Jersey is a report maintained by the New Jersey Department of Environmental Protection (NJDEP) pursuant to N.J.S.A. 58:10-23.16 and 23.17 that provides a record of sites with confirmed soil or water contamination at levels greater than the applicable cleanup criteria or standards. See **Figure 5 – Known Contaminated Sites** for a map of sites on the NJDEP Known Contaminated Sites List within the Subject Property and its vicinity.

The Subject Property is listed in the NJDEP KCSL identified as Public Interest (PI) G000059819 The property has been subject to illegal dumping dating from 1990, when asbestos containing material (ACM) was discovered. The NJDEP began remedial activities, which included removal of the ACM and capping of the remaining ACM disposal areas. The remediation was funded through the Spill Compensation and Control Act (N.J.S.A. 58:10-23.11) and was the subject of a lien placed on the Subject Property on May 10, 2019, by NJDEP in the amount of $426,654.72.

On October 16, 2012, NJDEP issued an Administrative Order and Notice of Civil Administrative Penalty Assessment (AONOCAPA) against the previous owner of the Subject Property for:
1) violating the Flood Hazard Area Control Act by illegally disposing of fill material in a flood hazard area on the Subject Property; and
2) violating the Solid Waste Management Act by illegally disposing of solid waste without obtaining a solid waste facility permit.

The illegal dumping of fill material by third parties occurred at an area off Paterson Plank Road and an area off West Side Avenue. The total amount of fill material was approximately 25,000 cubic yards and was described as consisting of construction and demolition debris, vegetative waste, and other unidentified debris.

The NJSEA issued two notices of violation to the previous property owner dated January 15, 2013. The areas of illegal fill described in the violations coincide with the fill areas identified by the NJDEP AONOCAPA, dated October 16, 2012. The notices identified that NJSEA regulations required the removal of all unauthorized fill material that is not "clean fill," absent a waiver and that if the material met the most stringent soil remediation standards, NJSEA would allow the fill material to remain in place, or to be moved to another portion of the Subject Property (provided all other NJDEP and ACOE requirements were met).

The Petitioner purchased the Subject Property in 2022 and undertook compliance efforts to resolve the open violations on the premises.

In accordance with the Remedial Action Workplan (RAWP) dated August 18, 2022, remedial actions consisting of the removal and off-site disposal of Unauthorized Fill Material, including materials impacted with asbestos, were conducted between February 6, 2023, and December 20, 2023.

As per the AONOCAPA ACO dated April 16, 2026, all unauthorized fill material has been removed from the property, including from portions of wetland areas on the site. As of June 2024, all affected wetlands have been mitigated.

The Petitioner was granted NJSEA approval to import approximately 538,000 cubic yards of "Clean Fill" to the Subject Property on June 13, 2024, in CZC-23-259 (Fill). Such fill will be used to grade the site and will serve as base material for the paved areas, landscaped areas, and floor slab which will serve as the environmental cap addressing underlying historic fill.

6. Vehicular Access

The Subject Property is located along a heavily utilized roadway network, which includes Park Plaza Drive to the west, Paterson Plank Road to the South and West Side Avenue to the east. Paterson Plank Road is a major transportation corridor connector between Route 1 & 9/Tonnelle Avenue and Route 3. Access to the Subject Property is via Paterson Plank Road. Sidewalks are provided on Paterson Plank Road. A new sidewalk along Park Plaza Drive will be constructed as a condition of the Petitioner's use variance approval (23-048). The sidewalk will run along the entire length of Park Plaza Drive, between Paterson Plank Road and the entrance to the proposed pedestrian path and viewing station. Sidewalks will be constructed along West Side Avenue from the site driveway to the north and south, connecting to existing NJ Transit bus stops.

Several bus stops are located adjacent to the Subject Property in Harmon Meadow. NJ Transit Route #78 provides service to Newark, #124 provides service to New York City, and #85 provides service to American Dream and Hoboken. Several bus stops are located along West Side Avenue for routes #83 and #121.The Harmon Meadow Shuttle provides access to additional NJ Transit bus lines and commuter rail at Secaucus Junction as well as other locations within Secaucus. The North Bergen Park-and-Ride facility is in close proximity to the Subject Property and provides access to NJ Transit Bus Route #320 to New York City.

7. Floodplain

The Subject Property appears on the Federal Emergency Management Agency's (FEMA) Effective Flood Insurance Rate Map (Effective FIRM), Map Number 34003C0266H, dated August 28, 2019 [see **Figure 6 – FEMA Floodplain Map (2019 Effective Map)**]. The Subject Property is located within a special flood hazard area (SFHA) designated by FEMA as Zone AE, a 100-year floodplain where base flood elevations (BFE) have been determined. The Subject Property has an Effective BFE of 8 feet (NAVD88 datum). FEMA also released Preliminary FIRMs to reflect the most up-to-date data, wherein the Subject Property is located on Map Number 34003C0266J dated August 29, 2014 [see **Figure 7 – FEMA Floodplain Map (2014 Preliminary Map)**]. The Subject Property has a Preliminary BFE of 8 feet (NAVD88 datum).

Hackensack Meadowlands District (HMD) regulations require that all structures located in a SFHA have a finished floor elevation at a minimum of one foot above the FIRM's established BFE. Accordingly, all new or substantially improved structures on the Subject Property must have a finished floor elevation located at a minimum of 9.0 feet (NAVD88).

The NJSEA also participates in FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS) and is certified as a Class 7 community, which qualifies flood insurance policy holders in a SFHA within the Hackensack Meadowlands District to a 15 percent discount in their FEMA flood insurance rates.

8. Utilities

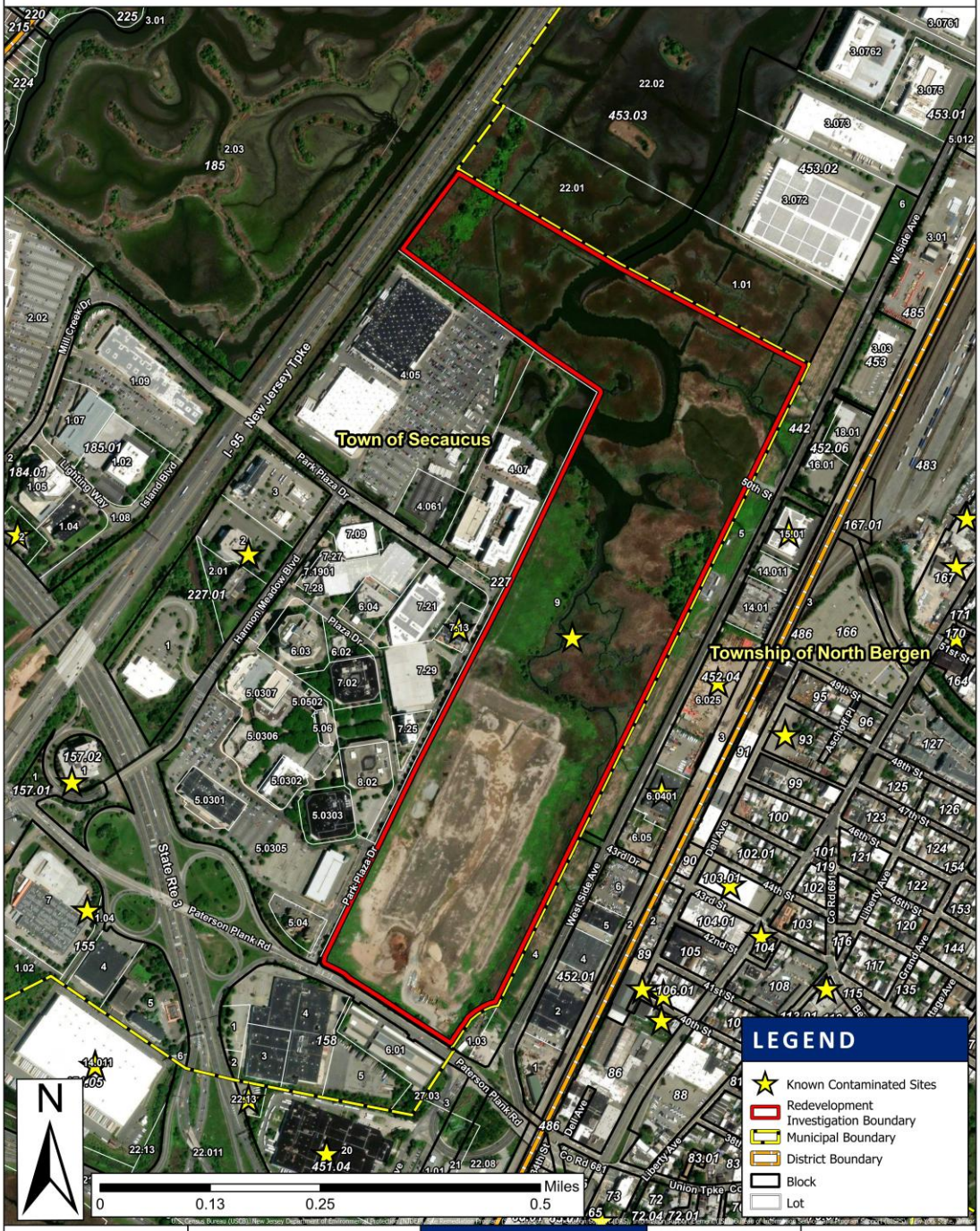
Public utilities are available to the Subject Property, including gas, water, electricity and telephone service, as well as public sanitary sewer improvements. Public Service Electric and Gas Company (PSEG) provides electric and gas service. Veolia North America provides water to the Subject Property, and the Secaucus Municipal Utilities Authority (SMUA) provides sewer services. The Petitioner has obtained will-serve letters from PSEG, Veolia North America and Verizon for the proposed 775,000-square-foot warehouse. An application to the SMUA to service the proposed warehouse is currently pending.

9. Other Redevelopment Areas in Close Proximity

The Hartz Carpet Center Redevelopment Area is located adjacent to the Subject Property to the west. The site includes two parcels within Harmon Meadow totaling 13.6 acres and formerly contained a 331,000 square foot carpet wholesale facility. The Hartz Carpet Center Redevelopment Plan was adopted on May 12, 2016, and the properties were redeveloped into a 469-unit multifamily residential complex.

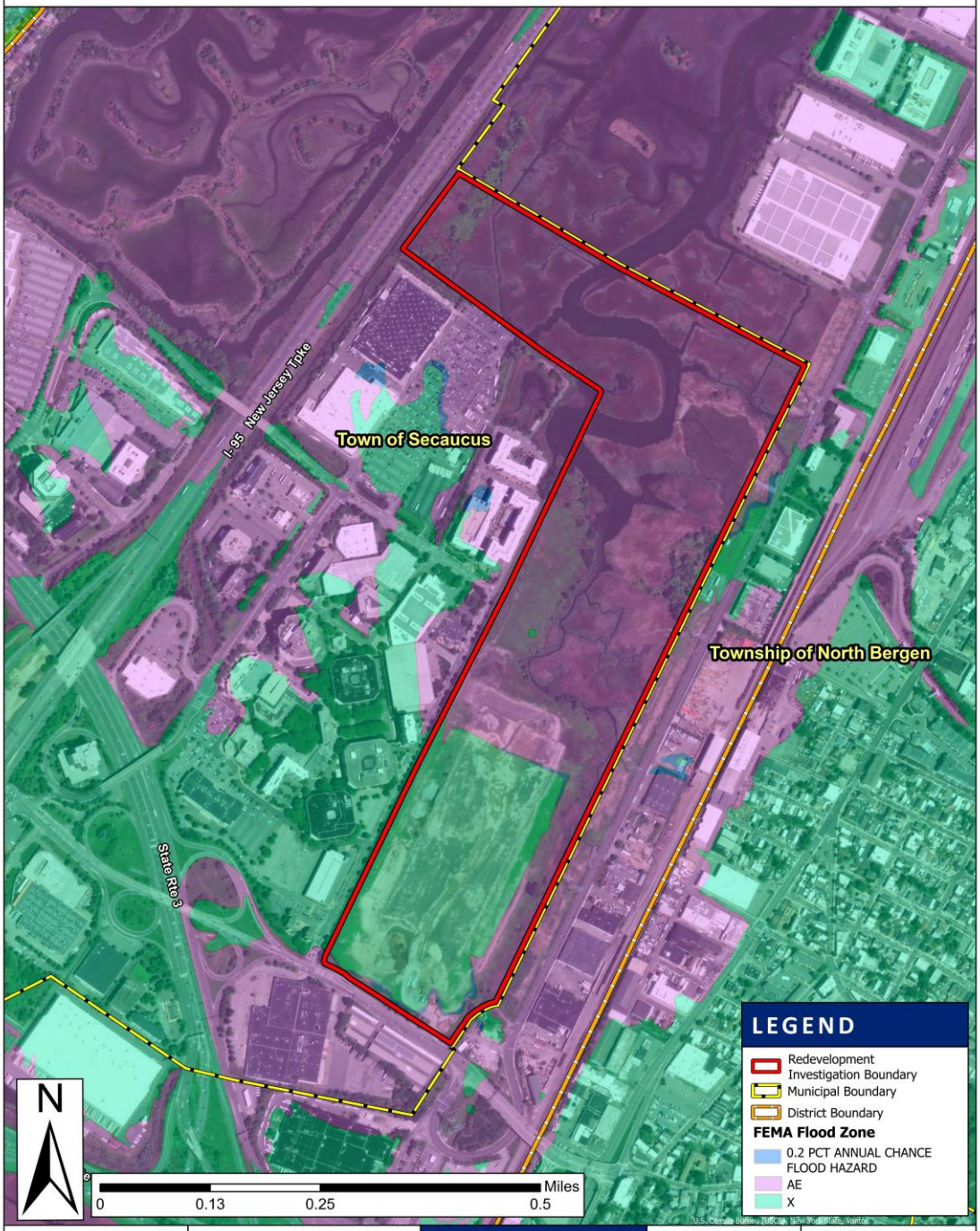
Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 5 Known Contamination Sites



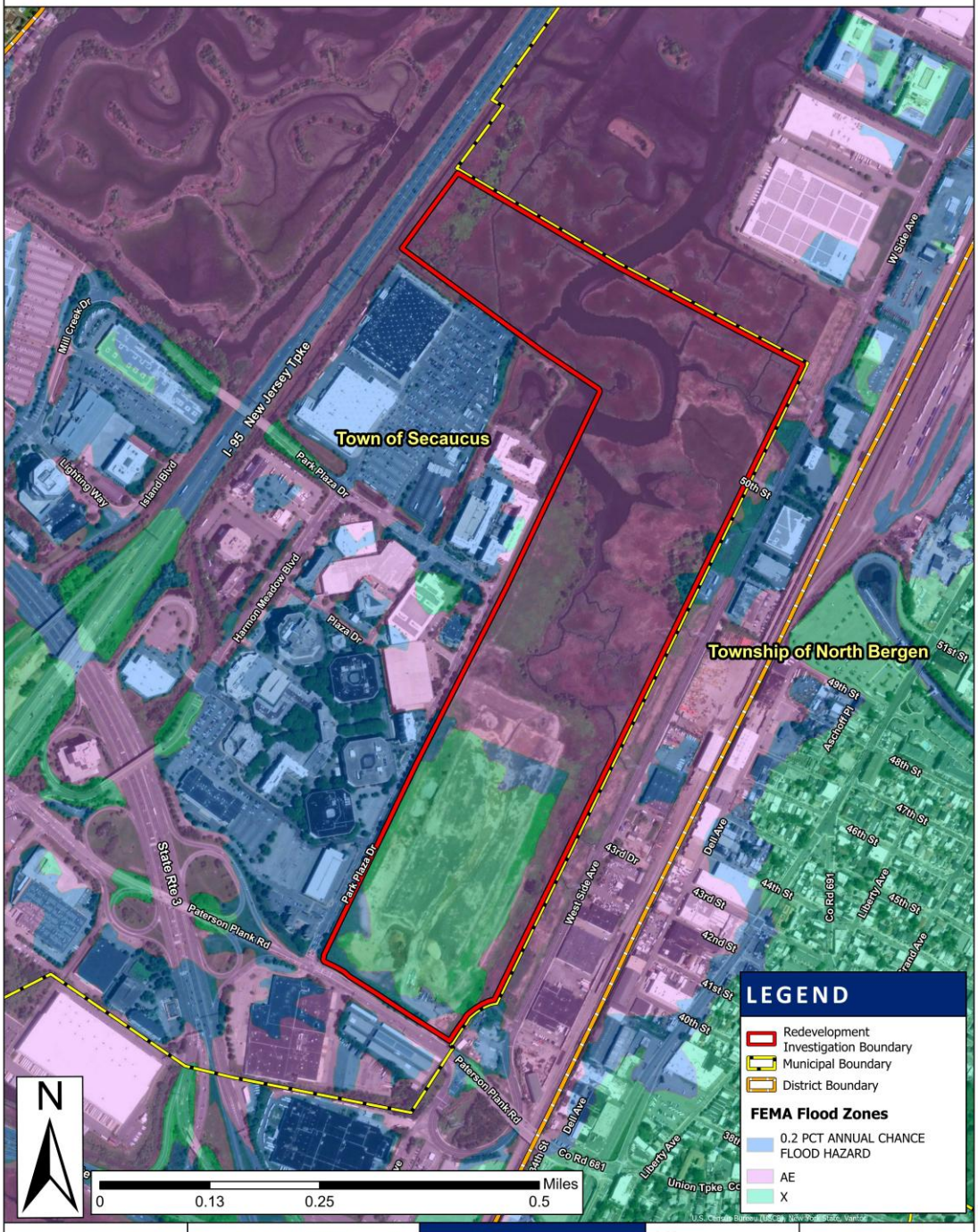
Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 6 FEMA 2019 Effective



Redevelopment Investigation Block 227, Lot 9 Town of Secaucus

Figure 7 FEMA 2014 Preliminary



Meadowlands Research & Restoration Institute

Units: US Survey Feet
Datum: North American Datum 1983
Coordinate System: NJ State Plane
Data Source(s): MRRI, NJDEP, NJDOT

Disclaimer:
This map was created using MRRI Geographic Information System digital data. The information provided on this map is provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and presentation purposes only.

New Jersey Sports and Exposition Authority (NJSEA) 1 De Korte Park Plaza, Lyndhurst, NJ 07071 (201) 460-1700

IV. FINDINGS

The Subject Property was evaluated in relation to the in need of redevelopment criteria established by NJSEA statute and regulations. N.J.A.C. 19:3-5.7(a) provides that an area shall be deemed to be in need of redevelopment if it is determined that any of the following conditions exist:

1. ***The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;***

   The property is vacant. Therefore, this criterion is not applicable to the Subject Property.

2. ***The discontinuance of the use of buildings previously utilized for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable;***

   The property is vacant. Therefore, this criterion is not applicable to the Subject Property.

3. ***Land that is owned by the NJSEA, or other public entities, or unimproved vacant land that has remained so for a period of 10 years prior to adoption of the resolution; or land that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;***

   The Subject Property is privately-owned and was purchased by the Petitioner in January 2022. The Petitioner asserts that this criterion is satisfied because the property is vacant. However, this criterion is not limited to the site's vacant status, nor the nature of the contaminated soils on the site; an in-need of redevelopment designation under this criterion requires a determination that these conditions affect the likelihood of the property to be developed through the instrumentality of private capital.

   The wetlands on the site, although vacant land, are not developable. Furthermore, the applicant has secured zoning approvals from the NJSEA for the development of a 775,000-square-foot warehouse building. The NJSEA is currently reviewing the Petitioner's construction code plan review application, and fill/stockpile operations are currently underway at the property to prepare the site as part of the site's construction.

   Therefore, this criterion is not applicable to the Subject Property.

4. ***Areas with buildings or improvements that, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;***

   The property is vacant. Therefore, this criterion is not applicable to the Subject Property.

5. ***Lack of proper utilization of areas, caused by the condition of the title, diverse ownership of the real property therein, or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;***

   The Petitioner states that this criterion is satisfied due to the "Lack of proper utilization of areas, caused by… other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare."

   The "other conditions" noted by the Petitioner must be conditions similar to title defects and land assemblage concerns that may result in blight. These conditions do not exist at the subject property, as the Petitioner has purchased the property and holds title to the single lot that is the subject of this Petition.

   Therefore, this criterion is not applicable to the subject property.

6. ***Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;***

   The property is vacant and has not been the site of prior development. Therefore, this criterion is not applicable to the Subject Property.

7. ***Areas designated as an enterprise zone pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et seq., where the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and 40A:12A-6 for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of N.J.S.A. 40A:20-1 et seq.; or***

   The property is not located within a designated New Jersey Urban Enterprise Zone. Therefore, this criterion is not applicable to the Subject Property.

8. ***Areas, with or without improvements, where there is historic evidence of illegal dumping activities; areas with evidence of soil, groundwater, or surface water contamination; areas that, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), are listed on the CERCLA database; Federal, State, county, or municipally designated brownfield areas; and/or areas on the New Jersey Known Contaminated Sites List per N.J.S.A. 58:10-23.16 and 23.17.***

   The subject property is designated a Known Contaminated Site by the NJDEP. It is noted that, in their petition, MLC states it has undertaken a voluntary role in site remediation, has spent nearly $20 million to remediate the third-party contamination, including removal of the illegally-placed fill, which was the subject of two NJSEA (NJMC) violations. The resolution of the violations was the NJSEA's stated prerequisite for any future land use approval(s). MLC has also entered into an AONOCAPA and an ACO with the NJDEP and has agreed to remediate, monitor and pay outstanding fines and liens associated with the historic contamination and associated violations. The wetlands on the site in the EC zone are subject to preservation through a required conservation easement, and, therefore, are not subject to redevelopment.

   This criterion is met by the Subject Property's listing on the KCSL, specifically for the portion of the site in the RC zone on which developable uplands exist. The building foundation for the proposed 775,000-square-foot warehouse, paving, and site improvements, will serve as the final cap to remediate the environmental contamination on the site.

V. RECOMMENDATIONS

Based on the record in this matter, the NJSEA staff has determined that the condition listed at N.J.A.C. 19:3-5.7(a)8 exists only on the 61.1-acre portion of Block 227, Lot 9, currently located in the Regional Commercial zone; however, the condition listed at N.J.A.C. 19:3-5.7(a)8 is not applicable to the 74.7-acre portion of Block 227, Lot 9, currently located in the Environmental Conservation zone, which will be subject to preservation through a required conservation easement.

Therefore, the NJSEA staff recommends that the Board of Commissioners of the New Jersey Sports and Exposition Authority make a determination that only the 61.1-acre portion of Block 227, Lot 9, located in the Regional Commercial zone, satisfies the regulatory criteria to be declared an area in need of redevelopment.

The NJSEA staff further recommends that the Board of Commissioners of the New Jersey Sports and Exposition Authority make a determination that the 74.7-acre portion of Block 227, Lot 9, located in the Environmental Conservation zone, does not satisfy the regulatory criteria to be declared an area in need of redevelopment.

RESOLUTION 2026-41

RESOLUTION ISSUING A DECISION ON THE VARIANCE APPLICATION SUBMITTED AS PART OF FILE NO. 21-225 35 MEADOWLANDS HOLDINGS, LLC – NEW HOTEL/ CONVENIENCE STORE/GAS STATION & VARIANCES BLOCK 100, LOTS 1, 2, AND 2.01 IN THE TOWN OF SECAUCUS

WHEREAS, applications for one use variance and seven bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Alexander Opper, of The Opper Group, on behalf of 35 Meadowlands Holdings, LLC, for the premises identified as 35 Meadowland Parkway, Block 100, Lots 1, 2, and 2.01, in the Town of Secaucus, New Jersey; and

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

WHEREAS, the use and bulk variance approvals are sought in connection with the applicant's proposal to construct a proposed new 122-room hotel, 5,869-square-foot convenience retail store, and fuel service station, with associated site improvements, on the subject property; and

WHEREAS, the applicant requested use variance approval pursuant to N.J.A.C. 19:4-5.46(a), which does not list a fuel service station as a permitted use in the Commercial Park (CP) zone; and

WHEREAS, the applicant requested bulk variance approval pursuant to N.J.A.C. 19:4-5.49(a)3i, which requires a minimum 35-foot front yard setback in the Commercial Park zone, where structures, including a utility hot box, fuel vent pipe, and compressed air/vacuum equipment, are proposed to be located in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet; and

WHEREAS, the applicant requested bulk variance approval pursuant to N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas in the required front yard or required buffer areas, where twelve (12) parking spaces are proposed at a minimum setback of 5.3 feet within the required front yard along Meadowland Parkway, seventeen (17) parking spaces are proposed within the required 50-foot waterway buffer, and where two of these parking spaces are located within both the required front yard and the waterway buffer; and

WHEREAS, the applicant requested bulk variance approval pursuant to N.J.A.C. 19:4-8.3(b)1, which does not permit loading areas in any front yard, where a fuel loading zone is proposed in the front yard along Meadowland Parkway; and

WHEREAS, the applicant requested bulk variance approval pursuant to N.J.A.C. 19:4-8.4(a)37, which requires a minimum 12-foot by 30-foot loading space be provided for the proposed limited-service hotel, where no loading space is proposed to be provided for the hotel use; and

WHEREAS, the applicant requested bulk variance approval pursuant to N.J.A.C. 19:4-8.7(a) which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, the hotel structure is proposed within the required 50-foot-wide buffer; and

WHEREAS, the applicant requested bulk variance approval pursuant to N.J.A.C. 19:4-8.7(a) which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, fill, site improvements, a refuse area, and accessory structures are proposed within the required 50-foot-wide buffer; and

WHEREAS, the applicant requested bulk variance approval pursuant to N.J.A.C. 19:4-8.14(i)6 which requires that signs shall be set back a minimum of 15 feet from property lines, whereas, a pylon sign is proposed to be set back 7.2 feet from the front lot line along Meadowland Parkway; and

WHEREAS, notice of the requested use and bulk variances was given to the public and all interested parties as required by law and was published in the digital edition of Star Ledger on January 15, 2026 and May 27, 2026, and was also posted on the New Jersey Press Association's website, njpublicnotices.com, and on the NJSEA's website; and

WHEREAS, public hearings were held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on January 27, February 10, June 11, and July 7, 2026, before Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Nadereh Moini, Ph.D., P.E., PTOE, PTP, Chief of Transportation; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and Anthony Albano, P.E., CME, Senior Engineer, with Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer, also present for a portion of the January 27, 2026 hearing; and

WHEREAS, a comprehensive report dated November 10, 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 November 10, 2026; and

WHEREAS, the report recommends the denial of the requested use variance pursuant to N.J.A.C. 19:4-5.52(a) to permit the construction of a fuel service station at the subject premises; and

WHEREAS, the report recommends the partial approval of the requested bulk variance pursuant to N.J.A.C. 19:4-5.49(a)3i to permit a utility hot box in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet, with the bulk variance request for the location of structures associated with the fuel service station within the required front yard deemed moot pursuant to the recommended denial of the use variance request; and

WHEREAS, the report recommends the denial of the requested bulk variance pursuant to N.J.A.C. 19:4-8.2(b)1 to permit vehicular use areas within required buffer areas, and conditional modified approval of the requested bulk variance pursuant to N.J.A.C. 19:4-8.2(b)1 to permit vehicular use areas in the required front yard; and

WHEREAS, the report recommends that the bulk variance request from N.J.A.C. 19:4-8.3(b)1 for the location of fuel loading zone within the front yard along Meadowland Parkway be deemed moot pursuant to the recommended denial of the use variance request; and

WHEREAS, the report recommends the denial of the requested bulk variance pursuant to N.J.A.C. 19:4-8.4(a)37 to provide no loading space for the proposed hotel; and

WHEREAS, the report recommends conditional modified approval of the requested bulk variance pursuant to N.J.A.C. 19:4-8.7(a) to permit the proposed hotel structure within the required 50-foot-wide buffer; and

WHEREAS, the report recommends the denial of the requested bulk variance pursuant to N.J.A.C. 19:4-8.7(a) to permit fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide buffer; and

WHEREAS, the report recommends the approval of the requested bulk variance pursuant to N.J.A.C. 19:4-8.14(i)6 to permit the proposed pylon sign at a minimum setback of 7.2 feet from the front lot line along Meadowland Parkway; and

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

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

WHEREAS, the Board of Commissioners hereby determines that the requested use variance application from N.J.A.C. 19:4-5.52(a) to permit a fuel service station at the subject premises does not conform with the standards for approving applications for use variances as set forth in N.J.A.C. 19:4-4.14(e)2; and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application from N.J.A.C. 19:4-5.49(a)3i to permit structures, including a utility hot box, fuel vent pipe, and compressed air/vacuum equipment in the required front yard along Meadowland Parkway at the subject premises partially conforms with the standards for approving applications for bulk variances as set forth in N.J.A.C. 19:4-4.14(e)1; and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application from N.J.A.C 19:4-8.2(b)1 to permit vehicular use areas within required buffer areas at the subject premises does not conform with the standards for approving applications for bulk variances as set forth in N.J.A.C. 19:4-4.14(e)1 and that the requested bulk variance application from N.J.A.C 19:4-8.2(b)1 to permit vehicular use areas in the required front yard at the subject premises conditionally conforms, as modified, with the standards for approving applications for bulk variances as set forth in N.J.A.C. 19:4-4.14(e)1; and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application from N.J.A.C. 19:4-8.3(b)1 to permit a fuel loading zone within the required front yard at the subject premises is moot due to the recommended denial of the requested use variance; and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application from N.J.A.C. 19:4-8.4(a)37 to provide no loading space for the hotel use does not conform with the standards for approving applications for bulk variances as set forth in N.J.A.C. 19:4-4.14(e)1; and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application from N.J.A.C. 19:4-8.7(a) to permit hotel structure to encroach 25 feet into the required 50-foot-wide buffer conditionally conforms, as modified, with the standards for approving applications for bulk variances as set forth in N.J.A.C. 19:4-4.14(e)1; and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application from N.J.A.C. 19:4-8.7(a) to permit fill, site

improvements, a refuse area, and accessory structures within the required 50-foot-wide buffer does not conform with the standards for approving applications for bulk variances as set forth in N.J.A.C. 19:4-4.14(e)1; and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application from N.J.A.C. 19:4-8.14(i)6 to permit a pylon sign at minimum setback of 7.2 feet from the front lot line along Meadowland Parkway at the subject premises conforms with the standards for approving applications for bulk variances as set forth in N.J.A.C. 19:4-4.14(e)1.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances application for a use variance from N.J.A.C. 19:4-5.52(a) to permit a fuel service station at the subject premises is hereby **DENIED** for the reasons set forth in the recommendation dated November 10, 2026.

BE IT FURTHER RESOLVED by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances application for a bulk variance from N.J.A.C. 19:4-5.49(a)3i to permit structures related to the fuel service station (including the fuel vent pipe and compressed air/vacuum equipment) in the required front yard along Meadowland Parkway is hereby determined to be **MOOT** pursuant to the denial of the use variance application, and that the application for a bulk variance from N.J.A.C. 19:4-5.49(a)3i to permit a utility hot box in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet is hereby **APPROVED** for the reasons set forth in the recommendation report dated November 10, 2026.

BE IT FURTHER RESOLVED by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances application for a bulk variance from N.J.A.C 19:4-8.2(b)1 to permit vehicular use areas within required buffer areas at the subject premises is hereby **DENIED,** and that the application for a bulk variance from N.J.A.C 19:4-8.2(b)1 to permit vehicular use areas in the required front yard at the subject premises is hereby **MODIFIED AND APPROVED WITH THE FOLLOWING CONDITION** for the reasons set forth in the recommendation dated November 10, 2026:

1. Vehicular use areas within the required front yard of Meadowland Parkway shall maintain a minimum setback of 15 feet from the front lot line and shall be screened in accordance with the requirements of N.J.A.C. 19:4-8.9.

BE IT FURTHER RESOLVED by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances application for a bulk variance from N.J.A.C. 19:4-8.3(b)1to permit a fuel loading zone in the required

front yard of Meadowland Parkway at the subject premises is hereby determined to be **MOOT** for the reasons set forth in the recommendation dated November 10, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances application for a bulk variance from N.J.A.C. 19:4-8.4(a)37 to permit no loading space for the proposed hotel on the premises, where a minimum 12-foot by 30-foot loading space is required, is hereby **DENIED** for the reasons set forth in the recommendation dated November 10, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances application for a bulk variance pursuant to N.J.A.C. 19:4-8.7(a) to permit the proposed hotel structure to encroach 25 feet into the required 50-foot-wide buffer at the subject premises is hereby **MODIFIED AND APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated November 10, 2026:

1. The approved 25-foot waterway buffer encroachment shall apply only to the hotel structure. Accessory improvements, such as fill, a retaining wall, or a sidewalk for emergency pedestrian egress, required to support development of the hotel structure, may be included within the development footprint no closer than 25 feet to the MHWL elevation of 2.643 feet, at the discretion of the NJSEA Chief Engineer. These accessory improvements shall relate directly to the hotel structure, and shall not include vehicular use areas.
2. No vehicular use areas shall be permitted within the waterway buffer.
3. The southerly façade of the hotel structure shall be designed to minimize human activity within the buffer area, with measures including, but not limited to, the following:
   a) The southerly door shall be an emergency exit only.
   b) No public rooftop activity shall be permitted.
4. No ground-mounted mechanical equipment, such as generators or HVAC units, shall be located within the required 50-foot buffer area.
5. Illumination of areas within the waterway buffer shall be minimized to the extent possible, and shall include methods such as light shields, downlighting, automatic timing and dimming, and tinted glazing.
6. The applicant shall obtain an official determination from the NJDEP Bureau of Tidelands Management Tidelands Resource Council regarding whether the applicant is required to fund and construct the walkway within the crossing easements (identified on the site survey as “Excepted Area A” and “Excepted Area B”) established for this purpose by the grant.
7. The applicant shall obtain approval from the NJDEP Bureau of Tidelands Management Tidelands Resource Council for the proposed

outfall in the southwesterly portion of the site that discharges to "Excepted Area A". It is noted that this outfall location may be subject to change to accommodate any walkway that may be required within "Excepted Area A".

8. The property owner shall provide a conservation easement to preserve in perpetuity the lands on the portion of the subject property within the wetlands mitigation area on the site. Proof of filing of the conservation easement with the Hudson County Registrar shall be provided to the NJSEA prior to the issuance of a Certificate of Completion and/or Occupancy Certification by the NJSEA.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances application for a bulk variance pursuant to N.J.A.C. 19:4-8.7(a) to permit fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide buffer at the subject premises is hereby **DENIED** for the reasons set forth in the recommendation dated November 10, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances application for a bulk variance pursuant to N.J.A.C. 19:4-8.14(i)6 to permit a pylon sign at minimum setback of 7.2 feet from the front lot line along Meadowland Parkway at the subject premises is hereby **APPROVED** for the reasons set forth in the recommendation dated November 10, 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 November 19, 2026.

_____

Christine Sanz
Secretary

MEMORANDUM

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

From: Sara J. Sundell *Date:* November 19, 2026

Subject: Variance Recommendation – 35 Meadowlands Holdings, LLC – New Hotel/ Convenience Store/Gas Station & Variances (File No. 21-225)

Applications for one use variance and seven bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Alexander Opper, of The Opper Group, on behalf of 35 Meadowlands Holdings, LLC, for the premises identified as 35 Meadowland Parkway, Block 100, Lots 1, 2, and 2.01, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Commercial Park zone. The variances are sought in connection with the applicant's proposal to construct a proposed new 122-room hotel, 5,869-square-foot convenience retail store, and fuel service station, with associated site improvements, at the subject premises.

Specifically, the applicant is requesting variance approval pursuant to:

1. N.J.A.C. 19:4-5.46(a), which does not list a fuel service station as a permitted use in the Commercial Park zone.
2. N.J.A.C. 19:4-5.49(a)3i, which requires a minimum 35-foot front yard setback in the Commercial Park zone; whereas, structures, including a utility hot box, fuel vent pipe, and compressed air/vacuum equipment, are proposed to be located in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet.
3. N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas in the required front yard or required buffer areas; whereas, twelve (12) parking spaces are proposed at a minimum setback of 5.3 feet within the required front yard along Meadowland Parkway and seventeen (17) parking spaces are proposed within the required 50-foot waterway buffer, and, whereas, two of these parking spaces are located within both the required front yard and the waterway buffer.
4. N.J.A.C. 19:4-8.3(b)1, which does not permit loading areas in any front yard. A fuel loading zone is proposed in the front yard along Meadowland Parkway.

5. N.J.A.C. 19:4-8.4(a)37, which requires a minimum 12-foot by 30-foot loading space be provided for the proposed limited-service hotel; whereas, no loading space is proposed to be provided for the hotel use.
6. N.J.A.C. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, the hotel structure is proposed within the required 50-foot-wide buffer.
7. N.J.A.C. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, fill, site improvements, a refuse area, and accessory structures are proposed within the required 50-foot-wide buffer.
8. N.J.A.C. 19:4-8.14(i)6, which requires that signs shall be set back a minimum of 15 feet from property lines; whereas, a pylon sign is proposed to be set back 7.2 feet from the front lot line along Meadowland Parkway.

Public hearings were held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on January 27, February 10, June 11, and July 7, 2026.

In a comprehensive report dated November 10, 2026, the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the denial of the use variance requested in Item 1 above; the denial of the requested bulk variances in Items 5 and 7 above; the partial and/or conditional approval of the requested bulk variances in Items 2, 3, and 6 above; and, the approval of the requested bulk variance in Item 8 above. The bulk variance requested in Item 4 is deemed moot pursuant to the recommended denial of the use variance request.

A copy of the comprehensive report and variance recommendations was provided to the applicant on November 10, 2026.

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

RECOMMENDATION ON THE VARIANCE APPLICATION OF
35 Meadowlands Holdings, LLC - New Hotel/
Convenience Store/Gas Station & Variances
FILE # 21-225

I. INTRODUCTION

Applications for one use variance and seven bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Alexander Opper, of The Opper Group, on behalf of 35 Meadowlands Holdings, LLC, for the premises identified as 35 Meadowland Parkway, Block 100, Lots 1, 2, and 2.01, in the Town of Secaucus, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Commercial Park zone. The variances are sought in connection with the applicant's proposal to construct a proposed new 122-room hotel, 5,869-square-foot convenience retail store, and fuel service station, with associated site improvements, at the subject premises.

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

1. N.J.A.C. 19:4-5.46(a), which does not list a fuel service station as a permitted use in the Commercial Park zone.
2. N.J.A.C. 19:4-5.49(a)3i, which requires a minimum 35-foot front yard setback in the Commercial Park zone; whereas, structures, including a utility hot box, fuel vent pipe, and compressed air/vacuum equipment, are proposed to be located in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet.
3. N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas in the required front yard or required buffer areas; whereas, twelve (12) parking spaces are proposed at a minimum setback of 5.3 feet within the required 35-foot front yard along Meadowland Parkway and seventeen (17) parking spaces are proposed within the required 50-foot waterway

buffer. Two of these parking spaces are located within both the required front yard and the waterway buffer.

4. N.J.A.C. 19:4-8.3(b)1, which does not permit loading areas in any front yard. A fuel loading zone is proposed in the front yard along Meadowland Parkway.
5. N.J.A.C. 19:4-8.4(a)37, which requires a minimum 12-foot by 30-foot loading space be provided for the proposed limited-service hotel; whereas, no loading space is proposed to be provided for the hotel use.
6. N.J.A.C. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, the hotel structure is proposed within the required 50-foot-wide buffer.
7. N.J.A.C. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, fill, site improvements, a refuse area, and accessory structures are proposed within the required 50-foot-wide buffer.
8. N.J.A.C. 19:4-8.14(i)6, which requires that signs shall be set back a minimum of 15 feet from property lines; whereas, a pylon sign is proposed to be set back 7.2 feet from the front lot line along Meadowland Parkway.

Notice was given to the public and all interested parties as required by law. The public notice was published in in the digital edition of the Star-Ledger on

January 15, 2026. The public notice was also posted to NJ.com under Legal Notices, on the New Jersey Press Association's website, njpublicnotices.com, and on the NJSEA's website. Public hearings for this matter commenced on Tuesday, January 27, 2026, and continued on February 10, 2026, at which time the hearing was adjourned. A second public notice was published in the digital edition of the Star-Ledger on May 27, 2026, which 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. The next public hearing was held on June 11, 2026 and continued on July 7, 2026, at which time the record was closed. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

The subject property, identified as 35 Meadowland Parkway, Block 100, Lots 1, 2, and 2.01, in the Town of Secaucus, is an 8.66-acre vacant site located along Meadowland Parkway in Secaucus. The property is the site of the former Amerada Hess ("Hess") fuel storage facility on Lots 2 and 2.01, and includes a 3.32-acre wetlands mitigation site within Lot 1. The northerly portion of the property contains an open water channel and stormwater outfall from Meadowland Parkway. Hess ceased operation of the fuel storage terminal on the property in 2002, and the property was sold to the current property owner, 35 Meadowlands Holdings, LLC, in July 2017.

The site contains frontage on Meadowland Parkway, opposite the intersection of the NJ State Highway Route 3 East ramp with Meadowland Parkway to the east. Clarendon Street (also known as Grace Street), a 40-foot-wide right-of-way (ROW), is a paper street adjacent to the site's northerly boundary line, which adjoins land owned by the New Jersey Department of Transportation

(NJDOT) containing a maintenance yard and a portion of the elevated Route 3 eastbound bridge over the Hackensack River. The Hackensack River forms the site's westerly boundary. Adjoining properties to the south include Snipes Park at Block 21, Lot 3.02, co-owned by the NJSEA and the Town of Secaucus, and an office and warehouse facility at 43 Meadowland Parkway, Block 21, Lot 2.02, that is planned to be converted to a light industrial use pursuant to a conditional use variance approval granted by the NJSEA in November 2025 (Resolution #2025-53). Properties located to the east of the site across Meadowland Parkway include the Osprey Cove East multi-family residential development at Block 101, Lot 8, and an office building at Block 110, Lot 1.

The subject property is located in the District's Commercial Park zone, as are many of the neighboring properties identified above, with the exception of Snipes Park, which is located in the Parks and Recreation zone, and the Osprey Cove East residences located in the Neighborhood Commercial zone.

The property is located at the signalized intersection at the Route 3 East ramp at Meadowland Parkway, and is subject to encumbrances, including an approximately 20-foot-wide roadway widening easement and Hackensack Water Company easement along the site's Meadowland Parkway frontage. The property also contains areas currently and formerly subject to the State's riparian interest. A riparian grant was issued for the property in 2002 by the NJDEP Bureau of Tidelands Management, with Excepted Areas A and B (Deed Book 6043, Pages 085-104). Remnants of an off-site dock and mooring dolphins within the Hackensack River, formerly utilized by Hess for fuel transport, are located within adjacent Block 100, Lot 2.02, owned by the State of New Jersey, pursuant to a New Jersey Tidelands revocable riparian license, identified as #88-0373 in Hudson County Deed Book 4962, Page 341 (1996) and Deed Book 5402, Page 262 (1999).

The site is located on the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Sites List (Site ID 6961/PI #003928), due to the presence of contaminants associated with the former fuel storage operations on the

site. Remedial actions undertaken by Hess included the excavation and removal of contaminated soil within identified areas of concern, and a deed notice was placed on the property in January 2017 as an institutional control pending final redevelopment of the site, intended to serve as a cap. Hess had received prior approvals for commercial office development on the site in the late 1990s, for which the above-mentioned Tidelands grant was issued in 2002. As part of those approvals, which included wetlands fill to support site development, Hess mitigated the wetlands tract on the site and, pursuant to the Tidelands grant, was required to construct a walkway within Excepted Areas A and B. While site preparation work commenced, the office development was never constructed. A wave screen and trash rack structure intended to have supported a walkway was constructed within Excepted Area A, and remains today.

The applicant proposes to construct a 122-room hotel, a 5,869-square-foot convenience retail store and fuel service station, and associated site improvements, at the subject premises. The fuel service station is proposed to accommodate 16 fueling positions, including two diesel dispensers. The applicant also proposes improvements to the Meadowland Parkway and Route 3 East ramp signalized intersection, and a dedicated bike lane along the site's Meadowland Parkway frontage.

A conditional fill permit was issued by the Town of Secaucus on May 22, 2018 in Conditional Zoning Certificate - Fill/Stockpile Only, designated CZC-18-544 (Fill), pursuant to the opt-out provisions of the Hackensack Meadowlands Agency Consolidation Act, to place surcharge material on the site to prepare it for the development of a hotel and a retail store (without a fuel service station). In August 2018, the NJDEP issued a Flood Hazard Area Individual Permit and Flood Hazard Area Verification for the development of a hotel and a retail store (without a fuel service station) on the site. In January 2021, the NJDEP issued a Flood Hazard Area Permit Modification approval for the development of a hotel and a retail store with a fuel service station on the site. It is noted that the District Master Plan serves as an element of the State of New Jersey's Coastal Zone Management Program

(CZMP) for the Hackensack Meadowlands District, as specified in N.J.A.C. 7:7-9.43. Pursuant to these rules, the NJSEA is the lead planning and management agency within the District, and coastal activity or development in the District shall be consistent with the District's Master Plan. The NJDEP modified permit was issued without the requisite Coastal Zone Management Consistency recommendation letter or other approval by the NJSEA, as required by the CZMP rules.

A use variance is required to be obtained for the proposed fuel service station use. A total of seven bulk variances are required to be obtained for the proposed placement of the hotel building, accessory structures, site improvements, fill, and a refuse area within the required 50-foot-wide waterway buffer from the mean high water line of the Hackensack River and its tributaries, as well as for the proposed front yard setback for accessory structures, parking location, loading, and signage setback.

B. Response to the Public Notice

No written comments were provided in response to the public notice, although letters from the public received by the NJSEA with respect to the application can be found in the file record.

III. PUBLIC HEARINGS (January 27, February 10, June 11, and July 7, 2026)

Public hearings were held on January 27, February 10, June 11, and July 7, 2026. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Nadereh Moini, Ph.D., P.E., PTOE, PTP, Chief of Transportation; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and Anthony Albano, P.E., CME, Senior Engineer. Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer, was also present for a portion of the January 27, 2026 hearing.

A. Exhibits

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

Number	Description
A-1A	"Aerial Exhibit (Overall)", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 01/13/2026.
A-1B	"Aerial Exhibit", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 01/13/2026.
A-2A	"Historic Aerial Exhibit", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 01/14/2026.
A-2B	"Historical Aerial: Site Plan Exhibit", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 01/14/2026.
A-2C	"Historical Aerial: Site Plan with Landscape Exhibit", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 01/14/2026.
A-3A	"Site Plan Rendering Exhibit (Overall)", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 12/29/2025.
A-3B	"Site Plan Rendering Exhibit", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 12/29/2025.
A-4	Colored site renderings dated as marked 01/27/2026, and identified as follows: A-4A Existing Site Photo A-4B 3D Rendering A-4C Existing Site Photo A-4D 3D Rendering A-4E Existing Site Photo A-4F 3D Rendering

A-5	"NJSEA Waterway Exhibit," prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 09/16/ 2025.
A-6	Site plan set prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 06/09/2021, and revised through 07/25/2025.
A-7	"ALTA / NSPS Land Title Survey", prepared by Thomas F. Miller, P.L.S., of Stonefield Engineering, dated 08/06/2019, and revised through 06/11/2025.
A-8	NJDEP Correspondence with Stonefield Engineering regarding mean high water line dated 07/17/2025 and correspondence from Debbie Lawlor, Colliers Engineering & Design, regarding the Hudson County Greenway dated 02/15/2024.
A-9	Quick Chek architectural plans, prepared by Gary Kliesch, R.A., AIA, of gk+a Architects, P.C., dated 03/10/2021, and revised through 06/02/2025.
A-10	WoodSpring Suites architectural plans, prepared by Andrew S. Maass, R.A., of BRR Architecture, Inc., dated 02/22/2019, revised through 06/04/2025.
A-11	United States Army Corps of Engineers Preliminary Jurisdictional Determination dated 01/11/2024.
A-12	"Typical Modular Block Retaining Wall Detail", prepared by Petry Engineering, LLC, dated 12/19/2023
A-13	"NJDEP Land Use Permitting Engineering Report & Environmental Impact Statement", prepared by Jeffrey A. Martell, P.E., P.P., CME, LEED AP, of Stonefield Engineering, dated May 24, 2018, and revised through March 17, 2023.
A-14	"Stormwater Operations & Maintenance Manual", prepared by Jeffrey A. Martell, P.E., P.P., CME, LEED AP, of Stonefield

Engineering, dated August 20, 2018, and revised through March 17, 2023.

A-15 Xerxes Double-Wall Tank specification sheet.

A-16 EVO ONE Brochure.

A-17 Xerxes Fiberglass vs. Steel Fuel Tank Info Sheet.

A-18 QuickChek Colored Elevations, prepared by Gary Kliesch, R.A., AIA, gk+a Architects, P.C., dated 03/10/2021, and revised through 01/15/2026.

A-19 "Planner's Report", prepared by Deborah Alaimo Lawlor, FAICP, P.P., of Colliers Engineering & Design, dated December 2025.

A-20 "Overall Site Plan", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 06/09/2021, and revised through 04/02/2026.

A-21 "Fire Truck Circulation Plan", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 06/09/2021, and revised through 04/02/2026.

A-22 "Fuel Vehicle Circulation Plan", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 06/09/2021, and revised through 04/02/2026.

A-23 "Delivery Vehicle Circulation Plan", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 06/09/2021, and revised through 04/02/2026.

A-24 "SU30 Trash Circulation Plan", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 06/09/2021, and revised through 04/02/2026.

A-25 "Open Space Plan", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 06/09/2021, and revised through 04/02/2026.

A-26	"Utility Plan", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 06/09/2021, and revised through 05/04/2026.
A-27	"Site Plan Rendering Exhibit", prepared by Zachary E. Chaplin, P.E., of Stonefield Engineering, dated 12/29/2025, and revised through 05/27/2026.

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

Number	Description
O-1	Traffic Comment Letter, prepared by Michael Maris, Michael Maris Associates, Inc., dated July 1, 2026.
O-2	Planning Exhibit, prepared by Peter Steck, P.P., Planning Consultant, dated July 7, 2026.

B. Testimony

Douglas F. Doyle, Esq., of DeCotiis Doyle, LLP, represented 35 Meadowlands Holdings, LLC at the hearing. The following witnesses testified in support of the application:

1. Zachary E. Chaplin, P.E., Stonefield Engineering and Design, LLC;
2. Peter Michael Wolfe, P.L.S., Stonefield Engineering and Design, LLC;
3. Matthew Seckler, P.E., P.T.O.E., P.P., Stonefield Engineering and Design, LLC;
4. Stephen Hutchinson, Real Estate Manager, QuickChek Corporation;
5. Frank Marra, Chief Operating Officer, Michael Marra, Inc.;
6. John Santiago, Learning and Development Specialist, QuickChek Corporation;
7. Evan Carzis, Developer, DC Hospitality;

8. Deborah Alaimo Lawlor, P.P., AICP, Colliers Engineering and Design, Inc.;
9. Alexander Opper, 35 Meadowlands Holdings, LLC; and
10. Jonathan Ricablanca, land surveyor (not licensed as a Professional Land Surveyor), Colliers Engineering and Design, Inc.

Steven G. Mlenak, Esq., of the firm, Greenbaum, Rowe, Smith & Davis, LLP, represented Objector, Hartz Mountain Industries, Inc. ("Hartz"), at the hearing. The following witnesses testified in opposition to the application on behalf of Hartz at the hearing:

1. Michael Maris, President, Michael Maris Associates, Inc.;
2. Gabrielle Gornelli, P.E., Dresdner Robin; and
3. Peter Steck, P.P., Planning Consultant.

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

C. Public Comment

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

1. Gary M. Jeffas, Secaucus Town Administrator;
2. Don Torino, Bergen County Audubon Society; and
3. Eydie Shapiro, Town of Secaucus resident.

IV. RECOMMENDATIONS

A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5(a), to permit the construction of a fuel service station in the Commercial Park zone, whereas a fuel service station is not listed as a permitted use in the Commercial Park zone

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

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

The strict application of the regulations would permit the development of the proposed hotel and retail use on the subject premises, but would not permit the development of a fuel service station, for which the subject use variance is requested.

The subject property is a unique site that is subject to various development challenges. Approximately 38 percent of the site is comprised of a large tract of wetlands that had been mitigated by Hess under a prior approval for an office development in the late 1990s, which ultimately was not constructed, but for which 0.26 acres of wetlands fill had occurred to support site development. Additionally, the site fronts along the Hackensack River to the west and an open water channel to the north. The remaining uplands on the site can be characterized as a peninsula, where a 50-foot-wide buffer from the mean high water line is required along three of its

sides. Furthermore, the site is located at the intersection of the heavily-trafficked Route 3 East ramp and Meadowland Parkway, and a 20-foot-wide roadway widening easement is located along the site's frontage with Meadowland Parkway, which also affects site development. Finally, the site is designated a Known Contaminated Site by the NJDEP due to the presence of contaminants related to the prior fuel storage operations by Hess.

The applicant has attested that the type of convenience retail proposed by Quick Chek would not be constructed without a fuel service station. (T-53, 1/27/2026) However, the applicant has not demonstrated that only a convenience retail sales use could be developed on the property, or that the development of another type of retail use, or other permitted use within the Commercial Park zone, would be precluded on the property. It is noted that the applicant received a fill permit from the Town of Secaucus and an initial NJDEP flood hazard permit based on a site plan showing conforming hotel and retail uses. Notwithstanding the challenges associated with the development of the subject property, the strict application of the use regulations of the Commercial Park zone, which provide for a variety of uses, and for which a site plan was provided showing that conforming uses could be accommodated on the property, would not result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.

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

The requested use variance to construct the proposed fuel service station at the specified location in the Commercial Park zone would result in a substantial detriment to the public good and would adversely affect the public health, safety, order and general welfare. The requested variance cannot be evaluated solely from a macro perspective, where siting a fuel service station in a location proximate to a state highway ramp could seemingly be supported from a land use perspective. In the subject application, NJSEA staff provided multiple, multi-page review letters (dated 3/16/2022, 9/15/2023, 4/17/2025, 5/08/2025, 11/24/2025, and 3/20/2026) advising the applicant to address the micro-scale concerns with respect to how the fuel service station was proposed to be situated on the site, to avoid macro-scale impacts. These concerns include, but are not limited to, the location of improvements within required waterway buffers (see *iv.* below), dysfunctional and conflicting site circulation patterns, and deficient line-of-sight configurations, which would significantly impact public health, safety, order, and the general welfare. In its review correspondence, NJSEA staff also provided suggestions for alternatives to address these concerns.

While the applicant did make an adjustment to the site plan during the public hearing process to eliminate the easterly hotel driveway within the site nearest Meadowland Parkway, circulation concerns associated with the fuel service station persist. In particular, the proposed configuration of the fuel service station's fuel pump locations and stop-controlled intersections in relation to the main drive aisle and proximity to the signalized intersection at Meadowland Parkway, results in numerous overlapping conflicts at

these locations. Potential conflicts could result in blocking of entrances to the fueling positions by exiting traffic at the southeast corner of the fuel canopy. Additionally, the proposed site design would not prevent a vehicle positioned at either of the southernmost fuel pumps from performing a u-turn across the main access drive to exit the site after fueling. Furthermore, the full length of the sight triangle for the left-turn movement at the proposed southeasterly stop bar located next to the southeasterly fueling position was not depicted, despite review correspondence requesting that this be provided to evaluate public safety. The provided line-of-sight was configured for vehicles traveling at a speed of four to five miles per hour, whereas NJSEA staff had determined that site visibility would be compromised by a vehicle traveling at a more realistic speed of 10 to 15 miles per hour (T-28, 6/11/2026), making this an unsafe condition. Upon questioning from staff, the applicant's traffic expert agreed that "Looking to the right, if there is a vehicle fueling at the position closest to the stop bar, there would be a temporary limitation in terms of how far you could see" (T-26, 6/11/2026) and further stated "I'm not disagreeing with what you're discussing that the southeasterly most vehicle fueling spot, I agree that is what is limiting the sight distance looking to the right." (T-28-29, 6/11/2026) In review correspondence, NJSEA staff had suggested eliminating the southeasterly fueling position adjacent to the site's central access driveway, to allow for greater visibility for motorists and to minimize circulation conflicts. The applicant did not revise the site plan as suggested.

Furthermore, the site configuration also exhibits the potential for multiple truck circulation conflicts resulting in unsafe and inefficient

circulation patterns. For example, the "Fuel Vehicle Circulation Plan" (Exhibit A-22) depicts a conflict whereby the path of travel of the fuel delivery truck passes through a passenger vehicle fueling at the northwest fueling position, which highlights the lack of space provided within the proposed design to safely circulate the fueling truck. Additionally, at the stop-controlled intersection at the southwest corner of the fuel canopy, the fuel truck's exiting path encroaches on the westbound traffic lane for approximately 25 feet. Although it is anticipated that fuel deliveries would occur once per day, the site has not been designed to allow for adequate turning accommodations for fuel delivery without incursions, at any frequency. With respect to retail deliveries, the applicant attested that the WB-50 truck size is consistent with the size of both the Quick Chek fuel delivery tankers and retail delivery trucks (T-200, 1/27/2026). It is acknowledged that retail is a permitted use of the premises; however, it noted that a WB-50 sized truck utilized for retail deliveries also encroaches into opposing lanes to access the retail delivery area. The combined intensity of three uses on the site, including a fuel service station having 16 fueling positions, contributes to these constrained circulation patterns.

Testimony provided by the applicant and expert witnesses characterized the design and circulation patterns of the proposed Quick Chek fuel service station as prototypical. Deliveries are expected to occur at least twice daily (T-48, 1/27/2026), and the potential for daily incursions into opposing lanes and obstructions to the free flow of traffic on the site that may impact traffic at the adjacent intersection cannot be characterized as rare, but establishes

a problematic pattern resulting from the proposed land use and its configuration on the site.

Ultimately, the applicant did not provide a site plan configuration that could accommodate the operations of the proposed fuel service station use without significantly compromising public health, safety, order and the general welfare.

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

The site is currently vacant. Utilities, including water, sanitary sewer, natural gas, and electric services, will be provided on the site. The applicant has deferred review of the site's stormwater plans pending the decision by the NJSEA Board of Commissioners on the requested variances. The applicant's engineer attested that treatment devices for water quality would be installed to treat runoff from paved surfaces prior to discharge into tidal waters (i.e. the Hackensack River) in the southwesterly portion of the site. (T-27, 1/27/2026) However, given the prospective auto-centric use of a fuel service station and fuel drips that may occur during fueling operations, additional review with respect to water quality measures would be required.

With respect to access roads, the applicant proposes improvements to the signalized intersection of Meadowland Parkway, the Route 3

East ramp, and the subject property's proposed driveway. The applicant also proposes to construct a dedicated bike lane within the roadway easement along Meadowland Parkway. The westbound approach from the Route 3 off-ramp would be reconstructed to provide two exclusive left-turn lanes, a shared left turn/through lane, and a channelized right turn lane, increasing storage capacity from 36 to 54 vehicles before encroaching upon eastbound Route 3. The northbound approach of Meadowland Parkway would be reconstructed to provide an exclusive left-turn lane into the subject property, two exclusive through lanes, and two channelized right-turn lanes. The southbound approach of Meadowland Parkway would be reconstructed to remove the channelized through lane and provide an exclusive left-turn lane, an exclusive through lane, and a shared through/right turn lane. On the subject site, an eastbound full-movement driveway would be constructed to provide an exclusive left-turn lane, a full movement lane, and an exclusive right-turn lane from the subject property and a single westbound entrance lane would provide access to the subject site. According to the applicant's traffic analysis, under the full build out of the proposed development, the signalized intersection would operate at Level of Service (LOS) C for the weekday morning and evening peak hours, and queue lengths on the westbound approach along the Route 3 East ramp would be significantly reduced from the existing condition. The Objector's traffic professional's testimony questioned the calculation of the queue length and pass-by percentage. Notwithstanding, the applicant proposes significant improvements to the intersection of Meadowland Parkway and the Route 3 East ramp that will provide access to the site and would generally improve traffic conditions at the intersection. It is noted that the new

northbound left turn into the site would operate at LOS D during peak hour operations, whereas District zoning regulations require a LOS C or better.

The concern exists with the operations of the site driveway itself, where movements during the morning and evening peak hours range from LOS C to LOS E. The LOS of the site driveway, combined with the on-site circulation conflicts described in *ii.* above, may potentially cause back-ups that would affect the roadway operations at the intersection.

Being located at the terminus of the New Jersey Route 3 Eastbound ramp and along a major arterial to a large industrial neighborhood further south accessed via Meadowland Parkway, it could reasonably be anticipated that a larger-sized truck would try to access the site and then not be able to maneuver off the property. NJSEA staff expressed concerns regarding the likelihood of larger trucks of WB-60 or WB-67 entering the site, even on the rare occasion, and suggested that the diesel fuel pumps at the fuel service station be eliminated to minimize the attraction for trucks entering the site. Testimony was provided that Quik Chek does provide low-flow diesel pumps, that the site is not designed to accommodate tractor trailers for fueling, and that signage could be posted. (T-53, 1/27/2026) It was further attested that, in the event that a larger truck was to enter the site, fueling staff would be trained to physically direct them off-site (T-75, 1/27/2026), which would result in challenges given that the turning radii for larger vehicles are not accommodated in the proposed site design. This would result in reverse movements on a constrained site that could impact site

traffic and result in potential traffic back-ups that would obstruct the flow of traffic at the adjacent intersection. Testimony by Quick Chek's employee training specialist indicates that Quick Chek safety staff work with store personnel to identify how to direct trucks off site (T-75, 1/27/2026), potentially signaling that this occurrence may not be infrequent.

This would result in significant adverse public safety impacts along one of the most heavily traveled roadways in the District. Although the applicant attested that the proposed design is consistent with a prototypical Quick Chek facility, upon questioning from the NJSEA staff, the applicant did not demonstrate that the subject property, given its unique characteristics, is a prototypical site for a Quick Check facility. (T-38, 39, 6/11/2026)

The failure to design the site to accommodate the turning requirements for trucks to maneuver safely may result in negative impacts to that intersection when the free flow of traffic is obstructed within the site. The applicant has attested that the frequency of such obstructions is anticipated to be minimal; however, even minimal interruptions in the flow of traffic at the adjacent intersection would result in a negative impact to the area infrastructure and public safety. As stated in *ii.* above, daily incursions into opposing lanes cannot be characterized as rare, but establishes a problematic pattern resulting from the proposed land use and its configuration on the site.

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

The NJSEA does not have jurisdiction over the environmental review of fuel service station installations, which is within the jurisdiction of the NJDEP. The NJSEA's review of this criterion relates to the planning and zoning evaluation of a fuel service station use on the property given its specific characteristics and its surroundings, its potential environmental impacts from a land use perspective, and with respect to the performance standards within N.J.A.C. 19:4-7.1 *et seq.* related to noise, glare, vibrations, airborne emissions, glare, hazardous and radioactive materials, wastewater, and traffic. During the public hearing, NJSEA staff received comments from the public concerned with the environmental impacts of accommodating fuels on the site in a location adjacent to the Hackensack River. (T-156-157, 1/27/2026)

NJSEA staff requested information from the applicant in review correspondence, requesting that a professional engineering report be submitted to address environmental concerns related to the proposed use on the subject site, such as the long-term durability of underground fuel tanks in a saline environment, where the tanks are positioned with respect to the water table, and any above-ground containment measures should there be a fuel spill from the pumps or tanker deliveries. The requested professional engineering documentation was not submitted. The applicant did provide testimony from Mr. Marra, an experienced tank installer licensed by the NJDEP for gas station installations and closures. Mr. Marra attested that the fuel will be stored in double-walled non-corrosive fiberglass storage tanks that are equipped with monitoring devices that will alert Quick Chek employees via alarm in the store in case of a leak. Mr. Marra further attested that his company conducts

monthly maintenance inspections, and that annual third-party testing is conducted on all the components of the gas station, including hydro testing of the containment, leak detection, line testing, and tank testing. (T-57-73, 1/27/2026) The fuel tanks proposed to be utilized by Quick Chek at the site are warrantied by the manufacturer for a period of 30 years. Testimony was also provided that Quick Chek employees receive specialized training and have standard operating procedures in place to address fuel spills or leaks. (T-74-78, 1/27/2026)

Notwithstanding these safeguards, there remains a possibility that mechanical failure or human operating error could occur. The possibility for human error was acknowledged in testimony by Mr. Marra, who stated that "I would say that that's correct, there's user error in everything". (T-147, 6/11/2026) The possibility for mechanical failure was recently evidenced by an incident occurring on September 11, 2026, where a diesel fuel spill originating from the Equinix NY2 data center facility located at 275 Hartz Way, Block 22, Lot 2, in Secaucus, migrated into nearby Anderson Creek (a.k.a. Sacks Creek). According to Equinix, which had been operating the NY2 facility since January 2002, the liquid level monitoring system of an exterior diesel fuel storage tank failed, causing approximately 5,000 gallons of diesel fuel to leak into a nearby storm sewer basin, which discharged into Anderson Creek. A fuel spill at the subject premises, such as during a fuel delivery, has the potential to result in significant environmental impacts, particularly since pavement associated with the fuel service station is located within 25 feet of the mean high water line along an open water channel feeding into the Hackensack River, which requires a 50-foot-wide buffer. The paved

area within the buffer will be traveled by fuel delivery tankers and will involve turning movements alongside the open water channel. As depicted on Exhibit A-22, these movements are constrained, including overlapping conflicts with vehicles at the northwesterly fueling position and in opposing traffic, and a travel path that skirts the northerly curb line along the open water channel.

The NJSEA staff also reviewed the site's Geotechnical Engineering Report (Exhibit A-13, Appendix G). This report indicates that groundwater at the site is located two feet below existing grade. In the area of the tanks, the grade is proposed to be raised five feet, which would result in groundwater located seven feet below grade. The proposed 20,000 gallon tanks are 12 feet in diameter and require 26 inches of cover when topped with an 8-inch concrete mat. As a result, the proposed tanks would be installed more than halfway into the tidal groundwater. The concerns regarding the potential adverse environmental impacts of the fuel components are not necessarily immediate, but rather, the potential effects of long-term exposure of tank components and fittings to a saline environment and the potential impacts that could occur in the time period between annual inspections or after the expiration of the 30-year warranty of the tanks. Although Quick Chek is the proposed operator, the NJSEA is reviewing the proposed use of the premises, which may not always be operated by Quick Chek. The training and safety procedures are operational components of a Quick Chek-branded fuel service station. It does not follow that the proposed fuel service station will always be operated by the same brand, or guarantee that the brand would always have a safety training program in place.

The District is identified by New Jersey's Coastal Management Program (CMP) as a Geographic Area of Particular Concern. Given the site's sensitive environmental characteristics and surroundings, the manner in which the proposed fuel service station use is proposed to be accommodated on the site is an important consideration, particularly for a use that requires the substantial level of safeguards proposed by the applicant on a site where the slightest possibility of malfunction or failure of these safeguards or human error could significantly adversely impact the District's natural resources. The intensity of the proposed fuel service station use, having 16 fueling positions on a constrained site with circulation conflicts, and which also does not provide the required separation between developed areas and an open waterway, has the potential to result in significant adverse environmental impacts. This criterion is not met by the subject application.

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

The intent and purpose of the District zoning regulations include to provide for the orderly and comprehensive development of the District, consistent with the carrying capacity of the land; to provide that uses are suitably sited and placed in order to prevent the overcrowding of land, prevent traffic congestion, and, in general, relate buildings and uses to each other and to the environment so that aesthetic and use values are maximized. Further objectives include to promote development in accordance with good planning principles that relates the type, design and layout of such development to both the particular site and surrounding environs.

In the subject application, the accommodation of a fuel service station on the site, in addition to retail and hotel uses, proposes the placement of buildings, pavement, site improvements, and fill within the required 50-foot-wide waterway buffer. With respect to the fuel service station, pavement and fill is proposed within the northerly 50-foot-wide buffer along an open water channel. Despite pushing the boundaries of the permitted development footprint, circulation patterns on the site are constrained, depicting multiple overlapping conflicts, indicating that the site, as proposed, would be overdeveloped. The NJSEA staff unequivocally supports development of the subject site in a responsible manner. The proposed site plan was subject to numerous review letters containing comments intended to assist the applicant with identifying and addressing the concerns of the NJSEA staff so that these intents and purposes of the District zoning regulations would not be impaired as proposed. These concerns are intrinsic to the operations of the proposed fuel service station on the site. The application does not meet the proofs required to permit a fuel service station at the subject property.

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

The *Hackensack Meadowlands District Master Plan Update 2020* designates the subject premises as a part of the District's Waterfront Development Planning Area. The Waterfront Development Planning Area envisions a mix of land uses such as pedestrian walkways, restaurants, marinas/boat launches, related commercial

activities and, in certain portions, residential development. A specific goal of the Master Plan is to "require commercial development to be constructed at a scale that will allow the river to play an important visual role in how the buildings are viewed and how the mix of uses are integrated into the water's edge." In addition, objectives of the Master Plan include to safeguard and restore the Hackensack Meadowlands' irreplaceable heritage of natural and historical resources, and to promote a suitable array of land uses that encourages economic vitality with job creation and supports the public health, safety, and general welfare.

The applicant proposes several improvements with respect to the intersection, the construction of a dedicated bike lane, and the final remediation of a contaminated site. The applicant also proposes a seating area overlooking the Hackensack River. These improvements, at face value, do promote the Master Plan. However, planning does not occur in a vacuum. Master planning establishes a broad vision for the development of the District and relies on the zoning regulations to implement these objectives. As stated above, the NJSEA supports the development of the subject property in a responsible manner. Development of a site with a fuel service station use that will attract trucks, without a plan to provide accommodations for those trucks or an efficient method of removing them from the site, is not proper planning. Development of a site with improvements associated with a fuel service use within required waterway buffers, that does not provide sufficient distance from an open water channel along the Hackensack River, is not proper planning. Overdevelopment of the site is not proper planning. The proposed fuel service station use would promote

economic development, but not in a manner that supports the public health, safety, and general welfare, or in a way that promotes the intent of the District Master Plan, which seeks to promote orderly development, and to balance environmental protection with economic development.

B. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.49(a)3i, which requires a minimum 35-foot front yard setback in the Commercial Park zone; whereas, structures, including a utility hot box, fuel vent pipe, and compressed air/vacuum equipment, are proposed to be located in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet.*

*BASED ON THE RECOMMENDED DENIAL OF THE REQUESTED USE VARIANCE FOR THE PROPOSED FUEL SERVICE STATION IN SECTION A. ABOVE, THE BULK VARIANCE REQUESTS FOR STRUCTURES RELATED TO THE FUEL SERVICE STATION (INCLUDING THE FUEL VENT PIPE AND COMPRESSED AIR/VACUUM EQUIPMENT) ARE DETERMINED TO BE MOOT. THEREFORE, THE VARIANCE RECOMMENDATION WITHIN ITEM B. SHALL ADDRESS ONLY THE UTILITY HOT BOX.

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

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

The applicant proposes to install an approximately 12-foot-long by 5-foot-wide by 6-foot-high utility hotbox at an 8.3-foot setback along Meadowland Parkway. The subject property is a unique site that is subject to various development challenges. Approximately 38 percent of the site is comprised of a large tract of wetlands that had been mitigated by Hess under a prior approval for an office development in the late 1990s, which ultimately was not constructed, but for which 0.26 acres of wetlands fill had occurred to support site development. Additionally, the site fronts along the Hackensack River to the west and an open water channel to the north. The remaining uplands on the site can be characterized as a peninsula, where a 50-foot-wide buffer from the mean high water line is required along three of its sides. Furthermore, the site is located at the intersection of the heavily-trafficked Route 3 East ramp and Meadowland Parkway, and a 20-foot-wide roadway widening easement is located along the site's frontage with Meadowland Parkway, which also affects site development. Finally, the site is designated a Known Contaminated Site by the NJDEP due to the presence of contaminants related to the prior fuel storage operations by Hess. This combination of conditions is unique to the property in question and was not created by the property owner or applicant.

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

The applicant requests a bulk variance to permit the installation of a utility hot box at a proposed 8.3-foot front yard setback along Meadowland Parkway, where a 35-foot front yard setback is required. The site is located at the intersection the Route 3 East ramp

and Meadowland Parkway, which are heavily-trafficked ROWs. The hot box is proposed to be located to the south of the proposed site driveway along Meadowland Parkway. The proposed hot box is located approximately 335 feet from the property's southerly industrial neighbor, 290 feet from an NJDOT maintenance yard to the north, and 145 feet from the Osprey Cove East multi-family residential development to the east across Meadowland Parkway. The subject structure is a benign utility structure that occupies a very small portion of the front yard, and it will be screened with landscaping. The proposed variance will not impact the ability of neighboring properties to function as intended. Therefore, the granting of the requested variance would not adversely affect the rights of neighboring property owners or residents.

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 requested variance to permit the installation of a utility hot box at a proposed 8.3-foot front yard setback along Meadowland Parkway, where a 35-foot front yard setback is required, results from the particular and unique characteristics of the subject property. Approximately 38 percent of the 8.66-acre site is comprised of wetlands. The remaining 5.34-acre portion of the site is subject to additional development constraints, including required 50-foot-wide buffers from the Hackensack River and tributary waterways located at the northerly, westerly, and southerly perimeters of the site's developable footprint. Furthermore, the property is subject to an approximately 20-foot-wide roadway widening easement along

Meadowland Parkway. A dedicated bike lane is proposed within the easement area, as well as other improvements to the intersection of the Route 3 East ramp and Meadowland Parkway. The proposed hot box will be set back 8.3 feet to the bike lane, and 30 feet to the vehicular cartway of Meadowland Parkway southbound. The strict application of the regulations to install the proposed hot box at a 35-foot setback would place the proposed utility structure within the site's required parking areas, on a site that is already subject to development constraints. 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 applicant requests a bulk variance to permit the installation of a utility hot box at a proposed 8.3-foot front yard setback along Meadowland Parkway, where a 35-foot front yard setback is required. The proposed hot box is a 60-square-foot accessory unmanned utility structure that is not located within the line-of-sight of motorists, and is similarly situated to other accessory utility structures along Meadowland Parkway, such as transformers, which are exempt from front yard setback requirements in the District zoning regulations. Therefore, the requested variance to locate the proposed hot box at the specified location will not result in substantial detriment to the public good and will not adversely affect

the public health, safety, morals, order, convenience, prosperity or general welfare.

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

The granting of the requested variance to permit the installation of a utility hot box at a proposed 8.3-foot front yard setback along Meadowland Parkway will not have a substantial adverse environmental impact. No wetlands will be disturbed during the installation of the proposed utility hot box. Minimum open space requirements will be maintained, and the proposed structure will be visually screened from view of the public ROW with landscaping. Furthermore, the District's environmental performance standards for noise, glare, vibrations, airborne emissions, hazardous and radioactive materials, wastewater, and traffic, as enumerated in N.J.A.C. 19:4-7.1 *et seq.*, will not be exceeded as a result of the requested variance.

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

The requested variance to permit the installation of a utility hot box at a proposed 8.3-foot front yard setback along Meadowland Parkway, where a 35-foot front yard setback is required, results from the particular and unique characteristics of the subject property. These characteristics, including an easement for property dedication for the widening of the Meadowland Parkway ROW, the presence of a wetlands mitigation site, and the presence of waterways that require 50-foot-wide buffers, constrain the development footprint on

the property. The proposed hot box is an unmanned structure and will occupy only a small, 60-square-foot portion of the property's easterly front yard along Meadowland Parkway in a location that is distant from neighboring properties. Adequate light, air and open space will continue to be provided and all relevant NJSEA performance standards as enumerated in N.J.A.C. 19:4-7.1 *et seq.* will be met. Therefore, the requested variance is the minimum deviation from the regulations that will afford relief.

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

The requested variance to permit the installation of a utility hot box at a proposed 8.3-foot front yard setback along Meadowland Parkway, where a 35-foot front yard setback is required, will not substantially impair the intent and purpose of the District Zoning Regulations. Due to the particular and unique conditions on the property, the site is constrained in its ability to meet the required front yard setback. The District zoning regulations are intended to provide for infrastructure and utility improvements and to promote the efficient use of the land. Therefore, the requested variance will not substantially impair the intent and purpose of the regulations.

C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas in the required front yard or required buffer areas; whereas, twelve (12) parking spaces are proposed at a minimum setback of 5.3 feet within the required front yard along Meadowland Parkway and seventeen

(17) parking spaces are proposed within the required 50-foot waterway buffer, and, whereas, two of these parking spaces are located within both the required front yard and the waterway buffer.

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

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

   The applicant proposes to construct vehicular use areas within the required 35-foot front yard setback along Meadowland Parkway and within required 50-foot-wide waterway buffers. The subject property is a unique site that is subject to various development challenges. Approximately 38 percent of the site is comprised of a large tract of wetlands that had been mitigated by Hess under a prior approval for an office development in the late 1990s, which ultimately was not constructed, but for which 0.26 acres of wetlands fill had occurred to support site development. Additionally, the site fronts along the Hackensack River to the west and an open water channel to the north. The remaining uplands on the site can be characterized as a peninsula, where a 50-foot-wide buffer from the mean high water line is required along three of its sides. Furthermore, the site is located at the intersection of the heavily-trafficked Route 3 East ramp and Meadowland Parkway, and a 20-foot-wide roadway widening easement is located along the site's frontage with Meadowland Parkway, which also affects site

development. Finally, the site is designated a Known Contaminated Site by the NJDEP due to the presence of contaminants related to the prior fuel storage operations by Hess. This combination of conditions is unique to the property in question and was not created by the property owner or applicant.

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

The applicant requests a bulk variance to permit vehicular use areas at a minimum setback of 5.3 feet within the required front yard along Meadowland Parkway, whereas a 35-foot front yard setback is required, and within the required 50-foot waterway buffer. The site is located at the intersection of the Route 3 East ramp and Meadowland Parkway, which are heavily-trafficked ROWs. Neighboring properties to the north include an NJDOT maintenance yard; properties to the east across Meadowland Parkway include an office building to the north of the Route 3 East ramp and the Osprey Cove East multi-family residential development to the south of the Route 3 East ramp; and, located beyond the wetlands tract on the subject property, the southerly neighbor contains an existing building that has been approved for a light industrial use. The nearest vehicular use area to the southerly neighbor is located approximately 250 feet from the subject property's southerly lot line, and is separated from the developed portion of the subject property by a large tract of mitigated wetlands.

With respect to the proposed vehicular use and parking areas in the required front yard, the principal impacts would be to the office and

residential properties to the east along Meadowland Parkway, and with respect to vehicular use areas within required buffers, the principal impacts would be to the natural areas within the property. These impacts consist of headlight glare, site illumination, noise, less available area to accommodate landscaping, decreased aesthetics, and decreased separation from neighboring properties and natural areas that brings site activity closer than permitted.

Although landscaping is proposed to screen the vehicular use areas, there are gaps in the landscaping that would direct headlight glare toward Osprey Cove East and motorists along Meadowland Parkway. Additionally, a retaining wall is proposed within the Meadowland Parkway front yard, which further reduces the width of the planting strip and would impact root growth. Plantings within the required 50-foot-wide waterway buffer are subject to high tide cycles, where water levels can exceed the mean high water line, that would expose the roots of the vegetation within the buffer to brackish water, thereby impacting the viability of the proposed vegetation along the vehicular use areas within the required buffer areas on the site.

Therefore, the request to construct vehicular use areas within the required front yard and required buffer areas, as proposed, would not meet this criterion, as the impacts to adjoining properties, natural areas, and habitats would adversely affect the rights of neighboring property owners and residents. The placement of vehicular use areas within the required buffer would adversely affect natural areas and habitat on the site, by bringing human activity, with resultant noise, illumination, and potential trash migration impacts, closer to

habitats and waterways directly adjacent to the vehicular use areas than permitted.

However, the ability to provide viable screening and separation from adjoining uses that would protect the interests of adjoining properties does exist within the easterly front yard along Meadowland Parkway. Given the site's constraints and 20-foot-wide roadway dedication, the NJSEA staff recommends a modified approval with the condition that vehicular use areas within the required front yard of Meadowland Parkway shall maintain a minimum setback of 15 feet from the front lot line and shall be screened in accordance with the requirements of N.J.A.C. 19:4-8.9, which would allow for the accommodation of a robust landscaping screen and separation from adjoining uses and ROWs. With the recommended condition, the rights of neighboring property owners and residents would not be adversely affected.

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 subject property contains particular and unique characteristics that affect site development. Approximately 38 percent of the 8.66-acre site is comprised of wetlands. The remaining 5.34-acre portion of the site is subject to additional development constraints, including required 50-foot-wide buffers from the Hackensack River and tributary waterways located at the northerly, westerly, and southerly perimeters of the site's developable footprint. Furthermore, the property is subject to an approximately 20-foot-

wide roadway widening easement along Meadowland Parkway. A dedicated bike lane is proposed within the easement area, as well as other improvements to the intersection of the Route 3 East ramp and Meadowland Parkway.

The proposed setback of vehicular use areas along Meadowland Parkway ranges from 5.3 feet to approximately 13 feet in the southerly portion of the site, and two parking spaces in the northerly portion of the site are proposed at a front yard setback of 24.3 feet. Parking spaces and associated vehicular use areas also encroach approximately 25 feet into the required 50-foot waterway buffer along the open water channel in the northerly portion of the site, the wetlands tract in the southerly portion of the site, and along the Hackensack River to the west.

With respect to proposed vehicular use areas within required buffers, alternative site designs promoting a more compact footprint are an available option, such as incorporating structured parking below or adjacent to the proposed hotel. Furthermore, due to the recommended denial of the requested use variance for a fuel service station at the premises, additional land area is available to accommodate the placement of vehicular use areas in compliant locations outside of required waterway buffers.

However, structured parking alternatives are not an available alternative within a required front yard location, resulting in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner. The strict application of the regulations would require that the vehicular use areas in the

required front yard be set back a minimum of 35 feet from the front lot line, resulting in an effective setback of approximately 55 feet when accounting for the 20-foot width of the roadway easement dedication, resulting in exceptional practical difficulty. As recommended in *ii.* above, a 15-foot-wide front yard setback would provide for sufficient separation from neighboring uses and ROWs with the ability to incorporate landscaped screening.

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

The applicant requests a bulk variance to permit vehicular use areas at a minimum setback of 5.3 feet within the required front yard along Meadowland Parkway, whereas a 35-foot front yard setback is required, and within the required 50-foot waterway buffer.

The proposed placement of vehicular use areas within required 50-foot-wide waterway buffers would result in substantial detriment to the public good and would adversely affect the public health, safety, order, convenience, prosperity or general welfare. Buffers are important implements that promote public health, safety, and the general welfare, not only for the subject property, but for the District as a whole. They serve important functions with respect to providing transitions between natural and developed areas and protection of sensitive land uses; water quality, flood protection, and stormwater management; aesthetics; and habitat protection.

The placement of vehicular use areas within the required front yard of Meadowland Parkway at a minimum 5.3-foot setback, as proposed, would result in adverse impacts to the public health, safety, order, convenience, prosperity or general welfare due to the resulting impacts from site activity, such as noise, headlight glare directed toward residents at Osprey Cove East and motorists traveling the heavily-trafficked Route 3 East ramp and Meadowland Parkway, landscaping and screening constraints, and decreased separation from neighboring properties. These concerns are addressed by the recommended modification and condition in *ii.* above, to provide for a minimum 15-foot-wide front yard setback along Meadowland Parkway that would provide for sufficient separation from neighboring uses and ROWs with the ability to incorporate robust landscaping to more fully screen site activities. With the recommended modification and condition, vehicular use areas may be accommodated within the required front yard in a manner that would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

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

As discussed in *ii.* and *iv.* above, the subject variance request to construct vehicular use areas within required buffer areas, as proposed, would adversely affect neighboring properties, ROWs, and natural areas and habitat in the wetlands and water areas on and adjoining the site. These adverse impacts include headlight glare, site illumination, noise, less available area to accommodate landscaping, decreased aesthetics, and decreased separation from

neighboring properties and natural areas that brings site activity closer than permitted.

The requested variance to construct vehicular use areas within the required 50-foot-wide waterway buffer would adversely impact the environment by bringing human activity, with resultant noise, illumination, and potential trash migration impacts, closer to wildlife habitats and waterways than permitted. The subject property is located along the Hackensack River to the west, contains a large wetlands mitigation tract in the southerly portion of the site, and an open channel that feeds into the Hackensack River to the north. The provision of the required buffer is necessary to safeguard the region's sensitive natural resources. Therefore, the granting of the requested variance for the placement of vehicular use areas within required waterway buffers would have a substantial adverse environmental impact.

However, with respect to the placement of vehicular use areas in the required front yard, with the recommended modification and condition to permit vehicular use areas at a minimum 15-foot setback from Meadowland Parkway with landscaped screening, vehicular use areas may be accommodated in a manner that would not adversely impact the environment, due to their location on the site fronting a heavily-trafficked arterial roadway at the signalized intersection of a state highway ramp. The recommended 15-foot setback along Meadowland Parkway will provide sufficient area for an effective landscape screen that would address the adverse impacts detailed above.

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

The applicant requests a bulk variance to permit vehicular use areas at a minimum setback of 5.3 feet within the required front yard along Meadowland Parkway, whereas a 35-foot front yard setback is required, and to permit vehicular use areas within the required 50-foot waterway buffer.

The property contains unique characteristics that constrain site development. In reviewing the subject application, NJSEA staff prepared multiple, multi-page review letters (dated 3/16/2022, 9/15/2023, 4/17/2025, 5/08/2025, 11/24/2025, and 3/20/2026) advising the applicant of various alternatives, such as the development of a more compact development footprint including structured parking, that could help accommodate vehicular use areas on the site in a compliant manner. Due to available design alternatives, the proposed placement of vehicular use areas within required waterway buffers on the site does not represent the minimum deviation from the regulations that will afford relief. Notwithstanding, the vehicular use areas within the required front yard have the opportunity to be accommodated within the site's constraints, as detailed herein, with the recommended modification to permit vehicular use area at a minimum setback of 15 feet from the front lot line along Meadowland Parkway, subject to landscaping requirements. Furthermore, due to the recommended denial of the requested use variance for a fuel service station use on the site, additional land area will be available to address the site's design constraints. With the recommended modification and condition, the

requested variance to construct vehicular use areas within the required front yard of Meadowland Parkway at a minimum setback of 15 feet, as opposed to the 5.3-foot setback requested, represents the minimum deviation from the requirements that could afford relief.

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

The NJSEA is charged with promoting orderly development along with safeguarding the environment. This is a delicate balancing act undertaken by the NJSEA and its predecessor agencies that, since 1968, has effectively fostered economic development while supporting environmental objectives related to flood protection, cleaner water and soils, habitat protection and creation, and public enjoyment of natural areas through the utilization of land management tools such as buffers. The granting of the variance to permit vehicular use areas within the site's required waterway buffers would substantially impair the intent and purpose of the District zoning regulations.

The basic intent of front yard setback requirements is to provide sufficient light, air, and open space. In the subject application, the requested placement of vehicular use areas within the required front yard of Meadowland Parkway at a minimum 5.3-foot setback is recommended to be modified to a minimum 15-foot setback. No structures are proposed within the required front yard that could impact light and air, and landscaping is required to be provided in the 15-foot-wide front yard open area to screen the vehicular use

areas and site activity from adjoining properties and ROW. With the recommended modification and condition, the requested variance to construct vehicular use areas within the required front yard of Meadowland Parkway at a minimum setback of 15 feet, would not substantially impair the intent and purpose of the District Zoning Regulations.

D. **Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.3(b)1, which does not permit loading areas in any front yard. A fuel loading zone is proposed in the front yard along Meadowland Parkway. ****

**BASED ON THE RECOMMENDED DENIAL OF THE USE VARIANCE FOR THE PROPOSED FUEL SERVICE STATION IN SECTION A. ABOVE, THE VARIANCE REQUEST UNDER ITEM D. IS DETERMINED TO BE MOOT.

E. **Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.4(a)37, which requires a minimum 12-foot by 30-foot loading space be provided for the proposed limited-service hotel; whereas, no loading space is proposed to be provided for the hotel use.**

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

1. *Concerning bulk variances:*

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

The applicant requests a bulk variance to provide no loading space for the proposed hotel use, whereas one 12-foot by 30-foot loading space is required to be provided. The subject property is a unique site that is subject to various development challenges. Approximately 38 percent of the site is comprised of a large tract of wetlands that had been mitigated by Hess under a prior approval for an office development in the late 1990s, which ultimately was not constructed, but for which 0.26 acres of wetlands fill had occurred to support site development. Additionally, the site fronts along the Hackensack River to the west and an open water channel to the north. The remaining uplands on the site can be characterized as a peninsula, where a 50-foot-wide buffer from the mean high water line is required along three of its sides. Furthermore, the site is located at the intersection of the heavily-trafficked Route 3 East ramp and Meadowland Parkway, and a 20-foot-wide roadway widening easement is located along the site's frontage with Meadowland Parkway, which also affects site development. Finally, the site is designated a Known Contaminated Site by the NJDEP due to the presence of contaminants related to the prior fuel storage operations by Hess. This combination of conditions is unique to the property in question and was not created by the property owner or applicant.

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

The applicant requests a bulk variance to provide no loading space for the proposed hotel use on the subject property. The site is located at the intersection of the Route 3 East ramp and Meadowland Parkway, which are heavily-trafficked ROWs. Neighboring properties to the north include an NJDOT maintenance yard; properties to the east across Meadowland Parkway include an office building to the north of the Route 3 East ramp and the Osprey Cove East multi-family residential development to the south of the Route 3 East ramp; and, located beyond the wetlands tract on the subject property, the southerly neighbor contains an existing building that has been approved for a light industrial use.

Testimony was provided that the proposed hotel does not offer food service, and that deliveries to the hotel consist of box trucks, Federal Express, and UPS deliveries. (T-80, 1/27/2026) In the absence of a dedicated loading space, the delivery vehicles would likely stage in parking spaces required for passenger vehicles or within drive aisles. The current site plan depicts multiple, overlapping circulation conflicts, primarily in the northerly portion of the site. However, the parking for the hotel shares access along a main central drive aisle. Any obstructions to the free flow of traffic at the hotel could potentially back up traffic on the site and on the area roadway network. Therefore, the granting of the requested variance would adversely affect the rights of neighboring property owners or residents.

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 subject property contains particular and unique characteristics that affect site development. Approximately 38 percent of the 8.66-acre site is comprised of wetlands. The remaining 5.34-acre portion of the site is subject to additional development constraints, including required 50-foot-wide buffers from the Hackensack River and tributary waterways located at the northerly, westerly, and southerly perimeters of the site's developable footprint. Furthermore, the property is subject to an approximately 20-foot-wide roadway widening easement along Meadowland Parkway. A dedicated bike lane is proposed within the easement area, as well as other improvements to the intersection of the Route 3 East ramp and Meadowland Parkway.

These constraints do limit the development footprint. However, the proposed intensity of accommodating three use components on the subject property, including hotel, retail, and fuel service station uses, also constrain the ability of the hotel owner to accommodate the required loading space. This represents a self-created practical difficulty. With the recommended denial of the requested use variance for a fuel service station at the subject premises, additional area will be available on the site to accommodate a more functional site plan with efficient site circulation and appropriate loading accommodations. Therefore, the strict application of the regulations will not 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 applicant requests a bulk variance to provide no loading space for the proposed hotel use on the subject property, whereas one 12-foot by 30-foot loading space is required to support the operations of the proposed limited-service hotel. The District zoning regulations at N.J.A.C. 19:4-8.3(a) require that every structure provide the required number of loading spaces in consideration of safe and efficient layout, consistency with the size and proposed use of the facility, the nature and location of adjacent uses, and pedestrian and vehicular circulation. Without the provision of a dedicated loading space, delivery vehicles, which include SU-30 box trucks of 30 feet in length, may attempt to either park in the site's 9-foot by 18-foot parking spaces or park within drive aisles or required fire lanes, which would obstruct parking spaces and site circulation. This could also limit visibility of motorists and pedestrians on the site. Therefore, the lack of a dedicated loading space for delivery vehicles would negatively impact the public health, safety, morals, order, convenience, prosperity and general welfare.

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

The applicant requests a bulk variance to provide no loading space for the proposed hotel use on the subject property, whereas one 12-foot by 30-foot loading space is required to support the operations of the proposed limited-service hotel. The lack of a loading space on the premises may result in idling delivery vehicles, which would have

adverse environmental impacts to air quality. Furthermore, the staging of delivery vehicles would result in sustained headlight glare. Therefore, the requested variance would result in adverse environmental impacts.

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

The applicant requests a bulk variance to provide no loading space for the proposed hotel use on the subject property. The required dimension for a loading space for the proposed limited-service hotel use is 12-foot by 30-foot, which is the minimum loading space size needed to accommodate the types of delivery vehicles that the hotel operator attested would be used for deliveries to the site upon hotel occupancy. (T-80, 1/27/2026) A dedicated loading space is required to promote the safe and efficient operations of site development. Therefore, the requested variance to provide zero loading spaces for the proposed limited-service hotel does not represent the minimum deviation from the regulations that would afford relief.

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

The intent and purpose of the District zoning regulations include to provide for the orderly and comprehensive development of the District, to provide that uses are suitably sited, and to promote development in accordance with good planning principles that relates the type, design and layout of development to both the particular site and surrounding environs. The lack of a dedicated

loading space would substantially impair the intent and purpose of these regulations. Dedicated loading areas that are suitably-sized for the proposed use and site operations avoid adverse impacts to public safety and traffic. A 12-foot by 30-foot loading space is the minimum loading space required to support the operations of the proposed limited-service hotel.

F. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, the hotel structure is proposed within the required 50-foot-wide buffer.

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

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

   The applicant requests a bulk variance to permit the proposed hotel structure to encroach 25 feet into the required 50-foot-wide buffer along the wetlands mitigation area on the site. The subject property is a unique site that is subject to various development challenges.

Approximately 38 percent of the site is comprised of a large tract of wetlands that had been mitigated by Hess under a prior approval for an office development in the late 1990s, which ultimately was not constructed, but for which 0.26 acres of wetlands fill had occurred to support site development. Additionally, the site fronts along the Hackensack River to the west and an open water channel to the north. The remaining uplands on the site can be characterized as a peninsula, where a 50-foot-wide buffer from the mean high water line is required along three of its sides. Furthermore, the site is located at the intersection of the heavily-trafficked Route 3 East ramp and Meadowland Parkway, and a 20-foot-wide roadway widening easement is located along the site's frontage with Meadowland Parkway, which also affects site development. Finally, the site is designated a Known Contaminated Site by the NJDEP due to the presence of contaminants related to the prior fuel storage operations by Hess. This combination of conditions is unique to the property in question and was not created by the property owner or applicant.

However, it is noted that the establishment of the mean high water line (MHWL) at the subject property, from which required buffers are measured, has been disputed by the applicant. The applicant's surveyor (Stonefield) provided a MHWL elevation of 2.33 feet for the subject property, whereas the NJSEA determined the MHWL elevation at 2.634 feet (NAVD88). The following comment in the NJSEA staff review letter of November 24, 2025 offers additional context with respect to the NJSEA's determination of the mean high water line:

4. *Pursuant to N.J.A.C. 19:4-8.7(a), the required minimum 50-foot-wide landscaped buffer is dimensioned from the mean high water line (MHWL). With respect to Stonefield's response regarding NJSEA's*

MHWL determination, and assertion that NJSEA methodology in making that determination is flawed, the following shall provide additional history and context to memorialize previous discussions and correspondence:

a. *The NJSEA staff is authorized to make requests for information with respect to the MHWL calculation pursuant to N.J.A.C. 19:4-4.4(e)7, which requires that an applicant submit "other such information from a specific applicant as may be required by the NJSEA." Furthermore, N.J.A.C. 19:4-8.6(b)4.vii specifies that data on the tide elevations throughout the District is available from the NJSEA. This information is reviewed by NJSEA professional staff for accuracy and compliance with the District Zoning Regulations.*

b. *The NJSEA and its predecessor agencies (the Hackensack Meadowlands Development Commission and New Jersey Meadowlands Commission), through affiliated research arms (the Meadowlands Research and Restoration Institute and, previously, the Meadowlands Environmental Research Institute) has, on a continuous basis, collected water elevation data in the Hackensack Meadowlands District since 2004. MRRI is professionally staffed with scientists, researchers, and technicians who are widely recognized in their respective fields for their expertise on conditions in the Meadowlands.*

c. *The NJSEA staff routinely provides MHWL determinations to applicants based on the publicly-available MRRI data. NOAA's tidal benchmark data has been accepted by the NJSEA staff as valid where comparable to MRRI data; however, the NJSEA staff at no time during the review process has accepted Stonefield's adjusted MHWL elevation of 2.33 feet (an adjusted elevation based on data derived from measurements at NOAA Station ID: 8530528 in Carlstadt, having a publication date of 04/21/2003), as it is inconsistent with conditions in the vicinity of the project site and was flagged during the review process as being significantly lower than MHWL elevations established by MRRI gauges. This inconsistency is not only apparent with the 2022 Woods Hole report, which measured MHW at 2.76 feet (Station #2 - Barge) and 2.87 feet (Station #4 – Mill Creek) in the vicinity of the project site, but with historic water elevation data measurements as well. For example, the 2007 Woods Hole report indicates MHW elevations of 2.59 feet (Station #2 – Berry's Creek Canal Old) and 2.71 feet (Station #5 – Secaucus High School) were measured in the vicinity of the project site 20 to 25 years ago, and are still higher than the applicant's adjusted MHWL elevation of 2.33 feet, which is based on NOAA data that is nearly 30 years old. It is*

noted that the document entitled "Methodology for Determining Mean High Water" prepared by the Rhode Island Coastal Resources Management Council (CRMC), submitted to the NJSEA by Stonefield on May 16, 2025 states: "When in doubt of the relationship of a tidal datum to a geodetic datum, establishment of a tide station and connection to geodetic datum using differential levels or GPS is recommended for most applications." The Woods Hole report, in fact, contains "geodetic datum using differential levels or GPS" based on data collection by MRRI. Therefore, the NJSEA staff rejects any suggestion that MRRI's data is flawed, invalid, or inapplicable.

d. *NJSEA staff understands, through supplemental documentation provided by Stonefield in May 2025, as to how the adjusted 2.33-foot MHWL elevation was calculated. However, this number remains significantly below actual, measured MHW data collected by MRRI, as detailed in Item c. above. Consistent with the prior MHWL elevation determination made by the NJSEA staff, using NOAA tidal benchmark data provided by Stonefield in January 2024, the applicable MHWL elevation at the project site was established at 2.634 feet. The NJSEA staff acknowledges that the 2.634-foot elevation still remains below the MHWL elevation established by the MRRI/Woods Hole data, but is honoring the prior determination made at that time.*
e. *Alternatively, site-specific water elevation measurements may be conducted at the subject property, in conjunction with a project scope consistent with established NOAA methodology, to definitively determine the MHWL at the subject premises.*
f. *Finally, although Stonefield also asserts that a 2.33-foot MHWL elevation should be utilized by the NJSEA as it has been accepted by NJDEP, this Office notes that the NJDEP's Flood Hazard Area permit approval dated August 24, 2018 was based on a conceptual plan for hotel and retail uses (both permitted uses within the Commercial Park zone) within a fill permit application that was reviewed by the Town of Secaucus pursuant to the opt-out provisions of the Hackensack Meadowlands Agency Consolidation Act. This conceptual plan contained no variances and did not place buildings within the required waterway buffer of 50 feet from the MHWL. The current plan depicts a different site layout, with a more expansive MHWL delineation within the project site that places buildings and improvements within required buffers, and requests a use variance.*

The applicant asserts that the MHWL elevation of 2.33 feet was accepted by the NJDEP and, therefore, should be accepted by the NJSEA. In Exhibit A-8, NJDEP states that their acceptance of the 2.33-foot MHWL elevation "does not affect the requirements requested by the NJSEA". Furthermore, the applicant provided testimony from a licensed surveyor and an unlicensed surveyor to support how the mean high water line of 2.33 feet was calculated, using NOAA data based on water level measurements collected between 1983 and 2001. These witnesses and the file record establish how the applicant's mean high water line determination of 2.33 feet was calculated; these witnesses do not dispute that this methodology is the only way to calculate mean high water, but that it is the more typical methodology. However, there are other acceptable and industry-standard methods available to calculate mean high water elevations consistent with NOAA methodology based on local data, such as the data in the Woods Hole report, as further evidenced by documentation provided on behalf of the applicant by Stonefield that supports the methodology within the Woods Hole report that forms the basis of the NJSEA's mean high water line determination, as detailed above. Additionally, the NJDOT publication "Mean High Water Manual" (2008) provides that "The second class of methods for determining the mean high water is methods that are based on actual tidal observation and/or NOS (National Ocean Service) published information for control tidal stations. The method that is based on actual tide observations is obviously more accurate." Therefore, all buffer dimensions shall be measured from the mean high water line elevation of 2.634 feet, as determined by the NJSEA. Should the applicant continue to dispute this mean high water elevation determination, the applicant may conduct site-specific

water measurements in conjunction with a project scope consistent with established NOAA methodology in consultation with Meadowlands Research and Restoration Institute scientists and the NJSEA Chief Engineer.

It is further noted that the applicant received a fill permit from the Town of Secaucus and an initial NJDEP flood hazard permit based on a site plan depicting a buffer from the mean high water line of the Hackensack River, but without buffers dimensioned from tributary waters within the wetlands mitigation site in the southerly portion of the site or the open water channel in the northerly portion of the site. The conditional fill permit was issued by the Town of Secaucus on May 22, 2018 in Conditional Zoning Certificate - Fill/Stockpile Only, designated CZC-18-544 (Fill), pursuant to the opt-out provisions of the Hackensack Meadowlands Agency Consolidation Act, to place surcharge material on the site to prepare it for development, based on a preliminary site plan showing conforming hotel and retail uses. Condition #20 of CZC-18-544 states that "it is acceptable to locate surcharge material in the 50' buffer from the mean high water line or top of bank [N.J.A.C. 19:4-8.7(a)1]; however, only the slope of the surcharge material shall be permitted and not the full height surcharge." Condition #22 requires that "The applicant shall apply for zoning certificate approvals for the proposed site development." In an e-mail to Town of Secaucus Engineer Jennifer Modi on May 10, 2019, Sharon Mascaró of the NJSEA advised Ms. Modi that "when the surcharge material is removed, they will have to re-establish the 50' buffer". In this e-mail, Ms. Mascaró stated that this information was also shared with the applicant's engineer, Zach Chaplin, in a conversation that had taken

place on May 8, 2019. Therefore, there could be no expectation that the applicant is entitled to install improvements within required buffer areas. Notwithstanding, the applicant is entitled to request a variance pursuant to a zoning certificate application, where a review of proposed development is conducted with respect to the particular site conditions in accordance with the District zoning regulations.

Furthermore, pursuant to a review of the submitted easements, restrictions, riparian releases, and other instruments applicable to the property, the riparian grant issued by the NJDEP Tidelands Bureau appearing in Deed Book 6043, Pages 85-104, contains the following language on Page 99: "THE GRANTEE, for itself, its successors and assigns, by the acceptance of this grant, further agrees that the grantee shall construct to completion and maintain thereafter, at the grantee's cost and expense, the portion of the Walkway within the Walkway Easements declared, created and established hereunder." The applicant has maintained that they are not required to construct the walkways within Excepted Areas A and B, as identified in the grant and on the property survey. The applicant has provided correspondence in Exhibit A-8 from the Town of Secaucus, Hudson County, and a Tidelands staff member regarding a walkway characterized as a Hudson County Greenway. In correspondence with the Town and County, the applicant's planner stated "my client is willing to maintain the easement in the deed if the County or state decides to fund a continuous trail which would entail crossing water and wetlands between Snipe's Park and his property." This statement mischaracterizes the requirements of the Tidelands grant. Therefore, it is recommended as a condition of this report, that the applicant shall obtain an official determination

from the NJDEP Bureau of Tidelands Management Tidelands Resource Council regarding whether, in the subject application, the applicant is required to fund and construct the walkway within the crossing easements established for this purpose by the grant. Furthermore, the applicant shall obtain approval from the NJDEP Bureau of Tidelands Management Tidelands Resource Council for the proposed outfall in the southwesterly portion of the site that discharges to "Excepted Area A". It is noted that this outfall location and the proposed configuration of the site improvements may be subject to change to accommodate the walkway, if required.

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

The site is located at the intersection of the Route 3 East ramp and Meadowland Parkway, which are heavily-trafficked ROWs. Neighboring properties to the north include an NJDOT maintenance yard; properties to the east across Meadowland Parkway include an office building to the north of the Route 3 East ramp and the Osprey Cove East multi-family residential development to the south of the Route 3 East ramp; and, located beyond the wetlands tract on the subject property, the southerly neighbor contains an existing building that has been approved for a light industrial use.

Development within required buffer areas is not permitted due to adverse impacts resulting from bringing human activity, with resultant noise, illumination, and potential trash migration impacts, closer to adjacent habitats, natural areas, and waterways than permitted. However, in this particular instance, the proposed hotel

is configured in a manner that directs activity toward the site interior to the north. The principal entry is located in the center of the hotel's northerly façade, accessed from the adjacent parking area. The southerly façade contains a single doorway opening onto a sidewalk within the required buffer, with no vehicular activity proposed in this area. Therefore, subject to all conditions of this recommendation report, the location of the proposed hotel structure within a reduced waterway buffer of 25 feet from the mean high water line elevation of 2.634 feet (NAVD88) will not adversely affect the rights of neighboring property owners or residents, pursuant to the unique site constraints discussed herein.

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 subject property contains particular and unique characteristics that affect site development. Approximately 38 percent of the 8.66-acre site is comprised of wetlands. The remaining 5.34-acre portion of the site is subject to additional development constraints, including required 50-foot-wide buffers from the Hackensack River and tributary waterways located along the northerly, westerly, and southerly perimeters of the site's developable footprint. Furthermore, the property is subject to an approximately 20-foot-wide roadway widening easement along Meadowland Parkway. A dedicated bike lane is proposed within the easement area, as well as other improvements to the signalized intersection of the Route 3 East ramp and Meadowland Parkway.

The proposed site configuration contains a central access drive aisle between Meadowland Parkway and the site's development footprint terminus along the Hackensack River waterfront, which effectively bisects the site into two development pads. There is, however, a public benefit to this site configuration, which maximizes queuing area on the site instead of within the adjacent intersection. Due to the practical difficulties and exceptional and undue hardship upon the property owner caused by the site's particular and unique circumstances, the NJSEA recommends approval of the requested bulk variance to place the proposed hotel structure within 25 feet of the mean high water line elevation of 2.634 feet, subject to the following conditions:

1. The approved 25-foot waterway buffer encroachment shall apply only to the hotel structure. Accessory improvements, such as fill, a retaining wall, or a sidewalk for emergency pedestrian egress, required to support development of the hotel structure, may be included within the development footprint no closer than 25 feet to the MHWL elevation of 2.643 feet, at the discretion of the NJSEA Chief Engineer. These accessory improvements shall relate directly to the hotel structure, and shall not include vehicular use areas.
2. No vehicular use areas shall be permitted within the waterway buffer.
3. The southerly façade of the hotel structure shall be designed to minimize human activity within the buffer area, with measures including, but not limited to, the following:
   a) The southerly door shall be an emergency exit only.
   b) No public rooftop activity shall be permitted.

4. No ground-mounted mechanical equipment, such as generators or HVAC units, shall be located within the required 50-foot buffer area.
5. Illumination of areas within the waterway buffer shall be minimized to the extent possible, and shall include methods such as light shields, downlighting, automatic timing and dimming, and tinted glazing.

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

The requested variance to permit the proposed hotel structure to encroach 25 feet into the required 50-foot-wide waterway buffer, must be evaluated within the specific site context. Buffers are important implements that promote public health, safety, and general welfare. They serve important functions with respect to providing transitions between natural and developed areas and protection of sensitive land uses; water quality, flood protection, and stormwater management; aesthetics; and habitat protection, and variances from waterway buffer requirements are warranted only in extraordinary circumstances. In the subject application, and particularly in the way that the hotel is proposed to be accommodated on the premises, with human activity directed towards the north, toward the site interior outside of buffer areas, there would be no substantial detriment to the public good that would adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

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

The applicant proposes to construct the proposed hotel within the required 50-foot waterway buffer. Waterway buffers are required to address adverse impacts to natural areas and habitat, including headlight glare, site illumination, noise, less available area to accommodate native vegetation and landscaping, decreased aesthetics, and decreased separation from neighboring properties and natural areas that brings site activity closer than permitted.

The proposed design of the hotel minimizes these adverse impacts by providing for a site design that includes minimal activity in the functional rear of the building along the wetlands mitigation area on the site. However, in order to more fully protect the environment, it is a recommended condition of this report that the wetlands mitigation area on the site be placed into a conservation easement to preserve the natural areas and habitat on the site in perpetuity. This easement would also fulfill prior commitments by Hess to permanently preserve the site after the wetlands mitigation work for on-site fill had been completed. With this condition, and with the recommended conditions in *iii.* above regarding minimizing potential impacts of the proposed placement of development with the required waterway buffer, the granting of the requested variance for the placement of the proposed hotel within the required waterway buffer would not have a substantial adverse environmental impact.

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

The applicant requests a bulk variance to permit the proposed hotel within the required 50-foot-wide waterway buffer along the mitigated wetlands area on the site. The property is subject to unique characteristics that constrain site development. Buffers are important implements that promote public health, safety, and the general welfare, not only for the subject property, but for the District as a whole. They serve important functions with respect to providing transitions between natural and developed areas and protection of sensitive land uses; water quality, flood protection, and stormwater management; aesthetics; and habitat protection. Given the practical difficulties associated developing a site with the multiple constraints, and the fact that these concerns are minimized by the particular configuration of the proposed hotel structure, with the recommended conditions, the requested variance represents the minimum deviation from the regulations that would afford relief.

vii. G*ranting the variance will not substantially impair the intent and purpose of these regulations.*

The NJSEA is charged with promoting orderly development along with safeguarding the environment. This is a delicate balancing act undertaken by the NJSEA and its predecessor agencies that, since 1968, has effectively fostered economic development while supporting environmental objectives related to flood protection, cleaner water and soils, habitat protection and creation, and public enjoyment of natural areas through the utilization of land management tools such as buffers. The granting of the requested variance to permit the proposed hotel within a portion of the site's

required waterway buffers, with the recommended conditions, would not substantially impair the intent and purpose of the District zoning regulations, and represents an appropriate balance between economic development on a constrained site and the promoting the well-being of the environment and adjacent habitats, by enabling the final remediation of a contaminated site and placement of a conservation easement on a large wetlands tract along the Hackensack River.

G. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, fill, site improvements, a refuse area, and accessory structures are proposed within the required 50-foot-wide buffer.

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

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

The applicant requests a bulk variance to permit fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide waterway buffers on the site. The subject property is a unique site that is subject to various development

challenges. Approximately 38 percent of the site is comprised of a large tract of wetlands that had been mitigated by Hess under a prior approval for an office development in the late 1990s, which ultimately was not constructed, but for which 0.26 acres of wetlands fill had occurred to support site development. Additionally, the site fronts along the Hackensack River to the west and an open water channel to the north. The remaining uplands on the site can be characterized as a peninsula, where a 50-foot-wide buffer from the mean high water line is required along three of its sides. Furthermore, the site is located at the intersection of the heavily-trafficked Route 3 East ramp and Meadowland Parkway, and a 20-foot-wide roadway widening easement is located along the site's frontage with Meadowland Parkway, which also affects site development. Finally, the site is designated a Known Contaminated Site by the NJDEP due to the presence of contaminants related to the prior fuel storage operations by Hess. This combination of conditions is unique to the property in question and was not created by the property owner or applicant.

However, it is noted that the establishment of the mean high water line (MHWL) at the subject property, from which required buffers are measured, has been disputed by the applicant. The applicant's surveyor (Stonefield) provided a MHWL elevation of 2.33 feet for the subject property, whereas the NJSEA determined the MHWL elevation at 2.634 feet (NAVD88). The following comment in the NJSEA staff review letter of November 24, 2025 offers additional context with respect to the NJSEA's determination of the mean high water line:

4. *Pursuant to N.J.A.C. 19:4-8.7(a), the required minimum 50-foot-wide landscaped buffer is dimensioned from the mean high water line (MHWL). With respect to Stonefield's response regarding NJSEA's MHWL determination, and assertion that NJSEA methodology in making that determination is flawed, the following shall provide additional history and context to memorialize previous discussions and correspondence:*
    a. *The NJSEA staff is authorized to make requests for information with respect to the MHWL calculation pursuant to N.J.A.C. 19:4-4.4(e)7, which requires that an applicant submit "other such information from a specific applicant as may be required by the NJSEA." Furthermore, N.J.A.C. 19:4-8.6(b)4.vii specifies that data on the tide elevations throughout the District is available from the NJSEA. This information is reviewed by NJSEA professional staff for accuracy and compliance with the District Zoning Regulations.*
    b. *The NJSEA and its predecessor agencies (the Hackensack Meadowlands Development Commission and New Jersey Meadowlands Commission), through affiliated research arms (the Meadowlands Research and Restoration Institute and, previously, the Meadowlands Environmental Research Institute) has, on a continuous basis, collected water elevation data in the Hackensack Meadowlands District since 2004. MRRI is professionally staffed with scientists, researchers, and technicians who are widely recognized in their respective fields for their expertise on conditions in the Meadowlands.*
    c. *The NJSEA staff routinely provides MHWL determinations to applicants based on the publicly-available MRRI data. NOAA's tidal benchmark data has been accepted by the NJSEA staff as valid where comparable to MRRI data; however, the NJSEA staff at no time during the review process has accepted Stonefield's adjusted MHWL elevation of 2.33 feet (an adjusted elevation based on data derived from measurements at NOAA Station ID: 8530528 in Carlstadt, having a publication date of 04/21/2003), as it is inconsistent with conditions in the vicinity of the project site and was flagged during the review process as being significantly lower than MHWL elevations established by MRRI gauges. This inconsistency is not only apparent with the 2022 Woods Hole report, which measured MHW at 2.76 feet (Station #2 - Barge) and 2.87 feet (Station #4 – Mill Creek) in the vicinity of the project site, but with historic water elevation data measurements as well. For example, the 2007 Woods Hole report indicates MHW elevations of 2.59 feet (Station #2 – Berry's Creek Canal Old) and 2.71 feet (Station #5 – Secaucus High School) were measured in*

the vicinity of the project site 20 to 25 years ago, and are still higher than the applicant's adjusted MHWL elevation of 2.33 feet, which is based on NOAA data that is nearly 30 years old. It is noted that the document entitled "Methodology for Determining Mean High Water" prepared by the Rhode Island Coastal Resources Management Council (CRMC), submitted to the NJSEA by Stonefield on May 16, 2025 states: "When in doubt of the relationship of a tidal datum to a geodetic datum, establishment of a tide station and connection to geodetic datum using differential levels or GPS is recommended for most applications." The Woods Hole report, in fact, contains "geodetic datum using differential levels or GPS" based on data collection by MRRI. Therefore, the NJSEA staff rejects any suggestion that MRRI's data is flawed, invalid, or inapplicable.

d. *NJSEA staff understands, through supplemental documentation provided by Stonefield in May 2025, as to how the adjusted 2.33-foot MHWL elevation was calculated. However, this number remains significantly below actual, measured MHW data collected by MRRI, as detailed in Item c. above. Consistent with the prior MHWL elevation determination made by the NJSEA staff, using NOAA tidal benchmark data provided by Stonefield in January 2024, the applicable MHWL elevation at the project site was established at 2.634 feet. The NJSEA staff acknowledges that the 2.634-foot elevation still remains below the MHWL elevation established by the MRRI/Woods Hole data, but is honoring the prior determination made at that time.*

e. *Alternatively, site-specific water elevation measurements may be conducted at the subject property, in conjunction with a project scope consistent with established NOAA methodology, to definitively determine the MHWL at the subject premises.*

f. *Finally, although Stonefield also asserts that a 2.33-foot MHWL elevation should be utilized by the NJSEA as it has been accepted by NJDEP, this Office notes that the NJDEP's Flood Hazard Area permit approval dated August 24, 2018 was based on a conceptual plan for hotel and retail uses (both permitted uses within the Commercial Park zone) within a fill permit application that was reviewed by the Town of Secaucus pursuant to the opt-out provisions of the Hackensack Meadowlands Agency Consolidation Act. This conceptual plan contained no variances and did not place buildings within the required waterway buffer of 50 feet from the MHWL. The current plan depicts a different site layout, with a more expansive MHWL delineation within the project site that places buildings and improvements within required buffers, and requests a use variance.*

The applicant asserts that the MHWL elevation of 2.33 feet was accepted by the NJDEP and, therefore, should be accepted by the NJSEA. In Exhibit A-8, NJDEP states that their acceptance of the 2.33-foot MHWL elevation "does not affect the requirements requested by the NJSEA". Furthermore, the applicant provided testimony from a licensed surveyor and an unlicensed surveyor to support how the mean high water line of 2.33 feet was calculated using NOAA data based on water level measurements collected between 1983 and 2001. These witnesses and the file record establish how the applicant's mean high water line determination of 2.33 feet was calculated; these witnesses do not dispute that this methodology is the only way to calculate mean high water, but that it is the more typical methodology. However, there are other acceptable and industry-standard methods available to calculate mean high water elevations consistent with NOAA methodology based on local data, such as the data in the Woods Hole report, as further evidenced by documentation provided on behalf of the applicant by Stonefield that supports the methodology within the Woods Hole report that forms the basis of the NJSEA's mean high water line determination, as detailed above. Additionally, the NJDOT publication "Mean High Water Manual" (2008) provides that "The second class of methods for determining the mean high water is methods that are based on actual tidal observation and/or NOS (National Ocean Service) published information for control tidal stations. The method that is based on actual tide observations is obviously more accurate." Therefore, all buffer dimensions shall be measured from the mean high water line elevation of 2.634 feet, as determined by the NJSEA. Should the applicant continue to dispute this mean high water

elevation determination, the applicant may conduct site-specific water measurements in conjunction with a project scope consistent with established NOAA methodology in consultation with Meadowlands Research and Restoration Institute scientists and the NJSEA Chief Engineer.

It is further noted that the applicant received a fill permit from the Town of Secaucus and an initial NJDEP flood hazard permit based on a site plan depicting a buffer from the mean high water line of the Hackensack River, but without buffers dimensioned from tributary waters within the wetlands mitigation site in the southerly portion of the site or the open water channel in the northerly portion of the site. The conditional fill permit was issued by the Town of Secaucus on May 22, 2018 in Conditional Zoning Certificate - Fill/Stockpile Only, designated CZC-18-544 (Fill), pursuant to the opt-out provisions of the Hackensack Meadowlands Agency Consolidation Act, to place surcharge material on the site to prepare it for development, based on a preliminary site plan showing conforming hotel and retail uses. Condition #20 of CZC-18-544 states that "it is acceptable to locate surcharge material in the 50' buffer from the mean high water line or top of bank [N.J.A.C. 19:4-8.7(a)1]; however, only the slope of the surcharge material shall be permitted and not the full height surcharge." Condition #22 requires that "The applicant shall apply for zoning certificate approvals for the proposed site development." In an e-mail to Town of Secaucus Engineer Jennifer Modi on May 10, 2019, Sharon Mascaró of the NJSEA advised Ms. Modi that "when the surcharge material is removed, they will have to re-establish the 50' buffer". In this e-mail, Ms. Mascaró stated that this information was also shared with the

applicant's engineer, Zach Chaplin, in a conversation that had taken place on May 8, 2019. Therefore, there could be no expectation that the applicant is entitled to install improvements within required buffer areas. Notwithstanding, the applicant is entitled to request a variance pursuant to a zoning certificate application, where a review of proposed development is conducted with respect to the particular site conditions in accordance with the District zoning regulations.

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

The site is located at the intersection of the Route 3 East ramp and Meadowland Parkway, which are heavily-trafficked ROWs. Neighboring properties to the north include an NJDOT maintenance yard; properties to the east across Meadowland Parkway include an office building to the north of the Route 3 East ramp and the Osprey Cove East multi-family residential development to the south of the Route 3 East ramp; and, located beyond the wetlands tract on the subject property, the southerly neighbor contains an existing building that has been approved for a light industrial use and Snipes Park.

The applicant requests a bulk variance to permit fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide waterway buffers on the site. Development within required buffer areas is not permitted due to adverse impacts resulting from bringing human activity, with resultant noise, illumination, and potential trash migration impacts, closer to adjacent habitats, natural areas, and waterways than permitted.

Buffers serve important functions with respect to providing transitions between natural and developed areas and protection of sensitive land uses; water quality, flood protection, and stormwater management; aesthetics; and habitat protection for the District as a whole. The applicant seeks to expand the available developable footprint on the site with buffer intrusions into each portion of the site requiring a waterway buffer: the Hackensack River waterfront, a wetlands mitigation area, and an open water channel.

Therefore, the requested variance does not meet this criterion.

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 subject property contains particular and unique characteristics that affect site development. Approximately 38 percent of the 8.66-acre site is comprised of wetlands. The remaining 5.34-acre portion of the site is subject to additional development constraints, including required 50-foot-wide buffers from the Hackensack River and tributary waterways located at the northerly, westerly, and southerly perimeters of the site's developable footprint. Furthermore, the property is subject to an approximately 20-foot-wide roadway widening easement along Meadowland Parkway. A dedicated bike lane is proposed within the easement area, as well as other improvements to the intersection of the Route 3 East ramp and Meadowland Parkway.

The applicant proposes to place fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide waterway buffers on the site, including fill proposed within wetlands. This would expand the available developable footprint of the site, which would impact the ability to provide an appropriate transition from active site development to sensitive natural areas and habitats. Although the site was previously disturbed, it is currently vacant. It does not follow that development may maximize the limits of fill disturbances on a site. Notwithstanding, alternative site designs promoting a more compact development footprint are an available option, such as incorporating structured parking below or adjacent to the proposed hotel. It's unclear whether the applicant has explored programs or funding sources that could assist in addressing the site constraints, such as NJ state economic development and brownfields assistance, or whether an in-need-of-redevelopment investigation could be merited at the subject property. Furthermore, due to the recommended denial of the requested use variance for a fuel service station at the premises, additional land area is available on the site to accommodate site development within locations on the site outside of required waterway buffers.

Therefore, the strict application of the buffer requirement to the property's particular characteristics does not result in 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 proposed placement of fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide waterway buffers on the site would result in substantial detriment to the public good and would adversely affect the public health, safety, order, convenience, prosperity or general welfare. Buffers are important implements that promote public health, safety, and the general welfare, not only for the subject property, but for the District as a whole. They serve important functions with respect to providing transitions between natural and developed areas and protection of sensitive land uses; water quality, flood protection, and stormwater management; aesthetics; and habitat protection.

As discussed above, the subject variance request to place improvements within the required buffer areas would adversely affect natural areas and habitat on the site, by bringing human activity, with resultant noise, illumination, and the potential for trash migration impacts closer to adjacent habitats and waterways than permitted.

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

The applicant requests a bulk variance to permit fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide waterway buffers on the site. These proposed improvements at the specified locations would adversely affect

natural areas and habitat on the site, by bringing human activity, with resultant noise, illumination, and potential trash migration impacts, closer to adjacent habitats and waterways than permitted. The applicant attested that the buffer would be vegetated as a "living shoreline"; however, plantings within the required 50-foot-wide waterway buffer are subject to high tide cycles, where water levels can exceed the mean high water line, which would expose the roots of the vegetation within the buffer to brackish water, thereby impacting the viability of the proposed vegetation within the required buffer areas on the site.

The evaluation of the subject variance request is intrinsically linked to the proposal's environmental impacts. The proposed improvements are located within the Hackensack River waterfront buffer, along an open waterway channel, and adjacent to a wetlands mitigation area on the site. Furthermore, additional wetlands fill is proposed that would expand the development footprint on the site. The provision of the required buffer is necessary to safeguard the region's sensitive natural resources. Therefore, the granting of the requested variance would have a substantial adverse environmental impact.

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

The applicant requests a bulk variance to permit fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide waterway buffers on the site. The property is subject to unique characteristics that constrain site development.

However, in reviewing the subject application, NJSEA staff prepared multiple, multi-page review letters (dated 3/16/2022, 9/15/2023, 4/17/2025, 5/08/2025, 11/24/2025, and 3/20/2026) advising the applicant of various alternatives, including the development of a more compact development footprint and structured parking. Based on the record in this matter, alternatives exist that would accommodate development within the available developable footprint outside of required buffer areas. The applicant seeks to expand the available developable footprint on the site with buffer intrusions into each portion of the site requiring a waterway buffer: the Hackensack River waterfront, a wetlands mitigation area, and an open water channel. Therefore, the requested variance does not represent the minimum deviation from the regulations that will afford relief.

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

The applicant requests a bulk variance to permit fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide waterway buffers on the site. The NJSEA is charged with promoting orderly development along with safeguarding the environment. This is a delicate balancing act undertaken by the NJSEA and its predecessor agencies that, since 1968, has effectively fostered economic development while supporting environmental objectives related to flood protection, cleaner water and soils, habitat protection and creation, and public enjoyment of natural areas through the utilization of land management tools such as buffers. The subject property is a unique

site subject to development constraints. However, it does not follow that development may maximize the limits of fill disturbances on a site, and in the fill permit issued by the Town of Secaucus it was affirmed that buffer requirements would continue to apply to future site development. Furthermore, in this instance, alternatives are available to accommodate development could occur with a more compact development footprint located outside required buffer areas. Therefore, the granting of the requested variance to allow for fill and improvements within the required 50-foot-wide buffer would substantially impair the intent and purpose of the District Zoning Regulations.

H. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.14(i)6, which requires that signs shall be set back a minimum of 15 feet from property lines; whereas, a pylon sign is proposed to be set back 7.2 feet from the front lot line along Meadowland Parkway.

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

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

The applicant proposes to install a 300-square-foot pylon sign along the subject property's Meadowland Parkway frontage, at a setback of 7.2 feet from the front lot line, whereas a minimum 15-foot setback

is required. The subject property is a unique site that is subject to various development challenges. Approximately 38 percent of the site is comprised of a large tract of wetlands that had been mitigated by Hess under a prior approval for an office development in the late 1990s, which ultimately was not constructed, but for which 0.26 acres of wetlands fill had occurred to support site development. Additionally, the site fronts along the Hackensack River to the west and an open water channel to the north. The remaining uplands on the site can be characterized as a peninsula, where a 50-foot-wide buffer from the mean high water line is required along three of its sides. Furthermore, the site is located at the intersection of the heavily-trafficked Route 3 East ramp and Meadowland Parkway, and a 20-foot-wide roadway widening easement is located along the site's frontage with Meadowland Parkway, which also affects site development. Finally, the site is designated a Known Contaminated Site by the NJDEP due to the presence of contaminants related to the prior fuel storage operations by Hess. This combination of conditions is unique to the property in question and was not created by the property owner or applicant.

It is noted that the proposed sign includes a readerboard that was intended to be utilized in association with the proposed fuel service station use, for which the requested use variance is recommended to be denied. The subject variance applies to the pylon sign location only; this recommendation report evaluates the proposed location of the sign otherwise conforming to maximum area and height regulations.

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

Neighboring properties to the north include an NJDOT maintenance yard; properties to the east across Meadowland Parkway include an office building to the north of the Route 3 East ramp and the Osprey Cove East multi-family residential development to the south of the Route 3 East ramp; and, located beyond the wetlands tract on the subject property, the southerly neighbor contains an existing building that has been approved for a light industrial use. The site is located at the intersection of the Route 3 East ramp and Meadowland Parkway, which are heavily-trafficked ROWs.

The proposed sign is located approximately 375 feet from the property's southerly industrial neighbor, 250 feet from an NJDOT maintenance yard to the north, and 150 feet from the Osprey Cove East multi-family residential development to the east across Meadowland Parkway. The proposed pylon sign is located at the southwest corner of the signalized intersection of the site driveway with Meadowland Parkway and the Route 3 eastbound ramp. The proposed variance will not impact the ability of neighboring properties to function as intended, but will help motorists identify the property in advance of the site. Therefore, the granting of the requested variance would not adversely affect the rights of neighboring property owners or residents.

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 subject property contains particular and unique characteristics that affect site development. Approximately 38 percent of the 8.66-acre site is comprised of wetlands. The remaining 5.34-acre portion of the site is subject to additional development constraints, including required 50-foot-wide buffers from the Hackensack River and tributary waterways located at the northerly, westerly, and southerly perimeters of the site's developable footprint. Furthermore, the property is subject to an approximately 20-foot-wide roadway widening easement along Meadowland Parkway. A dedicated bike lane is proposed within the easement area, as well as other improvements to the intersection of the Route 3 East ramp and Meadowland Parkway.

These constraints push site development toward the easterly portion of the property, while the easterly portion of the site is also constrained by the ROW and bike lane dedication. Without this dedication, the proposed sign location would comply with the setback requirements. The pylon sign is proposed at the subject location to allow for adequate identification given these constraints. 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 variance to permit the proposed pylon sign at a setback of 7.2 feet on the subject premises will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The actual setback of the proposed sign to the motor vehicle cartway of Meadowland Parkway beyond the bike lane is approximately 30 feet. Public safety, order and convenience will be advanced by the proposed sign location, which would enhance visibility of the sign to passing motorists beyond the bike lane across the site's frontage. Furthermore, the proposed pylon sign will not be located within the required line-of-sight triangle.

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

There will be no substantial adverse environmental impacts resulting from the granting of the requested variance for the proposed sign location. The placement of the proposed pylon sign will not disturb environmentally sensitive areas on the site. District performance standards with respect to noise, vibrations, glare, airborne emissions, hazardous or radioactive materials, and wastewater will not be exceeded by the proposed sign.

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

Potential locations for identification signage are limited due to the constraints caused by the particular and unique conditions applicable to site development. Ground signs are required to be set back a minimum of 15 feet from public ROWs. Due to proposed ROW and bike dedication, the proposed setback of the pylon sign

identifying the site is 7.2 feet proximate to the site's signalized intersection with Meadowland Parkway and the Route 3 East ramp. The actual setback of the proposed sign to the motor vehicle cartway of Meadowland Parkway beyond the bike lane is approximately 30 feet. The proposed identification pylon sign has been placed in an optimal location given the existing site conditions, and is positioned appropriately given the proposed conditional approval recommended in Section C. above permitting the placement of vehicular use areas at a minimum setback of 15 feet from Meadowland Parkway. Therefore, the requested variance represents the minimum deviation from the District zoning regulations that will afford relief.

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

The granting of the variance will not substantially impair the intent and purpose of these regulations. The requirement for a 15-foot setback is intended to prevent signage from encroaching upon the adjacent roadway. However, in this instance, this regulation does not account for the unique circumstance of a ROW and bike lane dedication that causes a wide gap between the traveled way of motorists and the property. Therefore, the proposed 7.2-foot setback of the pylon sign in this instance meets the intent and purpose of the regulation and will allow for the adequate and safe identification of the site in advance of the site driveway.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.52(a), to permit the construction of a fuel service station in the Commercial Park zone, whereas a fuel service station is not listed as a permitted use in the Commercial Park zone.

Based on the record in this matter, the use variance application to permit the construction of a fuel service station on the subject premises in the Commercial Park zone is hereby recommended for **DENIAL**.

DENIAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
DENIAL	11/10/2026	
Recommendation on Variance Request	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. 19:4-5.49(a)3i, which requires a minimum 35-foot front yard setback in the Commercial Park zone; whereas, structures, including a utility hot box, fuel vent pipe, and compressed air/vacuum equipment, are proposed to be located in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet.**

Based on the record in this matter, the bulk variance application to:

1.) Permit structures related to the fuel service station (including the fuel vent pipe and compressed air/vacuum equipment) in the required front yard along Meadowland Parkway is hereby is hereby **MOOT** pursuant to the recommended denial of the use variance in Section IV.A. above; and

2.) Permit a utility hot box in the required front yard along Meadowland Parkway at a minimum setback of 8.3 feet, where a minimum setback of 35 feet is required on the subject premises in the Commercial Park zone, is hereby recommended for **APPROVAL**.

1.) MOOT 2.) APPROVAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management

1. moot 2. APPROVAL	11/10/26	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

C. **Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C 19:4-8.2(b)1, which does not permit vehicular use areas in the required front yard or required buffer areas; whereas, twelve (12) parking spaces are proposed at a minimum setback of 5.3 feet within the required 35-foot front yard along Meadowland Parkway and seventeen (17) parking spaces are proposed within the required 50-foot waterway buffer, and, whereas, two of these parking spaces are located within both the required front yard and the waterway buffer.**

Based on the record in this matter, the bulk variance application to:

1.) Permit seventeen (17) parking spaces within the required 50-foot waterway buffer on the subject premises, is hereby recommended for **DENIAL**, and

2.) Permit twelve (12) parking spaces at a minimum setback of 5.3 feet within the required front yard along Meadowland Parkway is hereby recommended for **MODIFIED APPROVAL WITH THE FOLLOWING CONDITION:**

1. Vehicular use areas within the required front yard of Meadowland Parkway shall maintain a minimum setback of 15 feet from the front lot line and shall be screened in accordance with the requirements of N.J.A.C. 19:4-8.9.

MODIFIED CONDITIONAL APPROVAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
MODIFIED CONDITIONAL APPROVAL	11/10/2026	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

D. **Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.3(b)1, which does not permit loading areas in any front yard, whereas a fuel loading zone is proposed in the front yard along Meadowland Parkway.**

Based on the record in this matter, the bulk variance application to permit a fuel loading zone in the required front yard of Meadowland Parkway, whereas loading areas are not permitted in any front yard, is hereby **MOOT** pursuant to the recommended denial of the use variance in Section IV.A. above.

MOOT	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
Moot	11/10/2026	
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. 19:4-8.4(a)37, which requires a minimum 12-foot by 30-foot loading space be provided for the proposed limited-service hotel; whereas, no loading space is proposed to be provided for the hotel use.**

Based on the record in this matter, the bulk variance application to permit no loading space for the proposed hotel on the premises, where a minimum 12-foot by 30-foot loading space is required for the proposed limited-service hotel on the subject premises, is hereby recommended for **DENIAL**.

DENIAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
Denial	11/10/2026	
Recommendation on Variance Request	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. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, the hotel structure is proposed within the required 50-foot-wide buffer.**

Based on the record in this matter, the bulk variance application to permit the proposed hotel structure at a minimum 25-foot setback from the mean high water elevation of 2.634 feet (NAVD88), within the required 50-foot-wide buffer, is hereby recommended for **MODIFIED APPROVAL WITH THE FOLLOWING CONDITIONS**:

1. The approved 25-foot waterway buffer encroachment shall apply only to the hotel structure. Accessory improvements, such as fill, a retaining wall, or a sidewalk for emergency pedestrian egress, required to support development of the hotel structure, may be included within the development footprint no closer than 25 feet to the MHWL elevation of 2.643 feet, at the discretion of the NJSEA Chief Engineer. These accessory improvements shall relate directly to the hotel structure, and shall not include vehicular use areas.
2. No vehicular use areas shall be permitted within the waterway buffer.
3. The southerly façade of the hotel structure shall be designed to minimize human activity within the buffer area, with measures including, but not limited to, the following:
   a) The southerly door shall be an emergency exit only.

b) No public rooftop activity shall be permitted.

4. No ground-mounted mechanical equipment, such as generators or HVAC units, shall be located within the required 50-foot buffer area.
5. Illumination of areas within the waterway buffer shall be minimized to the extent possible, and shall include methods such as light shields, downlighting, automatic timing and dimming, and tinted glazing.
6. The applicant shall obtain an official determination from the NJDEP Bureau of Tidelands Management Tidelands Resource Council regarding whether the applicant is required to fund and construct the walkway within the crossing easements (identified on the site survey as "Excepted Area A" and "Excepted Area B") established for this purpose by the grant.
7. The applicant shall obtain approval from the NJDEP Bureau of Tidelands Management Tidelands Resource Council for the proposed outfall in the southwesterly portion of the site that discharges to "Excepted Area A". It is noted that this outfall location may be subject to change to accommodate any walkway that may be required within "Excepted Area A".
8. The property owner shall provide a conservation easement to preserve in perpetuity the lands on the portion of the subject property within the wetlands mitigation area on the site. Proof of filing of the conservation easement with the Hudson County Registrar shall be provided to the NJSEA prior to the issuance of a Certificate of Completion and/or Occupancy Certification by the NJSEA.

MODIFIED CONDITIONAL APPROVAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
Modified Conditional Approval	11/10/2026	
Recommendation on Variance Request	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. 19:4-8.7(a), which requires a minimum 50-foot-wide landscaped buffer measured from the mean high water line or top of bank where any development borders the Hackensack River, tributaries, or streams located in the District, and does not permit fill, structures, or impervious pavement within the waterway buffer; whereas, fill, site improvements, a refuse area, and accessory structures are proposed within the required 50-foot-wide buffer.**

Based on the record in this matter, the bulk variance application to permit fill, site improvements, a refuse area, and accessory structures within the required 50-foot-wide buffer on the subject premises, is hereby recommended for **DENIAL**.

DENIAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
Denial	11/10/2026	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

H. **Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.14(i)6, which requires that signs shall be set back a minimum of 15 feet from property lines; whereas, a pylon sign is proposed to be set back 7.2 feet from the front lot line along Meadowland Parkway.**

Based on the record in this matter, the bulk variance application to permit a pylon sign at minimum setback of 7.2 feet from the front lot line along Meadowland Parkway, where a minimum setback of 15 feet is required on the subject premises, is hereby recommended for **APPROVAL**.

APPROVAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
Approval	11/10/2026	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

RESOLUTION 2026-42

RESOLUTION ISSUING A DECISION ON THE VARIANCE APPLICATION SUBMITTED AS PART OF FILE NO. 26-241 LBA OR DEVELOPMENT CO I, LLC/BANK OF MONTREAL DBA BMO - FENCE (VARIANCES) BLOCK 65, LOTS 6 & 10 IN THE BOROUGH OF MOONACHIE

WHEREAS, an application for two bulk variances has been filed with the NJSEA by Liam Conboy of RC Anderson on behalf of Bank of Montreal (BMO), a Canadian Federal Corporation for the premises located at 100 Anderson Avenue and identified as Block 65, Lots 6 & 10, in the Borough of Moonachie, New Jersey; and

WHEREAS, the two bulk variances are sought in connection with the applicant's proposal to install security fencing, two pivot gates, and anchor-bolted security guards at existing headwalls at the subject premises; and

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

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.10(a)1, which prohibits fences in required front yards, whereas fencing is proposed at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue; and

WHEREAS, the applicant requested bulk variance relief from N.J.A.C. 19:4-8.10(a)2, which does not permit fences in excess of eight feet, whereas 10-foot-high mesh fencing and 10-foot-high decorative steel fencing are proposed, along with two pivot gates having a maximum height of 24 feet in the upright position; 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 digital edition of the Star-Ledger on September 3, 2026; and

WHEREAS, a public hearing was held was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, September 15, 2026, before Sara Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, Deputy Director of Land Use Management and Deputy Chief Engineer; Mia Petrou, P.P. AICP, Supervising Planner; and Anthony Albano, P.E., Senior Engineer; and

WHEREAS, a comprehensive report dated November 5, 2026, has been prepared indicating the recommendations of the 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 November 10, 2026; and

WHEREAS, the report recommends the conditional approval of the requested bulk variance from N.J.A.C. 19:4-8.10(a)1 to allow fencing at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue; and

WHEREAS, the report also recommends the conditional approval of the requested bulk variance from N.J.A.C. 19:4-8.10(a)2 to provide 10-foot-high mesh fencing and 10-foot-high decorative steel fencing, along with two pivot gates having a maximum height of 24 feet in the upright position; and

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

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

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application to permit a 10-foot-high fence at a minimum setback of 9.25 feet in the required front yard along Anderson Avenue conditionally conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

WHEREAS, the Board of Commissioners hereby determines that the requested bulk variance application to permit 10-foot-high mesh fencing and 10-foot-high decorative steel fencing, along with two pivot gates having a maximum height of 24 feet in the upright position, conditionally conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the LBA OR Development Co I, LLC/Bank of Montreal dba BMO - Fence (Variances)

application for a bulk variance from N.J.A.C. 19:4-8.10(a)1 to provide fencing at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue is hereby **APPROVED WITH THE FOLLOWING CONDITION** for the reasons set forth in the recommendation dated November 10, 2026:

1. The proposed fencing within the front yard shall be removed within 30 days if and when the Bank of Montreal no longer occupies the subject site and prior to issuance of any Occupancy Certification for a new tenant. The fencing may be restored to the fence height and configuration approved under Conditional Zoning Certificate, designated as CZC-25-500, dated March 31, 2026.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the LBA OR Development Co I, LLC/Bank of Montreal dba BMO - Fence (Variances) application for a bulk variance from N.J.A.C. 19:4-8.10(a)2 to provide 10-foot-high mesh fencing and 10-foot-high decorative steel fencing are proposed, along with two pivot gates having a maximum height of 24 feet in the upright position, is hereby **APPROVED WITH THE FOLLOWING CONDITION** for the reasons set forth in the recommendation dated November 10, 2026:

1. The proposed 10-foot high fencing and pivot gates shall be removed within 30 days if and when the Bank of Montreal no longer occupies the subject site and prior to issuance of any Occupancy Certification for a new tenant. The fencing may be restored to the fence height and configuration approved under Conditional Zoning Certificate, CZC-25-500, dated March 31, 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 November 19, 2026.

_____

Christine Sanz
Secretary

MEMORANDUM

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

From: Sara J. Sundell *Date:* November 19, 2026

Subject: Variance Recommendation – LBA OR Development Co I, LLC/Bank of Montreal dba BMO - Fence (Variances) (File No. 26-241)

An application for two bulk variances has been filed with the NJSEA by Liam Conboy of RC Anderson on behalf of Bank of Montreal (BMO), a Canadian Federal Corporation for the premises located at 100 Anderson Avenue and identified as Block 65, Lots 6 & 10, in the Borough of Moonachie, New Jersey. The subject premises is located within the Hackensack Meadowlands District's Light Industrial B zone. The bulk variances are sought in connection with the applicant's proposal to install security fencing, two pivot gates, and anchor-bolted security guards at existing headwalls at the subject premises.

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

1. N.J.A.C. 19:4-8.10(a)1, which prohibits fences in required front yards, whereas fencing is proposed at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue.
2. N.J.A.C. 19:4-8.10(a)2, which does not permit fences in excess of eight feet, whereas 10-foot-high mesh fencing and 10-foot-high decorative steel fencing are proposed, along with two pivot gates having a maximum height of 24 feet in the upright position.

A public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey on Tuesday, September 15, 2026.

In a comprehensive report dated November 10, 2026, the Senior Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the conditional approval of both bulk variances requested above in Items 1 and 2. A copy of the comprehensive report and variance recommendation was provided to the applicant on November 10, 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
LBA OR Development Co I, LLC/Bank of Montreal dba BMO - Fence
(Variances)
FILE #26-241

I. INTRODUCTION

An application for two bulk variances has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Liam Conboy of RC Anderson on behalf of Bank of Montreal (BMO), a Canadian Federal Corporation, for the premises identified as 100 Anderson Avenue, Block 65, Lots 6 & 10, in the Borough of Moonachie, New Jersey. The subject premises is located in the Light Industrial B zone of the Hackensack Meadowlands District (District). The bulk variances are sought in connection with the applicant's proposal to install security fencing, two pivot gates, and anchor-bolted security guards at existing headwalls at the subject premises. Specifically, variance relief is requested from the following:

1. N.J.A.C. 19:4-8.10(a)1, which prohibits fences in required front yards, whereas fencing is proposed at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue.
2. N.J.A.C. 19:4-8.10(a)2, which does not permit fences in excess of eight feet, whereas 10-foot-high mesh fencing and 10-foot-high decorative steel fencing are proposed, along with two pivot gates having a maximum height of 24 feet in the upright position.

Notice was given to the public and all interested parties as required by law. Public notice of this hearing was published in the digital edition of the Star-Ledger on September 3, 2026. The public notice was also posted to nj.com under Legal Notices, on the New Jersey Press Association's website at njpublicnotices.com, and on the NJSEA's website. A public hearing was held on Tuesday, September 15,

2026. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

The subject property, identified as 100 Anderson Avenue, Block 65, Lots 6 & 10, consists of approximately 2.993 acres and is located in the District's Light Industrial B zone. The property is subject to a zoning lot of record in accordance with N.J.A.C. 19:4-3.22, which was filed with the Bergen County Clerk on August 17, 2021, in Book 4423, Pages 401-407. The site is currently developed with an existing 60,856-square-foot warehouse in the center of the property. The site is a corner property that contains frontage along Anderson Avenue, with access for trucks and employees provided to the roadway by a full movement stop-controlled driveway on the eastern side of the property, and frontage along Romeo Street, with access for visitors and employees provided to the roadway by a full movement stop-controlled driveway. A total of 48 parking spaces have been previously approved on the site, including 7 spaces in the front yard along Romeo Street and a total of 41 spaces in the northerly rear and easterly side yards.

The site is bordered by FlightSafety, a flight training facility, to the north of the site along Romeo Street and by a variety of industrial and commercial uses to the east, south, and west of the site along Anderson Avenue and Romeo Street.

The applicant proposes to install security fencing around the employee parking and truck loading areas in the northerly and easterly rear and side yards and in front of the building along Anderson Avenue, with a section of the fence proposed within the front yard. In addition, two pivot gates are proposed at each end of a sallyport along the easterly driveway to control entry to the site. The public notice stated that the proposed gates were to be vertical lift gates with a maximum height of 29 feet and at the public meeting Mr. Bohler provided testimony that due to

concerns over the constructability of the foundations and the operation of the vertical gates, the proposed gate are to be pivot gates with a maximum height of 24 feet. (T-14, T-48) The nature of the relief requested has not been intensified by the change of gate style. The site improvements are proposed to provide required security for the high value merchandise to be stored by BMO within the building at the site.

A bulk variance is requested for the construction of a fence at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue. A bulk variance is also requested for the construction of 10-foot-high mesh fencing and 10-foot-high decorative steel fencing, along with two pivot gates having a maximum height of 24 feet in the upright position.

B. Response to the Public Notice

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

III. PUBLIC HEARING (September 15, 2026)

A public hearing was held in the Board Meeting Room of the NJSEA, One DeKorte Park Plaza, Lyndhurst, New Jersey, on Tuesday, September 15, 2026. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and Anthony Albano, P.E., Senior Engineer.

A. Exhibits

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

Number	Description

A-1 Colorized "Variance Site Plans", Sheets 1 through 4, prepared by Bohler, LLC, dated February 6, 2026, and last revised September 4, 2026.

A-2 "Variance Site Plans", Sheets 1 through 4, prepared by Bohler, LLC, dated February 6, 2026, and last revised September 4, 2026.

A-3 "Planning Exhibits for Bank of Montreal, a Canadian Corporation c/o RC Anderson", prepared by John McDonough Associates, dated September 14, 2026.

B. Testimony

Sydney B. Pleasic, Esq., of the firm Frieri Law Group, LLC Waters, McPherson, McNeill, P.C., represented the applicant, Bank of Montreal, a Canadian Federal Corporation, at the hearing. The following witnesses testified in support of the application:

1. Liam Conboy, RC Anderson, on behalf of Bank of Montreal;
2. Brad Bohler, P.E., Bohler, LLC;
3. Mark McKevitt, Director of Employee Safety and Special Events, Bank of Montreal; and
4. 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 Shorthand Reporter.

C. Public Comment

The following member of the public was present and commented on the application:

1. John Joo, 100 Anderson Avenue, Moonachie.

IV. RECOMMENDATION(S)

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.10(a)1, which prohibits fences in required front yards, whereas fencing is proposed at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue.

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

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

   The subject property is currently improved with a 60,856-square-foot warehouse building, with associated parking areas located around the building perimeter in the westerly front yard, northerly rear yard and easterly side yard. The loading areas for the warehouse building are located within the northeast corner of the property. The proposed site improvements include 10-foot-high security fencing, two pivot gates at each end of a sallyport along the easterly driveway, and anchor-bolted security guards at existing headwalls. The proposed decorative fencing is located at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue.

The placement and configuration of the fencing and gates on the site is dictated by the location of the existing building and associated loading areas, employee parking, and access driveway. Therefore, the variance request to place a fence within the required front yard arises from conditions that are unique to the property in question and were not created by any action of the property owner.

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

The granting of the requested variance to permit a 10-foot-high decorative fence at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue, will not adversely affect the rights of neighboring property owners or residents. There are no residents located proximate to the subject property. Anderson Avenue and Romeo Street properties are primarily developed with industrial and commercial uses. The adjacent properties that abut the proposed fencing include the flight training facility to the north at 100 Moonachie Avenue and the garment distributor to the east at 150 Anderson Avenue, which will not be negatively affected by the installation of the decorative fence at a 9.25-foot setback.

The proposed installation of the 10-foot-high decorative fence at a minimum 9.25-foot front yard setback will provide additional security for the building and on-site facilities and will not impact the ability of neighboring properties to function as intended. The design of the decorative fence will promote area aesthetics and will not impose on the existing streetscape.

Therefore, there will be no adverse impact on the rights of neighboring property owners or residents by the proposed location of the fence within the required front yard along Anderson Avenue.

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 35-foot minimum required front yard setback will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner. If the variance was not granted to permit the installation of the fencing at the proposed setback the applicant's tenant, BMO, would not be able to adequately safeguard the valuable contents intended to be stored in the building on the site to minimum industry security standards.

The siting of the existing building and loading areas dictate the areas that need to be secured. The location of the existing transformer and stormwater basin in the front yard of the site necessitate that the proposed fencing be installed at a setback of 9.25 feet from the Anderson Avenue right of way.

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.

There will be no substantial detriment to the public good and no adverse effects to the public health, safety, morals, order, convenience, prosperity or general welfare by granting the requested variance to permit the installation of the proposed decorative fence at a 9.25-foot setback in the required front yard of Anderson Avenue. The proposed fence location is due to the need to adequately and safely secure the valuable contents intended to be stored by BMO in the building on the site to the minimum industry security standards. The location of a Knock-box at the sallyport and emergency egress locations have been coordinated with the Moonachie fire department to allow for emergency access by public safety resources and safe egress in an emergency by occupants on site. The proposed fence is decorative in nature and will promote area aesthetics and deter intruders and trespassers from the accessing the site.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to erect a fence at a 9.25-foot setback within the required front yard of Anderson Avenue. The proposed 10-foot-high decorative fence will adequately safeguard the valuable contents intended to be stored by BMO on site to minimum industry security standards. 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 particular characteristics of the subject property, including the layout of the existing building, loading area, and improvements, result in practical difficulties that affect the ability to reconfigure the site to meet minimum industry security standards and conform to the District Zoning Regulations. The setback of the decorative fence is dictated by the location of the existing transformer and stormwater basin located in the front yard, as well as the existing driveway access to the loading area and building entrances, which need to be adequately secured to minimum industry security standards. The proposed setback is the minimum necessary to accomplish the facility's security mandates without affecting the site's existing operations.

These conditions represent exceptional practical difficulties in the accommodation of security measures associated with the valuable contents to be stored in the building by BMO. The proposed decorative fence will be installed to replace the existing basin fencing along the northern side and tie into the existing fencing along the eastern and northern sides of the basin. Adequate light, air and open space will continue to be provided. As part of the lease agreement with the landlord, if BMO vacates the site the proposed fence within the front yard will be removed and the area would be restored to its current condition. (T-55) Therefore, as a condition of approval, the

proposed 10-foot high fencing and pivot gates shall be removed within 30 days if and when the Bank of Montreal no longer occupies the subject site and prior to issuance of any Occupancy Certification for a new tenant.

Therefore, the variance represents the minimum deviation from the regulations that will afford relief.

vii. G*ranting the variance will not substantially impair the intent and purpose of these regulations.*

The granting of the requested variance to erect a fence at a 9.25-foot setback within the required front yard of Anderson Avenue will not substantially impair the intent and purpose of these regulations. The particular characteristics of the property impact the placement of the fence on the site. An intent of the regulation that prohibits a fence in a required front yard is to minimize visual impacts to neighboring properties. In this case, the decorative fence is proposed for security purposes to act as a deterrent to intruders and will have minimal visual impacts on neighboring properties and the Anderson Avenue right of way. Therefore, the requested variance will promote the purposes of the Hackensack Meadowlands District Zoning Regulations to promote the orderly and comprehensive development of the District in accordance with good planning principles that relate the type, design, and layout of such development to both the particular site and surrounding environs.

B. <u>Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.10(a)2, which prohibits fences in excess of eight feet, whereas 10-foot-high mesh fencing and 10-foot-high decorative steel fencing are proposed, along with two pivot gates having a maximum height of 24 feet in the upright position.</u>

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

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

   The subject property is currently improved with a 60,856-square-foot warehouse building, with associated parking areas located around the building perimeter in the westerly front yard, northerly rear yard and easterly side yard. The loading areas for the warehouse building are located within the northeast corner of the property. The proposed site improvements include 10-foot-high security fencing, two pivot gates at each end of the sallyport along the easterly driveway, and anchor-bolted security guards at existing headwalls. The proposed 10-foot-high security fencing is located around the employee parking, truck loading, and sallyport areas in the northerly rear yard and easterly side yard, and in the front of the building along Anderson Avenue, with a section of the fence proposed within the front yard. In addition, the two 10-foot-high pivot gates, which will have a maximum height of 24 feet only in the opened, upright position, are proposed at each end of a sallyport

along the easterly driveway to control entry to the site. The proposed perimeter fencing, gates and sallyport are proposed to provide required security for the high value merchandise to be stored by BMO within the building at the site. The proposed 10-foot-high security fencing will replace the existing eight-foot-high fencing around the perimeter of the employee parking and loading areas.

The height and configuration of the fencing and pivot gates are dictated by the location of the existing building, loading areas, employee parking, and access driveway. The pivot gates will only be in the upright position when vehicles are utilizing the sallyport to enter or exit the loading area and employee parking. Therefore, the variance request to install 10-foot-high security fencing arises from conditions that are unique to the property in question and were not created by any action of the property owner.

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

The granting of the requested variance to permit 10-foot-high fencing located around the employee parking, truck loading, and sallyport areas in the northerly rear yard and easterly side yard and in the front of the building along Anderson Avenue, with a section of the fence proposed within the front yard, in addition to the two 10-foot-high pivot gates at each end of the sallyport, which will have a maximum height of 24 feet only in the opened, upright position, will not adversely affect the rights of neighboring property owners or residents. There are no residents located proximate to the subject property. The adjacent properties that abut the proposed fencing

include the flight training facility to the north at 100 Moonachie Avenue and the garment distributor to the east at 150 Anderson Avenue, which will not be negatively affected by the installation of the 10-foot-high fence and pivot gates.

The layout and design of the 10-foot-high security fencing and pivot gates will act as a deterrent to intruders and enhance the security of the area. The pivot gates will be in the closed position and will only be in the upright position when vehicles are utilizing the sallyport along the driveway to enter or exit the loading and employee parking areas. When the pivot gates are in the upright position their 24-foot height will not exceed the 41-foot height of the existing building envelope and will not impact sight lines of the existing streetscape. The decorative and mesh styles of the security fencing will promote area aesthetics by their design and will not be imposing on the existing streetscape.

Therefore, there will be no adverse impact to the rights of neighboring property owners or residents resulting from the proposed height of the fencing on site.

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 maximum eight-foot fence height will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner. If the variance were not granted to permit the installation of the fencing

and pivot gates at the proposed heights, the applicant's tenant, BMO would not be able to adequately and safely secure the valuable contents intended to be stored in the building on site to minimum industry security standards.

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.

There will be no substantial detriment to the public good and no adverse effects to the public health, safety, morals, order, convenience, prosperity or general welfare by granting the requested variance to permit the proposed security fencing at a height of ten feet and the pivot gate at height of ten feet in the closed position and a height of approximately 24 feet in the opened position. The design and configuration of the proposed fencing and pivot gates are due to the need to adequately and safely secure the valuable contents intended to be stored by BMO in the building on site to minimum industry security standards. The location of a Knock-box at the sallyport and emergency egress locations have been coordinated with the Moonachie fire department to allow for emergency access by public safety resources and safe emergency egress by occupants on site. The proposed fencing at a height of ten feet will promote public safety by deterring intruders and trespassers from accessing the valuable contents of the building and

the decorative fence along Anderson Avenue will also promote area aesthetics.

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

There will be no adverse environmental impacts resulting from the granting of the requested variance to erect 10-foot-high security fencing within the front yard along Anderson Avenue, and around the loading, employee parking, and sallyport areas, or by erecting the 10-foot-high pivot gates. The proposed fence location will not adversely impact wetlands or other sensitive environmental features on the site. 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 particular characteristics of the subject property, including the layout of the existing building and improvements to be secured, result in practical difficulties that affect the ability to reconfigure the site to conform to the District Zoning Regulations. The height of the security fencing and operation of the pivot gates is dictated by the need to provide adequate security for the existing loading, employee parking, and sallyport areas, and building entrances, to ensure that site access meets the minimum industry security standards. The proposed fence and pivot gate heights are the minimum heights

necessary to accomplish the BMO facility's security mandates without impacting the existing site layout.

These conditions represent exceptional practical difficulties in the accommodation of security measures associated with the valuable contents to be stored within the building on the site. The proposed decorative fence will be installed to tie in and replace the existing basin fencing along the eastern and northern sides of the basin and the proposed mesh fence will replace the existing eight-foot high fence around the employee parking and loading areas. Adequate light, air and open space will continue to be provided. As part of the lease agreement with the landlord, if BMO vacates the site the proposed 10-foot-high fencing will be removed and the area would be restored to its current condition. (T-55) Therefore, as a condition of approval, the proposed 10-foot high fencing and pivot gates shall be removed within 30 days if and when the Bank of Montreal no longer occupies the subject site and prior to issuance of any Occupancy Certification for a new tenant.

Therefore, the variance represents the minimum deviation from the regulations that will afford relief.

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

The granting of the requested variance to erect security fencing at a height of ten feet and pivot gates at a height of ten feet in the closed position and approximately 24 feet in the opened position, will not substantially impair the intent and purpose of these regulations. The

particular characteristics of BMO's intended end use impact fence height and gate requirements with respect to its security operations. The security fencing and pivot gates are proposed to act as a deterrent to intruders and will have minimal visual impacts on neighboring properties and the Anderson Avenue right of way. Therefore, the requested variance will promote the purposes of the Hackensack Meadowlands District Zoning Regulations to promote the orderly and comprehensive development of the District in accordance with good planning principles that relate the type, design, and layout of such development to both the particular site and surrounding environs.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-8.10(a)1, which prohibits fences in required front yards, whereas fencing is proposed at a minimum setback of 9.25 feet within the 35-foot required front yard along Anderson Avenue.

Based on the record in this matter, the bulk variance application to permit an 10-foot-high fence at a minimum setback of 9.25 feet in the required 35-foot front yard along Anderson Avenue, whereas fences in the required front yard are not permitted, is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITION:

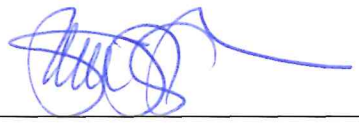
1. The proposed fencing within the front yard shall be removed within 30 days if and when the Bank of Montreal no longer occupies the subject site and prior to issuance of any Occupancy Certification for a new tenant. The fencing may be restored to the fence height and configuration approved under Conditional Zoning Certificate, designated as CZC-25-500, dated March 31, 2026.

CONDITIONAL APPROVAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
CONDITIONAL APPROVAL	11/10/2026	
Recommendation on Variance Request	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. 19:4-8.10(a)2, which does not permit fences in excess of eight feet, whereas 10-foot-high mesh fencing and 10-foot-high decorative steel fencing are proposed, along with two pivot gates having a maximum height of 24 feet in the upright position.**

Based on the record in this matter, the bulk variance application to permit 10-foot-high mesh fencing and 10-foot-high decorative steel fencing are proposed, along with two 10-foot-high pivot gates having a maximum height of 24 feet in the upright position, is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITION:

1. The proposed 10-foot-high fencing and pivot gates shall be removed within 30 days if and when the Bank of Montreal no longer occupies the subject site and prior to issuance of any Occupancy Certification for a new tenant. The fencing may be restored to the fence height and configuration approved under Conditional Zoning Certificate, designated as CZC-25-500, dated March 31, 2026.

CONDITIONAL APPROVAL	11/10/2026	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Senior Director of Land Use Management
CONDITIONAL APPROVAL	11/10/2026	
Recommendation on Variance Request	Date	Robert Davidow, Esq. Senior Vice President Office of Legal & Regulatory Affairs

AWARDS / CONTRACTS

RESOLUTION 2026- 43

RESOLUTION AUTHORIZING THE ALLOCATION OF FUNDS FOR THE REPAIR OF THE 1E LANDFILL LEACHATE PUMP STATION

WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA) owns and maintains the closed 1-E Landfill located in North Arlington and Kearny; and

WHEREAS, on September 23, 2026, an issue with the 1-E Landfill leachate pump station was detected requiring its removal from service to prevent further damage; and

WHEREAS, NJSEA staff determined that emergency repairs of the leachate pump were required to ensure continued compliance with post-closure care obligations at the landfill; and

WHEREAS, to undertake the work, NJSEA staff selected Joseph M. Sanzari, Inc. from a previously approved short-list of qualified on-call contractors after determining that they were best suited to perform the work; and

WHEREAS, Joseph M. Sanzari, Inc. completed the emergency repair on October 15, 2026, but during the course of the repair it was determined that additional work and replacement components were required to fully restore the pump to its original condition; and

WHEREAS, the total quoted cost for the emergency repair along with the ongoing additional work is $105,538.00, which NJSEA staff determined to be fair and reasonable; and

WHEREAS, this resolution authorizes the disbursement of funds to cover the total cost of the work, including labor and materials, plus 10% contingency to cover any unanticipated project costs.

NOW, THEREFORE BE IT RESOLVED, that the President and CEO of the New Jersey Sports and Exposition Authority is hereby authorized to enter into a contract with Joseph M. Sanzari, Inc. for the above referenced work in the amount of $105,538.00.

BE IT FURTHER RESOLVED, by the New Jersey Sports and Exposition Authority, that the total expenditure authorized under this resolution is $116,091.80, which includes 10% contingency to cover unanticipated project costs.

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 November 19, 2026.

_____

Christine Sanz
Secretary

EXECUTIVE SESSION

RESOLUTION 2026-44

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

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

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

BE IT RESOLVED by the New Jersey Sports and Exposition authority ("Authority') that it shall conduct a meeting to which the general public shall not be admitted to discuss personnel matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

This resolution shall become effective immediately.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of November 19, 2026.

_____

Christine Sanz
Secretary