

**2014 Annual Report**



**New Jersey Meadowlands Commission**  
*45 Years of Service to the Meadowlands Region*



## AGENCY OVERVIEW

The New Jersey Meadowlands Commission (NJMC) is the planning and zoning authority for the 30.4-square-mile Meadowlands District, which consists of portions of 14 municipalities in Bergen and Hudson counties. The District municipalities in Bergen County are Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford, South Hackensack and Teterboro. Hudson County municipalities are Jersey City, Kearny, North Bergen and Secaucus.

The NJMC was created by an Act of the State Legislature in 1968 (N.J.S.A. 13:17-1 et seq) and tasked with a three-fold mandate: to provide for orderly development of the region, to provide facilities for the sanitary disposal of solid waste and to protect the delicate balance of nature.

At the time of its creation, the Meadowlands District was defined by dozens of orphaned landfills that were the site of rampant illegal dumping. The Hackensack River, which runs throughout the District, was so polluted that even barnacles, among the hardiest of invertebrates, could not survive.

Today the Meadowlands District boasts a completely different landscape, both economically and environmentally. Over the past four decades, the NJMC has built a thriving economic engine in the District and brought about an extraordinary environmental revival.

By closing landfills and planning for appropriate growth, the Commission has attracted billions of dollars in economic development while being sensitive to environmentally important wetlands. Today, the Commission continues to promote economic growth, development and investment in the region through its redevelopment plans that turn underutilized and abandoned properties into thriving homes for industry.

Simultaneously, the Commission has preserved thousands of acres of wetlands and conducted scientific research that has helped improve air, soil and water quality. The NJMC's work in cleaning up the Hackensack River estuary has fostered a significant rebound in the region's wildlife. The NJMC's efforts have also made the Meadowlands District a premier ecotourism destination. Thousands of people visit the area each year to

take NJMC pontoon boat and canoe tours of the Hackensack River, walk nature trails in District parks, participate in guided bird walks, and attend special nature-themed events.

Through its Meadowlands Environment Center, the Commission provides environmental science programs to schoolchildren through a contract with Ramapo college. The NJMC also offers nature education programs for the general public. Both initiatives help to raise awareness of the critical importance of environmental protection and stewardship in the Meadowlands District and beyond.

Thanks to its hard work, the NJMC has proven that economic growth and environmental preservation are not mutually exclusive. Moving forward, the NJMC stands committed to building upon its solid foundation of success to ensure a prosperous economic and environmental future for the Meadowlands District.



**MESSAGE FROM  
THE CHAIRMAN**



**RICHARD E. CONSTABLE, III**  
Commissioner, NJ Department of Community Affairs  
Chairman, NJ Meadowlands Commission

**D**uring 2014 the New Jersey Meadowlands Commission (NJMC) continued its commitment to fostering economic growth in the Meadowlands District while at the same time protecting the area’s critical natural resources. I commend the NJMC for its hard work that has made the Meadowlands region an economic and environmental success.

Over the past year several businesses made the wise decision to move to the Meadowlands District from Manhattan and other locations. These companies know that the Meadowlands is an ideal location to do business given its close proximity to New York City and major roadways, airports, rail lines, and seaports. Businesses also have the support of the NJMC. The Commission is a customer-service oriented agency that promotes a business-friendly climate by offering staff assistance at no charge to companies and developers as they move through the development application process.

The Commission also made great strides to fully implement its innovative Meadowlands Adaptive Signal System for Traffic Reduction project (MASSTR). This program benefits both commerce and the environment by modernizing 128 traffic signals to reduce traffic delays, congestion and air pollution. In 2014, the NJMC completed work on 33 signalized intersections and

has upgraded 107 signals overall. The fifth and final phase of the project, which includes updating 21 signals, is expected to be completed in 2015.

NJMC staff continued in 2014 to carry out important scientific research on the District’s wildlife and natural resources. Ongoing studies examining fish species and Diamondback Terrapins in the region’s waterways will help the Commission gauge the health of the Hackensack River and its surrounding wetlands.

The NJMC fostered the importance of environmental stewardship in young people through its educational programs. More than 15,000 students participated in the NJMC’s Meadowlands Environment Center school programs during the 2013-14 school year. Classes cover a wide array of scientific disciplines including ecology, chemistry, biology, physics, natural history and astronomy.

These are just a few of the NJMC’s many accomplishments in 2014. The Commission’s outstanding record of achievement continues to be the result of the vision of the NJMC Board of Commissioners and the tireless efforts of our dedicated professional staff. The Commission looks forward to continuing to position the Meadowlands District as an economic driver and environmental jewel.



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## BOARD OF COMMISSIONERS



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Commissioner,  
New Jersey Department  
of Community Affairs  
Chairman,  
New Jersey Meadowlands  
Commission



**JAMES V. BOCCHINO**  
Commissioner



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**MARCIA A. KARROW**  
Executive Director,  
New Jersey Meadowlands  
Commission



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Commissioner



**JAY C. NADEL**  
Commissioner, Vice Chair



**THOMAS QUIRICO**  
Commissioner, Treasurer

## MESSAGE FROM THE EXECUTIVE DIRECTOR

maintaining its facility in Secaucus. In addition, technology company FolioDynamix relocated to the region while Major League Baseball significantly expanded its existing office space in Secaucus.

In July 2014, the Commission unveiled the new West Riser Tide Gate near Moonachie. The state-of-the-art structure replaced an aging tide gate and will help better protect residential, industrial and commercial properties in Moonachie, Carlstadt, and Teterboro, including Teterboro Airport, from daily tidal flooding from the Hackensack River.

Over the past year, NJMC scientists also began studying obstacles to improving wetland sites in the District. The data collected in this wetlands impediment study will help the Commission better manage the critical marshes that have helped to improve water quality in the Hackensack River. The research is funded by a federal grant. In addition, Commission naturalists in 2014 finished the second year of a three-year fishery inventory of the lower Hackensack River. The fish count will compare the diversity of species and number of specimens collected to previous inventories taken during 1987-1988 and

2001-2003. The previous studies showed a large increase in the abundance of certain species in the river, indicating that efforts to clean the Hackensack have been successful. The NJMC is hopeful that the current research will continue this positive trend and help deepen our understanding of the health of the Hackensack River watershed.

In September, visitors to DeKorte Park, the home of the NJMC, were thrilled to see the Marsh Discovery Trail reopened. The half-mile boardwalk loop that extends over the park's marshes is DeKorte's most popular trail and a great place to enjoy the Meadowlands' stunning natural beauty and abundant wildlife. The trail had been damaged during Superstorm Sandy in 2012 and Hurricane Irene in 2011.

The NJMC has been an ardent champion for establishing and growing a prosperous home for business in the Meadowlands District while being sensitive to its environmentally important wetlands and waterways. The Commission's actions in 2014 reflect the NJMC's dedication to supporting this vibrant region as a great place to grow a business and a raise a family.

I am pleased to present the New Jersey Meadowlands Commission's (NJMC) 2014 Annual Report, which details the agency's many accomplishments over the past 12 months in areas including economic growth and development, and environmental protection.

The past year serves as a great example of how the Commission's hard work promoting economic growth while protecting the environment has paid great dividends. As detailed in this report, major corporations created new facilities and expanded within and relocated to the District, taking advantage of the area's many attributes that provide a solid foundation for economic success. Goya Foods in 2014 prepared to open a new 634,000-square-foot headquarters/distribution center in the District in Jersey City while

## EXECUTIVE TEAM

**BERNARD M. NANGLE**  
Deputy Executive Director  
CEO, Meadowlands Conservation Trust

**CHRISTINE SANZ, ESQ.**  
Chief Operating Officer / Chief Counsel

**EDWARD H. BULMER**  
Acting Director of Finance / CFO  
Accounting and Finance  
Purchasing  
General Services  
Escrow Operations  
Municipal Shared Services

**ADAM LEVY, ESQ.**  
Director of Legal Affairs / Chief of Renewable Energy Project Development  
Legal Services  
Renewable Energy

**SARA SUNDELL, P.E., P.P.**  
Director of Land Use Management  
Chief Engineer  
Site Plan Review  
Planning  
Transportation  
Construction Code  
Plan Review/UCC Code Enforcement

**THOMAS MARTURANO, P.E., P.P.**  
Director of Solid Waste and Natural Resources  
Landfill Operations  
Enforcement  
Parks and Open Space  
Stormwater  
Wetlands / Natural Resources  
Facility Maintenance

**FRANCISCO ARTIGAS, Ph.D**  
Director of Meadowlands Environmental Research Institute (MERI)  
GIS Programs  
Laboratory  
Library  
Environmental Data Monitoring  
Information Technologies

**BEVERLY SCHMIDT**  
Director of Human Resources  
Chief Compliance Officer  
Human Resources  
Ethics  
Compliance

## ECONOMIC GROWTH



In 2014, the NJMC's ongoing commitment to promoting economic growth, development and investment in the Meadowlands District continued to produce great results. Over the past 12 months, major corporations began construction or neared completion of projects on Meadowlands District properties and redevelopment areas. In addition, several companies relocated to or expanded within the District, taking advantage of its ideal location. The Meadowlands District lies within one of the nation's busiest economic corridors, with close proximity to New York City and major roadways, airports, rail lines and seaports. The Commission also made amendments to two of its redevelopment plans to expand the potential for economic growth at each site.

The Commission prides itself on being a customer service-oriented agency and promotes a business-friendly atmosphere by offering staff assistance at no charge to businesses as they move throughout the development application process. In 2014, the NJMC's Land Use Management Department (LUM) received 707 building and zoning applications. LUM has received an average of 757 applications over the past five years and closed 560 applications in 2014. There are 1,585 pending applications.

### BUSINESS GROWTH

Goya Foods is a recent example of the robust economic growth taking place in the Meadowlands District. Goya will soon open its new 634,000-square-foot headquarters/distribution center in Jersey City. The company is also building an adjacent 12,000-square-foot truck maintenance facility that is set to be completed in 2015. Goya is maintaining its 240,000-square-foot facility in Secaucus, also located within the District. The District is also pleased to welcome Ferguson Industries, the country's largest plumbing supply distributor, which is preparing to move into the newly-renovated warehouse space located at the site of the former Panasonic headquarters in Secaucus.

The Major League Baseball Network, which occupies 149,000 square feet of an office building in Secaucus, is growing its operation by expanding into 136,000 square feet in an adjacent building. The network is scheduled to be up and running in its additional space by mid-2015.

Many companies in 2014 moved to the Meadowlands District from other areas, realizing that the region's many unique attributes best suit their business needs. DermaRite, which makes skin care products, relocated its warehouse and manufacturing operations from Paterson to a 133,000-square-foot location in North Bergen.

Christie Lites Enterprises, which provides theatrical and event lighting, moved across the Hudson River to East Rutherford, while technology company FolioDynamix also said goodbye to New York City and hello to Secaucus. FolioDynamix occupies space in the same office building with the Star-Ledger newspaper, which in 2014 relocated parts of its operations from Newark.



### REDEVELOPMENT

In a significant move toward large-scale future economic development in the Meadowlands District, the NJMC in May put a majority of the Kingsland Redevelopment Area out to bid. The Commission accepted bid submissions in October and was evaluating proposals at the end of 2014.

There are a number of permitted commercial and industrial uses for the 718-acre property, which straddles Lyndhurst, Rutherford, North Arlington and Kearny. These include warehouses and distribution centers, data centers, light industry, hotels, wholesale businesses and recreational facilities. The Kingsland Redevelopment Plan does not permit any housing on the site.



Work also progressed steadily at the 54-acre Teterboro/Industrial Avenue Redevelopment Area located adjacent to Teterboro Airport. Walmart and Costco are confirmed tenants for the property and Walmart began construction in 2014 on a 159,311-square-foot retail store that is scheduled to open in 2015. In December, a development within the Kearny Redevelopment Area on Harrison Avenue was completed. The tenants, Sally's Beauty Supply, Verizon Wireless, Game Stop, GNC and Buy Rite Liquors, are all open for business.

The NJMC also in 2014 adopted amendments to both the Highland Cross Redevelopment Plan (Rutherford) and the Kearny Area Redevelopment Plan. Amendments to the 30-acre, mixed-use Highland Cross Redevelopment Area include the expansion of permitted uses to include retail establishments, multi-family and town home dwellings, personal services and health centers. Previously permitted uses include office space and hotels. The amendment to the Kearny Area Redevelopment Plan allows offices, truck repair facilities and billboards, among additional new permitted uses, within portions of the 445-acre area.



### RESIDENTIAL DEVELOPMENT

In East Rutherford, the 316-unit Monarch development located within the NJMC's Route 3 East Redevelopment Area was completed. Also last year, two rental complexes were built in Lyndhurst: the 296-unit Vermella on Orient Avenue and the 192-unit Station at Lyndhurst on Chubb Avenue.

### GREEN RESTAURANT INITIATIVE

With the assistance of the NJMC's Green Restaurant Initiative, Terre à Terre in Carlstadt became the first Meadowlands area eatery to be named a Green Restaurant Association Certified Green Restaurant.® The NJMC Green Restaurant Initiative is funded by a federal grant and administered by the Commission in partnership with the national Green Restaurant Association (GRA). The program educates restaurateurs through free workshops, training and environmental audits about strategies to green their businesses. These measures, which can cut operating costs along with helping the environment, include conserving water, upgrading HVAC systems, and switching to energy-efficient cooking, cleaning and holding units.

More than 200 food establishments have made sustainability related improvements under the NJMC's Green Restaurant Initiative, utilizing incentives of the New Jersey Clean Energy Program and the GRA Green Restaurant Certification process.



### SUSTAINABILITY INCENTIVES

The NJMC promotes the use of renewable energy and other energy efficiency measures by offering incentives to companies and developers whose projects include aspects of sustainable building practices, such as solar power, recycled materials and energy-efficient heating and lighting systems. Benefits include reduced fees for zoning certificate and plan review applications as well as priority reviews. To date, approved solar installations within the District will generate approximately 33 megawatts of renewable energy upon completion of construction.

In addition, the NJMC has a 120 kilowatt solar carport canopy that covers part of the Commission's administration building parking lot. In 2014, the 504 solar panels provided approximately 20 percent of the electricity needs of the facility. The adjacent NJMC Center for Environmental and Scientific Education includes 165 rooftop solar panels.

The Commission also sponsored the creation of the first solar farm constructed on a State-owned landfill. The NJMC 1A Landfill in Kearny is home to a 3-megawatt installation that includes 12,506 photovoltaic panels mounted on 13 acres atop the 35-acre landfill. The solar farm is owned and operated by PSE&G under a 20-year lease agreement with the NJMC that expires in 2031.



*West Riser Tide Gate, Moonachie*

## LANDFILL MANAGEMENT

When the NJMC was formed in 1969, dozens of orphaned landfills tarnished the Meadowlands District, polluting air, soil and water. By cleaning up these landfills and providing facilities for solid waste disposal, the NJMC has provided the foundation for the region's environmental transformation and economic development.

Today, the NJMC operates one landfill – the Keegan Landfill in Kearny. The Landfill takes in construction and demolition debris and certain non-hazardous industrial waste. Hundreds of public and private entities in Northern New Jersey use the Landfill, including Hudson, Essex and Union counties. The Commission also continues to collect leachate at Keegan and the seven closed Meadowlands District landfills, preventing the release of contaminants into the area's waterways.

The Commission also leases a trash transfer facility in North Arlington and a vegetative waste transfer facility at its 1E Landfill in Kearny. The trash transfer station is used to move municipal solid wastes out-of-state. County, municipal and commercial entities use the vegetative waste transfer facility. They deposit leaves, grass and brush that are transferred and eventually composted at a separate location. This local transfer site enables public and commercial entities to drive a short distance to dispose of their vegetative waste, saving thousands of dollars in fuel costs and reducing associated pollution.

The NJMC continues to maintain a much lower than average tipping fee at the Keegan Landfill that saves thousands of dollars for New Jersey municipalities and counties. The landfill's operation also helps to keep trucks off New Jersey roadways that would otherwise haul waste to other states, reducing fuel usage and pollution.

## FLOODPLAIN MANAGEMENT

The NJMC monitors 33 flood control structures in the Meadowlands District. The Commission has occasionally, when funding has become available, undertaken specific flood control projects to assist residents and businesses in the District.

### WEST RISER TIDE GATE

In July, the NJMC unveiled its new West Riser Tide Gate near Moonachie. The state-of-the-art structure will help better protect residential, commercial and industrial properties in Moonachie, Carlstadt, Wood-Ridge and Teterboro, including Teterboro Airport, from daily tidal flooding from the Hackensack River. The tide gate is located along the West Riser Ditch on the border of Moonachie and Wood-Ridge.

The \$1,249,800 project was partially funded by a \$551,800 grant from the Port Authority of New

York and New Jersey (PANYNJ). The NJMC funded the remaining \$697,000. Bergen County will maintain the new tide gate, which will play a key role in helping to reduce the effects of tidal flooding in the Meadowlands region. The project is a prime example of the benefits that government collaboration can bring to District residents and businesses.

The original West Riser Tide Gate was constructed in 1977 by Bergen County to prevent high tides from reaching upstream properties. The all metal structure was in need of replacement. The new West Riser Tide Gate is comprised of corrosion-resistant sheet piling with four (4) 6-foot-wide by 7-foot-long openings with composite flap valves attached on the downstream side. The new openings are larger than the old structure's to allow for better flow release at low tide.

Additionally, the new structure was

built to one foot above the 25-year flood elevation to add additional storage capacity for storms. A corrosion-resistant trash rack system was installed upstream to prevent debris from flowing through the openings.

### FLOOD INSURANCE DISCOUNTS

Through the Commission's participation in the Federal Emergency Management Agency's (FEMA) voluntary Community Rating System (CRS) program, property owners, businesses and tenants located in Special Flood Hazard Areas within the Meadowlands District are eligible for 15 percent discounts on National Flood Insurance Program policies issued through FEMA. The discounts are applicable when property owners purchase or renew their policies.

The NJMC has participated in the CRS program since 2005. In order to qualify for the discount, the NJMC must implement certain activities that meet or exceed the point system established as part of the CRS. The Commission has been recognized by FEMA for its actions in areas including flood data maintenance, open space preservation, stormwater management standards and drainage system maintenance.

## TRANSPORTATION

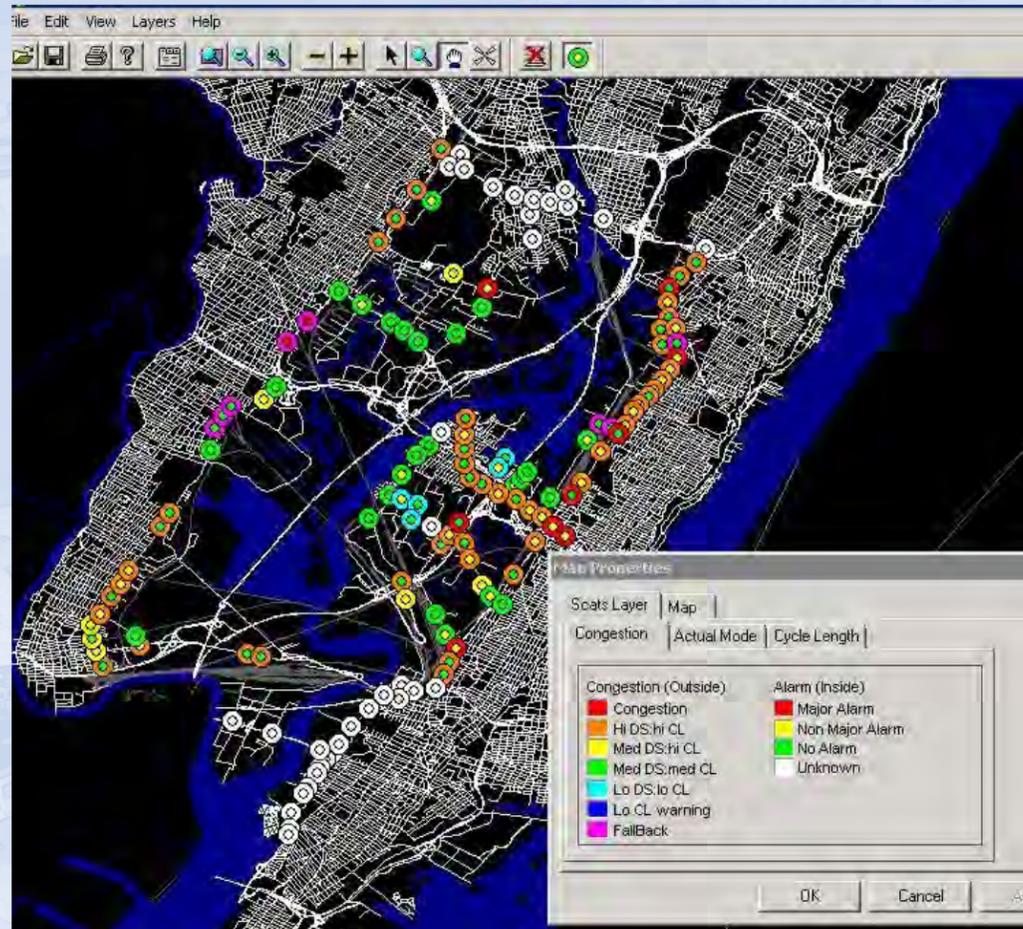
The Meadowlands District is home to a vital transportation network responsible for moving people and goods throughout one of the East Coast's busiest economic centers, making the smooth and steady flow of traffic and commerce crucial to keeping the District's economic engine humming. More than 700,000 private, public and commercial vehicles travel daily through the Meadowlands' transportation corridors, including the New Jersey Turnpike and Routes 1&9, 3, 17, 46 and 120.

The Meadowlands is also home to regional and international transportation hubs such as Newark Liberty International Airport, Teterboro Airport and the Port Newark/Elizabeth Port Authority Marine Terminal.

## MASSTR

The NJMC in 2014 made great strides toward the full implementation of its multiple-award-winning Meadowlands Adaptive Signal System for Traffic Reduction (MASSTR) project. MASSTR entails the modernization of 128 signalized intersections throughout the Meadowlands region to reduce traffic delays, congestion and airborne emissions. It is the first adaptive signal system of its kind in New Jersey and the largest system to be implemented at one time in the country.

Using an intricate network of technology, including traffic signal controllers, detection devices, radio transmitters, antennas and a mix of wireless and fiber-optic communication, NJMC transportation engineers program traffic signals to continuously adjust timings based upon the changing flows of traffic in real-time. Staff is also able to make adjustments from the Commission's Traffic Management Center.



Over the past year the Commission completed work on 33 traffic signals and has upgraded 107 intersections overall. The fifth and final phase of the project, which includes updating 21 signals, is scheduled to be completed in 2015. These signals are predominantly located along Route 46 in Little Ferry, Teterboro, South Hackensack and Ridgefield Park. Additional signals in Phase 5 are situated in Moonachie, North Bergen, Secaucus and Lyndhurst.

Additionally, the NJMC in 2014 expanded MASSTR by updating 16 signalized intersections in Jersey City and Kearny to reduce traffic delays expected on local roads during the reconstruction of the Pulaski Skyway. The Commission expanded the scope of the regional project in April at the request of the NJDOT, which funded the upgrades.

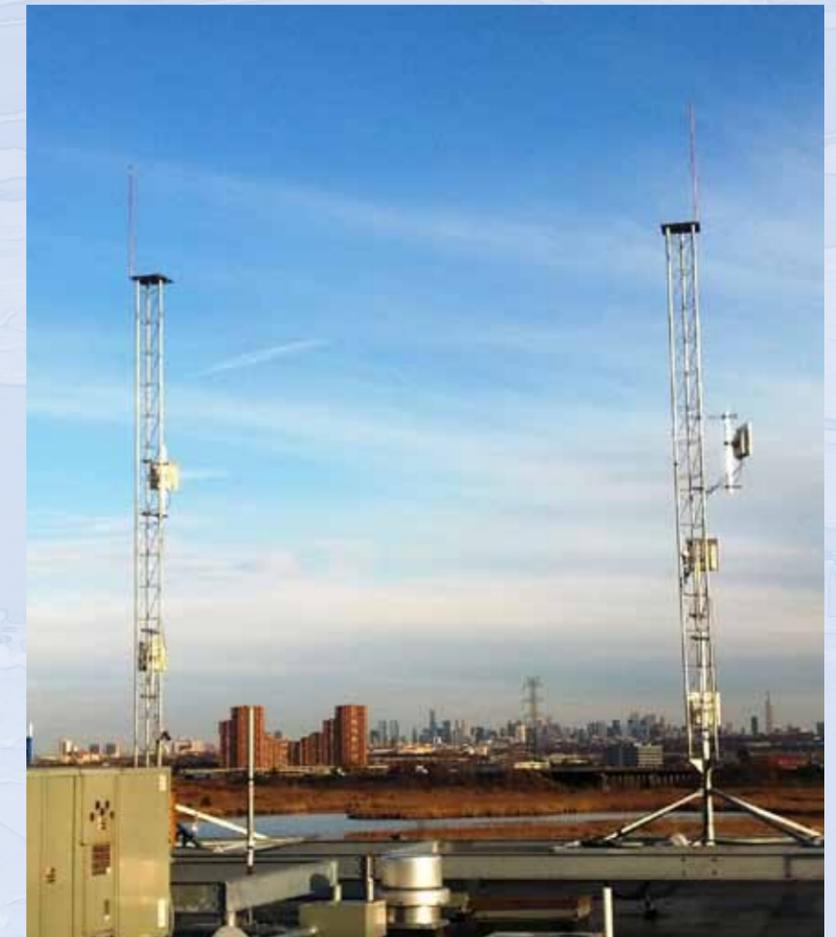
In October 2014, the Intelligent Transportation Society of New Jersey recognized the NJMC for its expansion of the MASSTR project by honoring the Commission with its Outstanding Project Award in Recognition of the Transportation System Management & Operations Strategies for the Pulaski Skyway Construction Project.

Upon completion, the MASSTR project is expected to reduce vehicle delays by 1.2 million hours per year, gasoline consumption by more than 1.2 million gallons per year and harmful greenhouse gas emissions by more than 11,000 tons per year.

MASSTR covers a number of key intersections in Bergen and Hudson counties, including U.S. Routes 1&9; N.J. Routes 7, 17, 46 and 120; and County Avenue, County Road, Meadowlands Parkway, Newark Turnpike, Paterson Plank Road, Secaucus Road, Schuyler Avenue, Washington Avenue, and West Side Avenue.

Implementation of the original \$12.5 million MASSTR project was made possible through a highly competitive \$10 million U.S. Department of Transportation TIGER 2 grant awarded to the NJMC in 2010. The Commission is funding the remaining \$2.5 million through its Meadowlands Transportation Planning District and other resources.

To view an interactive map of all intersections included in MASSTR and its expansion, visit [www.masstr.com](http://www.masstr.com).



## MUNICIPAL ASSISTANCE

### GIS MAPPING ASSISTANCE

The NJMC provides important resources to Meadowlands District municipalities through its digital mapping program. The Commission's high-tech, web-based maps help first responders protect communities and assist local governments in operating more efficiently. The Commission's Geographic Information Systems (GIS) group uses cutting-edge technology to create, maintain and update comprehensive, web-based digital maps and mapping tools for every property in each Meadowlands District municipality.

The maps provide emergency officials in District towns with immediate access to critical information, including data on hazardous materials stored in warehouse facilities, fire hydrant locations, incident reports, floor plans, turn-around space for heavy firefighting equipment, and current and historical aerial imagery. This potentially life-saving information can easily be accessed from field computers, tablets and smart phones.

The maps also save time for municipal officials who use property data to manage municipal assets and plan for infrastructure and other improvements. Data stored on each facility or residential property include owner, block and lot, easements, address, zoning and land use, acreage, and building footprint. Building code and tax officials can generate precise property owner lists utilizing a buffer tool.

Emergency responders and municipal officials are kept informed of new capabilities and upgrades to GIS programs through continuing comprehensive training sessions and technical support, and refresher seminars.

Two GIS training and refresher courses were conducted in 2014 for the towns of East Rutherford, Secaucus, North Bergen, Carlstadt, Little Ferry, Jersey City and Teterboro. Sixteen officials attended the classes.



### MUNICIPAL EQUIPMENT POOL

The NJMC provides and maintains equipment to assist District municipalities in addressing flooding and sewer-line issues, among other concerns. These include a jet vac-truck, root cutter, two portable automatic self-priming pump systems and a trailer-mounted light tower. Pool equipment is staffed by

Commission employees and available to towns free of charge. Equipment is available on weekdays from 7 a.m. to 3 p.m. The shared Municipal Equipment Pool can potentially save District towns thousands of dollars. For example, renting a jet vac-truck typically would cost \$2,000 per day.



### WATER LEVEL ALERT SYSTEM AND FLOOD PREDICTION MAPS

The GIS group provides a water level alert system and flood prediction maps to first responders and the public. The email and text-based alerts for Meadowlands District towns are sent when water levels reach 5.5 feet above sea level and continue to be relayed as the levels rise. The interactive, web-based flood prediction maps include the parts of Meadowlands District municipalities that may flood from sea surge levels of up to 8 feet. More information on the maps and alerts can be found at [meri.njmeadowlands.gov/alerts/water-level](http://meri.njmeadowlands.gov/alerts/water-level)

In October, the NJMC made upgrades and updates to the sensors that monitor water levels to ensure that District first responders and residents continue to receive timely warnings when levels rise during tidal events, heavy rains and storms. The sensors are solar-powered and the information gathered is relayed to out-of-state servers to ensure that the data is available even during power outages in the Meadowlands area. The Commission updated hardware and software on its sensors at Kearny Point, River Barge Park in Carlstadt and Saw Mill Creek in North Arlington.

### NJMC MAPPING TEAM TAKES TOP HONORS IN STATE COMPETITION

In April, GIS staffers took first place overall at the 27th Annual New Jersey Department of Environmental Protection GIS Mapping Contest. More than 40 posters detailing web-based, digital maps were submitted by participants from state, county and local government agencies, and New Jersey public and private colleges, universities, and high schools. GIS team members took the top honor for their map, "Using a Mobile Device to Collect and Retrieve Pre-Plan Information for Fire Emergencies." The theme of the contest was "GIS-Keeping New Jersey Safe."

