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March 25, 2025

Via Email to ssundell@njsea.com and express mail

Sara J. Sundell, Director of Land Use Management & Chief Engineer
New Jersey Sports & Exposition Authority (the "NJSEA")
One DeKorte Park Plaza
Lyndhurst, NJ 07071-3799

Re: Supplement to Petition for Amendment to the Kingsland Redevelopment Plan

Dear Director Sundell:

Please be reminded that the undersigned represents Kingsland Development Urban Renewal, LLC and its affiliates, property owners of the parcels comprising the Kingsland Redevelopment Area. This letter is sent in lieu of a more formal submission, supplementing our pending petition submitted under cover of December 10, 2025 submitted in accordance with the provisions of NJAC 19:3-5.15 et seq. which original Petition sought to amend the Kingsland Redevelopment Plan, expanding the LCC Zone in the Redevelopment Area to include, and expressly permit the utilization of a portion of, the Avon landfill property, located at Block 233, Lot 14 (the "Avon Parcel") for trailer parking, as a principal permitted use in association with the existing and contemplated warehouse and distribution uses currently under construction at, and otherwise contemplated for the Redevelopment Area.

Appended as Exhibit 3 to the original Petition was a conceptual site plan showing a potential layout of the proposed Avon parcel trailer parking, and depicting the proposed route of ingress and egress accessing same, by way of Valley Brook Ave. For ease of reference I have attached another copy of that original Exhibit 3. Petitioner hereby requests to supplement the December 10 petition to include the attached Exhibit 3.1, which depicts two conceptual alternate means of access, each highlighted in yellow, providing direct connectivity of the contemplated trailer parking area at the Avon Parcel to the TJX facilities currently under construction on Lots 10-12 and 15, in Block 233. We respectfully submit that the attached alternative means of access will further enhance our petitioned use without detriment to the public good, and consistent with the intent and purposes of the Plan and those of the 2020 NJSEA Master Plan. The proposed direct routes (one consisting of a proposed bridge from the TJX Parcel to the Avon Parcel, elevating the roadway over the JCMUA Parcel, and the other a direct at grade connection over a portion of the JCMUA parcel that would be filled to support the access road bed) will require certain easement rights from JCMUA that we will endeavor to obtain, if such alternate route(s) are deemed acceptable to the NJSEA. The goal is that these alternatives provide a more desirous direct connection between the parcels, mitigating additional traffic onto Valley Brook, and further suggest that either alternative access should permit a zoning lot of record to be established and approved by the NJSEA due to the direct connectivity of the subject parcels to serve the TJX project's use and operation.

For the foregoing reasons, and those more specifically outlined in the original Petition, and exhibits thereto, it is respectfully requested on behalf of the Applicant, and pursuant to Section 19:3-5.15 of the NJSEA's regulations, that the NJSEA consider this Petition, as supplemented, to amend the Redevelopment Plan. Thank you for your time and continued consideration of this matter. Should you have any questions or require any further information or documentation, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "C. Minks", with a stylized flourish at the end.

Christopher H. Minks, Esq.
Kingsland Development Urban Renewal, LLC

cc: Mia Petrou, Principal Planner (via Email)
Sharon A. Mascaro, Deputy Director Land Use Management (via Email)
Fawzia Shapiro, Assistant Chief Engineer Land Use Management (via Email)
Kingsland Development Urban Renewal, LLC

