Board Meeting
Thursday, February 20, 2020

10:00 a.m.
AGENDA
REGULAR SESSION
Thursday, February 20, 2020 - 10:00 a.m.
Two DeKorte Park Plaza, Lyndhurst, NJ

I. PLEDGE OF ALLEGIANCE

II. OPENING STATEMENT

III. ROLL CALL

IV. PRESENTATION
NJSEA Assistant Director of Natural Resources Management Terry Doss: Operation Osprey Uplift – Partnership with Hackensack Riverkeeper, Meadowlands Conservation Trust, Bergen County Audubon Society and PSE&G

V. APPROVAL OF MINUTES AND CASH DISBURSEMENTS (Action)
- Approval of Regular Session Meeting Minutes of January 23, 2020
- Approval and/or Ratification of Cash Disbursements over $100,000 for the month of January 2020.

VI. PUBLIC PARTICIPATION ON RESOLUTIONS

VII. APPROVALS (Action)

Resolution 2020-08 Consideration of a Resolution to Adopt the Van Keuren Redevelopment Plan for the Van Keuren Redevelopment Area Located at Block 3101, Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43, & 44 and Block 7402, Lots 21, 22, 23, 24, 33, 34 & 35 in Jersey City (File No SP-768).

VIII. AWARDS/CONTRACTS

Resolution 2020-09 Consideration of a Resolution Authorizing the President and CEO to Enter Into a Contract with Waste Management of New Jersey for Soil Placement Services at Keegan Landfill.
Resolution 2020-10  Consideration of a Resolution Authorizing the Purchase of a 2020 Typhoon Pumper Truck Model HC04.

IX.  PUBLIC PARTICIPATION

X.  EXECUTIVE SESSION

Resolution 2020-11  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 legal matters, personnel matters and contract negotiations.

XI.  MOTION TO ADJOURN

TO VIEW THE FULL BOARD BOOK, PLEASE VISIT OUR WEBSITE AT:
https://www.njsea.com/monthly-meetings/

PLEASE CONTACT THE NJSEA OFFICE (201-460-1700) PRIOR TO MEETING IF SPECIAL REQUIREMENTS ARE NEEDED UNDER ADA
MINUTES
Members in Attendance:
John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman (via phone)
Vincent Prieto, President and CEO
Armando Fontoura, Member (via phone)
Michael H. Gluck, Esq., Member (via phone)
Michael Griffin, NJ State Treasurer’s Representative (via phone)
Woody Knopf, Member
Steven Plofker, Member
Anthony Scardino, Member
Andrew Scala, Member (via phone)
Louis J. Stellato, Member
Robert Yudin, Member

Absent:
Michael Gonnelli, Member
Robert J. Dowd, Member

Also Attending:
Christine Sanz, Senior Vice President/Chief Operating Officer
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
John Yarenis, Director of Finance/Accounting
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Lisa LeBoeuf, Senior Legal Specialist
Lauren LaRusso, Assistant Counsel, Governor’s Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

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
IV. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

- Chairman Ballantyne presented the minutes of the Regular Session Board Meeting held on December 19, 2019. It was noted that minutes should reflect that the December 19, 2019 meeting adjourned at 11:30 a.m. (not p.m.).

Upon motion made by Commissioner Plofker and seconded by Commissioner Yudin, the minutes of the Regular Session Board Meeting held on December 19, 2019 were unanimously approved.

- Chairman Ballantyne presented the report of cash disbursements over $100,000 and Professional Invoices for the month of December 2019.

Upon motion by Commissioner Plofker and seconded by Vice Chairman Buckelow, the cash disbursements over $100,000 for the month of December 2019 were unanimously approved.

V. PRESENTATION

Chairman Ballantyne spoke about the wonderful partnership between the NJSEA and the Meadowlands Environment Center with the REED Next Adult Day Program, which provides support for individuals with autism ages 21 and older. The Chairman explained that last month REED Next began occupying a satellite office on the NJSEA campus. The Chairman also explained that REED Next provides participants with vocational training, volunteer and paid employment opportunities, community integration, and assistance with daily life skills. He stated that this is a critically important program for those ages 21 and over who have aged out of school and social service programs. Chairman Ballantyne indicted that REED Next participants will work in a variety of jobs throughout the NJSEA campus, including at the MEC’s Mobile Food Lab that travels to school districts throughout the region. The Chairman explained that the Food Lab was provided to the MEC through a grant from REED Next.

President Prieto explained that over the past month he has had the opportunity to see the program in action and the REED Next staff is a fantastic, dedicated group of people who are doing a great service. He reiterated how important this program is. If those with autism who have aged out of social service program did not have a place like REED Next, they could possibly regress in their social and life skills. President Prieto stated that the NJSEA is very pleased to partner with REED Nex and to do its part in giving adults with autism the chance to live more independent, productive and fulfilling lives through this vital program.

Chairman Ballantyne introduced Jill Nadison, the CEO and Executive Director of REED Next. He stated that Ms. Nadison has 25 years of experience in leadership and management in both the private and non-profit sectors. She believes that while creativity and new ideas are catalysts for change, it is innovative thinking and respectful collaboration that solves any problem. He went to say that prior to REED, Ms. Nadison worked at Symantec, a high-tech company based in California. Before Symantec, Ms. Nadison spent many years running operations for New Jersey-based Professional Staffers, where she learned how to take risks and manage diverse teams of people. Ms.
Nadison along with Dr. Angela Cristini, Director of the Meadowlands Environment Center gave a presentation to the Board about the program.

Ms. Nadison and Dr. Cristini spoke about the following:
- Reed History
- Autism Spectrum Disorder
- State Funding for ages 3-21
- Ages 21 and over support and services virtually disappear
- REED Next Day Program
  - Community integration – Ramapo College and NJSEA
  - Assistance with daily life skills
  - Pre-vocational and vocation training
  - Volunteer and paid job opportunities
  - Program is daily 9:00 a.m.- 3:00 p.m.
  - Paid Employment and Volunteer Opportunities
- Mobile Food Lab

Commissioner Yudin asked if the organization has an opinion on anti-vaccination. Ms. Nadison stated she is not clinical and is not in a position to answer, but stated that REED, as an organization, does not take a political position on the issue.

Commissioner Scardino asked how many are enrolled at the NJSEA facility. Ms. Nadison replied that two are currently here with two additional clients expected to come in February.

Chairman Ballantyne asked what the length of time that they are here. Ms. Nadison replied that the day program is 9:00 a.m.- 3:00 p.m.

Commissioner Ploker thanked Ms. Nadison and NJSEA staff for accommodating the program.

Chairman Ballantyne stated that Resolution 2020-05 – Resolution authorizing the purchase of 2020 Typhoon Pumper Truck Model HC04 will be held until next month’s meeting giving board members time to go over specifications of the pumper truck.

VI. PUBLIC PARTICIPATING ON RESOLUTIONS  - None

VII. APPROVALS

Resolution 2020-01  Resolution Authorizing Issuing a Decision on the Suitability Recommendation as Required by the NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District – File No. 19-479, BRE 1200 Wall Street Owner – New Building, Block 229, Lot 3.01 in Lyndhurst.

Ms. Sundell stated that the NJSEA received a zoning certificate application for the proposed construction of two warehouse buildings totaling 115,005 square feet on the premises identified as 1200 Wall Street West, Block 229, Lot 3.01, in the Township of Lyndhurst. She further stated that the existing six-story office building on the subject
property is proposed to be demolished. She explained that the subject property is located within the Light Industrial A zone. Neighboring uses within the zone are predominantly industrial, warehouse and distribution, and office facilities and that there are no residential structures in the immediate vicinity. She also explained that the surrounding development pattern is not compatible with the siting of residential uses, due to the heavy reliance by industrial, warehouse and distribution uses in the area on trucking services to move products. Ms. Sundell indicated that two other properties in the vicinity that contain existing vacant and underutilized office buildings, which are proposed for redevelopment with modern warehouse and industrial facilities, were also deemed unsuitable for residential use by the Board, thereby increasing the industrial nature of the area. She also indicated that nearby active industrial and warehouse uses in the area would present challenges with respect to circulation and safety of residents. Ms. Sundell stated that the site is remote from public schools, local retail stores, recreation facilities and other public amenities. Pedestrian access to the rest of the community requires traveling a considerable distance through an active industrial area. She also stated that staff evaluated the site and prepared a suitability review indicating that Block 229, Lot 3.01, is recommended to be deemed unsuitable for housing. She stated that staff requests that the Board concur with the Review Team's recommendation that Block 229, Lot 3.01, be deemed unsuitable for residential use.

Chairman Ballantyne presented Resolution 2020-01. Upon motion made by Commissioner Scardino and seconded by Commissioner Plofker. Resolution 2020-01 was unanimously approved by a vote of 12-0.

Resolution 2020-02 Resolution Authorizing Issuing a Decision on the Suitability Recommendation as Required by the NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District - File No. 9503, OSF/Hartz/50 Hartz Way - New Building & Variances, Block 53, Lot 2 in Secaucus.

Ms. Sundell explained The NJSEA received a zoning certificate application for the proposed construction of a 236,778 square foot warehouse building on the premises identified as 50 Hartz Way, Block 53, Lot 2, in the Town of Secaucus. She further explained that the existing warehouse structure on the subject property is proposed to be demolished. Ms. Sundell stated that the subject property is located within the Light Industrial A zone, where neighboring uses are predominantly industrial, warehouse and distribution facilities. She also stated that the surrounding development pattern is not compatible with the siting of residential uses, due to the heavy reliance by industrial, warehouse and distribution uses in the area on trucking services to move products. Ms. Sundell stated that noise generated from open loading docks on neighboring properties, trucks maneuvering on adjacent sites and in the streets, lack of sidewalks, and safety concerns for pedestrians render this site unfavorable to residential uses. She also stated that there are no adjacent residential or other supportive uses that could, from a planning perspective, create a cohesive neighborhood. Ms. Sundell explained that the site is remote from public schools, local retail stores, recreation facilities and other public amenities. She also explained that pedestrian access to the rest of the community requires traveling a considerable distance through an active industrial area. Ms. Sundell stated that staff evaluated the site and prepared a suitability review indicating that Block 53, Lot 2, is recommended to be deemed unsuitable for housing. She stated that staff
requests that the Board concur with the Review Team's recommendation that Block 53, Lot 2, be deemed unsuitable for residential use.

Chairman Ballantyne presented Resolution 2020-02. Upon motion made by Commissioner Stellato and seconded by Commissioner Yudin. Resolution 2020-02 was unanimously approved by a vote of 12-0

Resolution 2020-03  Resolution Certifying the Meadowlands Adjustment Payments for CY2020.

Mr. Yarenis explained that the resolution is to certify the 2020 Meadowlands Adjustment Payment Calculation for the 2020 calendar year. He stated that the schedule has been prepared in accordance with Statute. He stated that NJ Statute requires the calculations to be certified by the board by February 1st. Mr. Yarenis explained that the 2020 calculations have been reviewed by the accounting firm of Mercacien, LLC and certified accurate. He also explained that the Tax Sharing package was reviewed with members of Executive Committee. He stated that passage of this resolution will certify the calculations and notices will be sent to the impacted towns along with the calculation schedule.

Chairman Ballantyne presented Resolution 2020-03. Upon motion made by Commissioner Plofker and seconded by Commissioner Scardino. Resolution 2020-03 unanimously approved by a vote of 12-0.

Resolution 2019-41  Resolution Authorizing the Placement of General Liability, Excess Liability, Automobile, Boat/Marine and Inland Marine Insurance.

Mr. Yarenis explained that the resolution is to authorize the placement of General Liability, Excess Liability, Automobile, Boats and Marine, and Inland Marine insurance coverage for the period of February 1, 2020 through January 1, 2021. Mr. Yarenis stated that staff utilized the services of Willis Towers Watson of Pennsylvania to obtain the coverage quotes for these policies. He further stated that through their efforts, the agency has been able to maintain its existing coverage for the upcoming period at the best possible premiums. Mr. Yarenis explained that staff, along with Willis, is still in negotiations with underwriters regarding Pollution Liability insurance for the coming year. He explained that while staff continues with those negotiations, the agency continues to retain coverage under the existing policy. He stated that with the board's approval, staff will proceed with the process of binding these policies.

Chairman Ballantyne presented Resolution 2020-04. Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Scardino. Resolution 2020-04 was unanimously approved by a vote of 12-0.

VIII. AWARDS/CONTRACTS

Resolution 2020-05  Resolution Authorizing the Purchase of a 2020 Typhoon Pumper Model HCO4. – Resolution Held.
IX. PUBLIC PARTICIPATION

- Marvin Donadic, Cliffside Park resident commented on the following:
  o Commented on his brief talk with Governor Murphy regarding his concerns with the Sports Authority.
  o Commented on how the Arena is going to waste and that it is not being utilized to its fullest capacity.
- Don Evanson, Secaucus resident commented on the following:
  o Commented on the 2020 Meadowlands Adjustment Payments, the funding by hotels and Secaucus being a payer. President Prieto explained that with adjustment to the funding source, Secaucus is no longer a payer but a receiver. He further explained that it now includes hotels located in the entire town of the district municipalities.
- Captain Bill Sheehan - Hackensack Riverkeeper commented on the following:
  o Commented on the HMMC not endorsing the Master Plan.
  o Commented that the NJSEA has a statutory requirement under the transition law to review and renew within five years.
  o Commented on issues raised by the HMMC.
  o Commented on the 2004 Master Plan process and how the transportation plan, energy plan and other studies were done after the Master Plan was promulgated. He also commented that he doesn’t see any reason why it cannot be done similarly with this Master Plan.

President Prieto stated that the HMMC has a 120 review period which is coming to an end. He also stated that the NJSEA is addressing their concerns and will hopefully have it come before the board soon.

IX. EXECUTIVE SESSION

Chairman Ballantyne stated a need for the Board to enter into Executive Session to discuss contractual matters, personnel matters and litigation matters.

Resolution 2020-06 Resolution Authorizing the NJSEA to Conduct a Meeting to which the General Public Shall Not Be Admitted.

Chairman Ballantyne presented Resolution 2020-06. Upon motion made by Commissioner Yudin and seconded by Commissioner Plofker. Resolution 2020-06 was carried by a vote of 12-0.

Entered Executive Session 10:35 a.m.
Returned to open session 11:04 a.m.

X. ADJOURNMENT

With no further business, motion was made to adjourn by Commissioner Plofker and seconded by Commissioner Yudin.

Meeting adjourned at 11:05 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 January 23, 2020.

Christine Sanz
Assistant Secretary

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Roll Call</th>
<th>2020-01</th>
<th>2020-02</th>
<th>2020-03</th>
<th>2020-04</th>
<th>2020-05 HELD</th>
<th>2020-06</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballantyne, Chairman</td>
<td>P</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>Buckelew, Vice Chairman</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(via phone)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prieto</td>
<td>P</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>Dowd</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Fontoura</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(via phone)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gluck</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(via phone)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gonnelli</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td></td>
<td>--</td>
</tr>
<tr>
<td>Knopf</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plofker</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scala</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(via phone)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scardino</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stellato</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yudin</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Treasury Rep Griffin</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(via phone)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

P = Present  A = Abstain
= Absent     R = Recuse
Y = Affirmative  N = Negative
APPROVALS
### EAST RUTHERFORD - SPORTS COMPLEX

<table>
<thead>
<tr>
<th>$AMOUNT</th>
<th>REFERENCE LETTER</th>
<th>ACCOUNT DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,141,419.01</td>
<td>I</td>
<td>PAYMENT IN LIEU OF TAXES: 1ST QTR 2020</td>
</tr>
<tr>
<td>193,915.13</td>
<td>A</td>
<td>LEGAL SERVICES - AUTHORITY TRANSACTIONS COUNSEL: NOV 2019</td>
</tr>
<tr>
<td>389,544.28</td>
<td>J/L</td>
<td>ELECTRICITY CHARGES: DEC 2019</td>
</tr>
<tr>
<td>305,101.72</td>
<td>A</td>
<td>SWITCHGEAR STORMWATER PUMP STATION PROJECT</td>
</tr>
<tr>
<td>166,039.49</td>
<td>J/L</td>
<td>ELECTRIC TRANSMISSION: DEC 2019</td>
</tr>
<tr>
<td>306,598.02</td>
<td>A</td>
<td>PENSION WITHDRAWAL LIABILITY PAYMENT: NOV 2019 - JAN 2020</td>
</tr>
</tbody>
</table>

**EAST RUTHERFORD - SC TOTAL**: 3,502,617.65

### LYNDHURST

<table>
<thead>
<tr>
<th>PAYEE</th>
<th>$AMOUNT</th>
<th>REFERENCE LETTER</th>
<th>ACCOUNT DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>HBC COMPANY, INC.</td>
<td>487,851.05</td>
<td>A</td>
<td>MASSTR PREVENTIVE MAINTENANCE: AUG-NOV 2019</td>
</tr>
<tr>
<td>LOWENSTEIN SANDLER PC</td>
<td>200,728.02</td>
<td>A</td>
<td>LEGAL SERVICES - AUTHORITY TRANSACTIONS COUNSEL: OCT-DEC 2019</td>
</tr>
<tr>
<td>WASTE MANAGEMENT OF NEW JERSEY</td>
<td>382,904.45</td>
<td>A</td>
<td>NOV-DEC 2019 LANDFILL OPERATIONS &amp; JAN-FEB 2020 WASTE REMOVAL SERVICES</td>
</tr>
<tr>
<td>WILLIS TOWERS WATSON NORTHEAST, INC.</td>
<td>686,844.16</td>
<td>A</td>
<td>NJSEA &amp; WILDWOOD COMMERCIAL PROPERTIES INSURANCE, EXECUTIVE RISK, BROKERAGE FEES, AND BUSINESS PUBLIC OFFICE LIABILITY: JAN-DEC 2020</td>
</tr>
</tbody>
</table>

**LYNDHURST TOTAL**: 1,758,327.68

### MONMOUTH PARK RACETRACK

<table>
<thead>
<tr>
<th>PAYEE</th>
<th>$AMOUNT</th>
<th>REFERENCE LETTER</th>
<th>ACCOUNT DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOROUGH OF OCEANPORT</td>
<td>494,859.48</td>
<td>I</td>
<td>REAL ESTATE TAXES: 1ST QTR 2020</td>
</tr>
</tbody>
</table>

**MONMOUTH PARK RACETRACK TOTAL**: 494,859.48
<table>
<thead>
<tr>
<th>REFERENCE LETTER</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>CONTRACT ON FILE</td>
</tr>
<tr>
<td>B</td>
<td>PURCHASE AWARDS - APPROVED AT MONTHLY BOARD MEETING</td>
</tr>
<tr>
<td>C</td>
<td>STATE REQUIREMENT FOR RACING</td>
</tr>
<tr>
<td>D</td>
<td>STATE VENDOR</td>
</tr>
<tr>
<td>E</td>
<td>SOLE SOURCE*</td>
</tr>
<tr>
<td>F</td>
<td>APPOINTED BY RACING COMMISSION</td>
</tr>
<tr>
<td>G</td>
<td>ADVERTISED BID</td>
</tr>
<tr>
<td>H</td>
<td>PRESIDENT/CEO APPROVAL</td>
</tr>
<tr>
<td>I</td>
<td>STATUTORY PAYMENT</td>
</tr>
<tr>
<td>J</td>
<td>UTILITIES</td>
</tr>
<tr>
<td>K</td>
<td>LOWEST PROPOSAL</td>
</tr>
<tr>
<td>L</td>
<td>REIMBURSABLE</td>
</tr>
<tr>
<td>M</td>
<td>OUTSTANDING PROFESSIONAL INVOICES APPROVED AT MONTHLY BOARD MEETING</td>
</tr>
<tr>
<td>N</td>
<td>PURCHASES ON BASIS OF EXIGENCY</td>
</tr>
<tr>
<td>*</td>
<td>PURCHASES DIRECT FROM SOURCE</td>
</tr>
<tr>
<td></td>
<td>EXPENDITURE TO BE CHARGED TO MAINTENANCE RESERVE FUND</td>
</tr>
</tbody>
</table>
RESOLUTION 2020-08

RESOLUTION TO ADOPT THE VAN KEUREN REDEVELOPMENT PLAN FOR THE VAN KEUREN REDEVELOPMENT AREA LOCATED AT BLOCK 3101, LOTS 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44, and BLOCK 7402, LOTS 21, 22, 23, 24, 33, 34 & 35 IN THE CITY OF JERSEY CITY FILE NO. SP-768

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 authority 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, a petition dated March 11, 2019, was received from Thomas J. O’Connor of Waters, McPherson, McNeill, P.C., requesting that the redevelopment potential of the property located along Van Keuren Avenue, identified as Block 3101, Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44; and Block 7402, Lots 21, 22, 23, 24, 33, 34 & 35, in the City of Jersey City, be investigated; and

WHEREAS, on April 11, 2019, the Board of Commissioners adopted Resolution No. 2019-13, which authorized the staff to conduct an investigation of the property identified as Block 3101, Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44; and Block 7402, Lots 21, 22, 23, 24, 33, 34 & 35, in the City of Jersey City, New Jersey to determine if it meets the conditions to be designated an area in need of redevelopment; and

WHEREAS, NJSEA staff investigated the redevelopment potential of the subject properties and prepared the “In Need of Redevelopment Investigation - Hilco Site” Report, dated September 2019; and
WHEREAS, on September 18, 2019, the NJSEA Board of Commissioners adopted Resolution 2019-31, deeming the subject properties in need of redevelopment, and authorizing staff to prepare a redevelopment plan for the area; and

WHEREAS, the NJSEA staff prepared the Draft Van Keuren Redevelopment Plan, dated January 2020; and

WHEREAS, a public hearing was held on January 28, 2020, to obtain comment on the draft redevelopment plan; and

WHEREAS, no public comments were received by the NJSEA at the public hearing; and

WHEREAS, no written comments were received by the NJSEA in response to the public notice; and

WHEREAS, the NJSEA staff has considered all resources and modified the draft redevelopment plan to include additional permitted uses related to wetland areas and prepared the final Van Keuren Redevelopment Plan, dated February 2020; and

WHEREAS, in accordance with N.J.A.C. 19:3-5.10(b), a copy of the Van Keuren Redevelopment Plan, dated January 2020, was forwarded to the Hackensack Meadowlands Municipal Committee (HMMC) on January 29, 2020, and was accepted unanimously by the HMMC at their meeting on February 3, 2020; and

WHEREAS, at this time, the NJSEA staff recommends that the NJSEA Board of Commissioners adopt the Van Keuren Redevelopment Plan, dated February 2020; 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 Board of Commissioners of the New Jersey Sports and Exposition Authority, that the Van Keuren Redevelopment Plan, dated February 2020, is hereby adopted, and shall apply to the properties identified as Block 3101, Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44; and Block 7402, Lots 21, 22, 23, 24, 33, 34 & 35, in the City of Jersey City, New Jersey.
BE IT FURTHER RESOLVED, that the Van Keuren Redevelopment Plan shall supersede all prior zoning for the properties located within the redevelopment area.

BE IT FURTHER RESOLVED, as set forth in N.J.A.C. 19:3-5.10, the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby 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 Van Keuren 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 February 20, 2020.

[Signature]

Vincent Prieto
Secretary
MEMORANDUM

To: NJSEA Board Members and Vincent Prieto, President/CEO

From: Sara J. Sundell

Date: February 20, 2020

Subject: Adoption of the Van Keuren Redevelopment Plan (File No. SP-768)

On September 18, 2019, the NJSEA Board of Commissioners adopted Resolution No. 2019-31, which deemed the property located along Van Keuren Avenue and identified as Block 3101, Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44 and Block 7402 Lots 21, 22, 23, 24, 33, 34, & 35, in the City of Jersey City, New Jersey, to be an area in need of redevelopment, pursuant to a report by the NJSEA staff entitled, “In Need of Redevelopment Investigation – Hilco Site,” dated October 2019. The redevelopment investigation was requested by Thomas J. O’Connor, Esq. of Waters McPherson, McNeill, P.C. on behalf of HRP Hudson LLC, in a petition dated March 11, 2019.

The NJSEA staff subsequently prepared the Draft Van Keuren Redevelopment Plan, dated January 2020, which provides new planning goals and zoning standards for the future development of the site. On January 28, 2020, a public hearing was held to obtain public comment on the proposed draft redevelopment plan for the property. No written comments were received and no comments were provided at the public hearing. The public comment period closed at the conclusion of the public hearing. The plan was modified to include the wetland area-related permitted uses from the environmental conservation zone, and the NJSEA staff prepared the final Van Keuren Redevelopment Plan, dated February 2020.

The matter was forwarded to the Hackensack Meadowlands Municipal Committee (HMMC) on January 29, 2020, and was unanimously accepted by the HMMC at their meeting of February 3 2020.

At this time, staff recommends that the Board of Commissioners of the NJSEA adopt the Van Keuren Redevelopment Plan, dated February 2020.
VAN KEUREN REDEVELOPMENT PLAN

City of Jersey City, New Jersey

February 2020

Redevelopment Plan Adopted by NJSEA Resolution No. 2020-xx on February 20, 2020

New Jersey Sports and Exposition Authority
One DeKorte Park Plaza • PO Box 649 • Lyndhurst, New Jersey 07071
www.njsea.com
# TABLE OF CONTENTS

I. Redevelopment Plan Statutory Criteria ................................................. 5  
   A. Requisite Plan Information ......................................................... 5  
   B. Specific Plan Requirements ........................................................ 5  
      1. Introduction ............................................................................ 5  
      2. Redevelopment Area Description ............................................. 7  
      3. Goals and Objectives ............................................................... 13  
      4. Land Use ............................................................................... 13  
      5. Population Density .................................................................. 13  
      6. Transportation Infrastructure .................................................. 14  
      7. Public Utilities ....................................................................... 14  
      8. Recreational Facilities ............................................................. 14  
      9. Known Contaminated Sites ...................................................... 15  
     10. Wetlands ............................................................................... 17  
     11. Floodplain ............................................................................. 17  
     12. Relationship to the Hackensack Meadowlands District Master Plan and Regulations ... 17  
     13. Smart Growth and Sustainability ............................................ 18  

II. Potential Implementation Strategies ..................................................... 19  
   A. Powers of Redevelopment Agency ............................................... 19  
   B. NJSEA Involvement .................................................................... 20  

III. Selected Land Use Option ................................................................. 21  
   A. Selection of Recommended Land Uses ......................................... 21  

IV. Redevelopment Plan Standards .......................................................... 22  
   A. Redevelopment Standards ........................................................... 22  
   B. Purpose ...................................................................................... 22  

V. Land Use and Bulk Standards ............................................................ 23  
   A. Definitions ................................................................................ 23  
   B. Land Uses ................................................................................ 23  
   C. Use Limitations ........................................................................ 24  
   D. Bulk Requirements .................................................................. 26  
      1. Lot Size Requirements .............................................................. 26  
      2. Bulk Regulations .................................................................... 26  
   E. Design Criteria .......................................................................... 26  
      1. Parking and Loading ................................................................. 26  
      2. Utilities .................................................................................. 27  
      3. Signage ................................................................................. 27  
      4. Drainage ............................................................................... 27  
      5. Minimum Lowest Finished Floor Elevation ............................... 27  
      6. Environmental Performance Standards .................................. 27  
      7. Building Facades .................................................................... 28  
      8. Fences ................................................................................. 28  
      9. Landscaping ......................................................................... 28  
     10. Buffers ............................................................................... 28  
     11. Open Space ........................................................................... 28  
     12. Sustainable Design ................................................................. 29  

G. Additional Development Requirements .............................................. 29  
   1. Project Impact Assessment ....................................................... 29  
   2. Traffic Impact Assessment ......................................................... 29  
   3. Riparian Rights ......................................................................... 29  
   4. Redeveloper Requirements ....................................................... 29  
   5. Approvals of Other Governmental Entities ................................. 31  

VI. Selected Redevelopment Plan Implementation Strategy ..................... 31  

LIST OF FIGURES  
1. Map: Van Keuren Redevelopment Area: Location Map ....................... 6  
2. Figure: Properties Within RA-15 - Van Keuren Redevelopment Area .......... 8  
3. Map: Van Keuren Redevelopment Area: Overview ........................... 10  
4. Map: Van Keuren Redevelopment Area: Existing Land Use ............... 11  
6. Map: Van Keuren Redevelopment Area: Known Contaminated Sites .... 16  
7. Map: Van Keuren Redevelopment Area: Official Zoning Map ............ 32
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.

As set forth in N.J.A.C. 19:3-5(h), 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. The proposed land uses and building requirements in the redevelopment area; and

3. The relationship of the redevelopment plan to the Master Plan for the Hackensack Meadowlands District.

B. Specific Plan Requirements

1. Introduction

This plan is intended to provide for the redevelopment of the property identified as Van Keuren Avenue, Block 3101, Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44 and Block 7402 Lots 21, 22, 23, 24, 33, 34, & 35 in the City of Jersey City, New Jersey. The subject property is owned by HRP Hudson, LLC and is located along the eastern bank of the Hackensack River within the Hackensack Meadowlands District. Situated on the west side of Jersey City in Hudson County, the subject property is located north of Duffield and Van Keuren Avenues, west of West Side Avenue and NJ Transit's Main Line, and south of a wetlands area containing Penhorn Creek. The site is bisected by the NJ Transit Boonton Line. The subject property may alternately be referred to herein as the "redevelopment area." The redevelopment area location within the District may be found on the Location Map in Figure 1.

A petition dated March 11, 2019, submitted by Thomas J. O'Connor, Esq. of Waters McPherson, McNell, P.C. on behalf of HRP Hudson LLC, requested that the New Jersey Sports and Exposition Authority (NJSEA) investigate the redevelopment potential of certain properties within Jersey City. On April 11, 2019, the NJSEA Board of Commissioners adopted Resolution No. 2019-13, which authorized the staff to conduct an investigation of the subject property to determine if it meets the conditions to be designated an area in need of redevelopment.
Thereafter, the NJSEA staff conducted an investigation into the redevelopment potential of the subject property, and prepared the "In Need of Redevelopment Investigation - Hiko Site" Report, dated October 2019, which found that the specific conditions outlined in N.J.A.C. 5:9-5.7(a), 2, and 4, supporting a redevelopment designation, exist at the subject property, as follows:

1. The generality of buildings are substandard, unsanitary, unsanitary, dilapidated, or obsolescent, or possess any such characteristics, or are so lacking in light, air, or space, as to be conducive to wholesome 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 untenable;

4. Areas with buildings or improvements that, by reason of disrepair, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, unsanitary 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.

These criteria relate to the specific conditions of the property and the buildings site, which were determined in the In Need of Redevelopment Investigation Report to be obsolete and substandard in condition. The Report also characterized the conditions on the subject property as a detriment to the health, safety, morals and welfare of the community. The subject property was determined to be an area in need of redevelopment by the NJSEA Board of Commissioners in Resolution No. 2019-31 on September 18, 2019.

2. Redevelopment Area Description

This redevelopment plan shall apply to the properties in the City of Jersey City listed in Figure 2, which shall be identified on the Official Zoning Map of the Hackensack Meadowlands District as Redevelopment Area 6 (RA-15) - Van Keuren Redevelopment Area.

*Figure 2. Properties Within the Van Keuren Redevelopment Area*

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Address</th>
<th>Acres (GIS)</th>
<th>Acres (Tax)</th>
<th>Land Use</th>
<th>Former Zoning</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>3101</td>
<td>22</td>
<td>VAN KEBRIN AVE</td>
<td>2.52</td>
<td>1.05</td>
<td>Transitional Lands/Wetlands</td>
<td>ROW</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>23</td>
<td>VAN KEBRIN AVE</td>
<td>0.67</td>
<td>0.15</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>23</td>
<td>VAN KEBRIN AVE</td>
<td>12.15</td>
<td>0.14</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>24</td>
<td>VAN KEBRIN AVE</td>
<td>6.56</td>
<td>0.02</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>25</td>
<td>VAN KEBRIN AVE</td>
<td>1.17</td>
<td>1.10</td>
<td>Transitional Lands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>26</td>
<td>VAN KEBRIN AVE</td>
<td>26.64</td>
<td>26.30</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>29</td>
<td>SEAVIEK EXT (15K)</td>
<td>5.52</td>
<td>4.37</td>
<td>Transitional Lands/Wetlands</td>
<td>Intermodal B</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>30</td>
<td>SEAVIEK EXT (15K)</td>
<td>6.06</td>
<td>0.01</td>
<td>Transitional Lands/Wetlands</td>
<td>Intermodal B</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>31</td>
<td>SEAVIEK EXT (15K)</td>
<td>6.63</td>
<td>0.01</td>
<td>Transitional Lands/Wetlands</td>
<td>Intermodal B</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>32</td>
<td>SEAVIEK EXT (15K)</td>
<td>13.26</td>
<td>0.01</td>
<td>Transitional Lands/Wetlands</td>
<td>Intermodal B</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>35</td>
<td>VAN KEBRIN AVE</td>
<td>2.98</td>
<td>2.98</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>37</td>
<td>VAN KEBRIN AVE</td>
<td>4.29</td>
<td>4.29</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>42</td>
<td>VAN KEBRIN AVE</td>
<td>0.50</td>
<td>0.50</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>43</td>
<td>HACKESSACK RIVYET</td>
<td>0.00</td>
<td>0.70</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>3101</td>
<td>44</td>
<td>VAN KEBRIN AVE</td>
<td>0.01</td>
<td>1.43</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>7402</td>
<td>21</td>
<td>155 BUCFIELD AVE</td>
<td>1.07</td>
<td>2.68</td>
<td>Heavy Industrial</td>
<td>HRP Hudson, LLC</td>
<td></td>
</tr>
<tr>
<td>7402</td>
<td>22</td>
<td>155 BUCFIELD AVE</td>
<td>2.93</td>
<td>1.24</td>
<td>Heavy Industrial</td>
<td>HRP Hudson, LLC</td>
<td></td>
</tr>
<tr>
<td>7402</td>
<td>23</td>
<td>110 VAN KEBRIN AVE</td>
<td>22.75</td>
<td>22.64</td>
<td>Transitional Lands/Wetlands</td>
<td>Public Utility</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>7402</td>
<td>24</td>
<td>VAN KEBRIN AVE</td>
<td>0.23</td>
<td>0.23</td>
<td>Transitional Lands/Wetlands</td>
<td>ROW</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>7402</td>
<td>33</td>
<td>50 VAN KEBRIN AVE</td>
<td>1.20</td>
<td>1.25</td>
<td>Transitional Lands/Wetlands</td>
<td>Heavy Industrial</td>
<td>HRP Hudson, LLC</td>
</tr>
<tr>
<td>7402</td>
<td>34</td>
<td>50 VAN KEBRIN AVE</td>
<td>0.32</td>
<td>0.32</td>
<td>Heavy Industrial</td>
<td>HRP Hudson, LLC</td>
<td></td>
</tr>
<tr>
<td>7402</td>
<td>35</td>
<td>50 VAN KEBRIN AVE</td>
<td>0.99</td>
<td>1.15</td>
<td>Heavy Industrial</td>
<td>HRP Hudson, LLC</td>
<td></td>
</tr>
</tbody>
</table>

**TOTALS** 117.39 7.12

*Source: NJSEA Geographic Information Systems (GIS), July 2019*

The redevelopment area is delineated by a red boundary line on the Overview Map (see Figure 3). The redevelopment area is comprised of 22 tax lots, totaling approximately 117.39 acres in area, which are previously located within the District's Public Utilities (PU) Heavy Industrial (HI) and Intermodal B (IB) zones (see Figure 5, Former Zoning Map).
The subject property contains frontage along the eastern bank of the Hackensack River, and is bisected by the NJ Transit Bloomfield Rail Line. Surrounding uses in the vicinity include a wetlands area within the Environmental Conservation zone that contains Penhorn Creek to the north, and areas developed with heavy industrial, distribution, and intermodal uses to the south. A portion of the elevated access ramp from New Jersey Turnpike Interchange 15X is located along the northeastern corner of the site. The site contains the existing Jersey City Police Pistol Range, which is located north of the NJ Transit Bloomfield Rail Line on a portion of the site zoned Intermodal R (Block 3101, Lots 29, 30, 31, & 32). The majority of the site is occupied by the structures associated with the decommissioned PSEG Hudson Generating Station, which were previously located in the Public Utilities zone. Although the plant had been in operation at the site since 1906, only one facility remained in operation at the entire complex as of 2011, which ran primarily on coal to generate electricity. In 2016, PSEG retired the electrical generating station on the site; however, currently operational PSEG electrical switching stations are anticipated to remain on Block 3101, Lots 25, 26, 36, and 37, and Block 7402, Lots 21 and 22. This site also contains multiple easements that will impact future development of the site.

The entire site is fenced and has controlled access due to the security requirements associated with the switching station and the site's former use as an electrical generating station. Access to the site is available from one of three controlled entrances along the property lines. The first gated entrance, used by employees, is located on Duffield Avenue. The second and third entrances, used by contractors, deliveries and visitors, are located along an access road that runs adjacent to the eastern property line. There are no existing curb cuts or pedestrian facilities along the north side of Van Keuren Avenue.

The surface area of the former Hudson Generating Station is covered with concrete ranging from one to two feet in depth throughout the majority of the property. The existing generating station site contains multiple buildings, power plant structures, electrical switching equipment and surface parking. Various construction materials, debris, material stockpiles, and areas of overgrown vegetation are present throughout the property. The site and majority of the structures within the study area can be characterized as being in obsolete and dilapidated condition.
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 the remediation of a site containing a decommissioned and obsolete coal-fired electric generating plant.
c) To support the continued operations of an existing public utility.
d) To promote economic development and create job opportunities in an underutilized area of the District.
e) To promote utilization of the Hackensack River waterfront for both recreational and economic development purposes, including provisions for public access.

4. Land Uses

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

a) Development shall be permitted only to the extent that existing utility, transportation, and municipal infrastructure can support it, or to the extent that such improvements will be provided to support it.
b) A redeveloper shall be required to submit a Project Impact Assessment (PIA) in accordance with NJAC 19A:4-4.
c) A detailed traffic impact study, as set forth in NJAC 19A:4-7.10 et seq., shall be prepared and submitted with the PIA, if required.
d) For any proposal that requires an improvement to mitigate an impact identified in the PIA, the developer shall enter into an agreement with the NJSEA within 60 days of issuance of a zoning certificate for the project.
e) Appropriate waterway buffers shall be provided in accordance with NJAC 19A:4-8.
f) Access to the sites’ Hackensack River frontage shall be available to the public.

5. Population Density

According to the US Census Bureau, the City of Jersey City’s population of 267,597 persons in 2010 is estimated to have increased by 7.3 percent, to 265,549 persons in 2018. Much of this increase can be attributed to the construction of several multi-family developments, specifically along the Hudson River, which results from the City’s close proximity to New York City and regional mass transit. The Census Bureau reported a total of 96,859 households in the City of Jersey City in 2010, with an average of 2.3 persons per household.

This plan encourages the redevelopment of the site with industrial use, which provides for an appropriate infill use consistent with the developed character of the surrounding area. While there are no residential uses proximate to the site, the redevelopment of the area will provide employment opportunities for the regional population.

6. Transportation Infrastructure

The redevelopment area’s primary means of vehicular access is through a controlled access point on the west side of Duffield Avenue. Van Vorsten Avenue turns into Duffield Avenue west of James Avenue, where the road turns south as it approaches the Hackensack River. In addition, there is an easement running along the eastern property line that contains two additional gated entrances for vehicles. This easement provides access to the switching stations located on Block 3190, Lots 25, 26, 36 and 37, and the existing Jersey City Police Station located north of the rail line at Block 3101, Lots 29, 30, 31 and 32. The switching station located on Block 7492, Lots 21 and 22 can be accessed via Duffield Avenue.

Significant improvements to the area’s roadway infrastructure have occurred in recent years in the vicinity of the site, including the realignment of Route 169 and the Wittmann Bridge replacement. The NJDOT has also proposed the construction of New Road, a proposed 2-mile long roadway project running along the site’s eastern boundary, between St. Paul Avenue and Secaucus Road. The New Road project will provide a direct connection to Crompton Yard and other intermodal and industrial areas in the vicinity.

There is currently no bus or rail service available to this site or adjacent lots. The closest bus stop is located on County Road (Stop #30737) on the N J Transit #2 bus route between the Jersey City Journal Square Transportation Center and the Secaucus Junction Bus Plaza, where access to rail transit is available.

The introduction of additional industrial uses in the area may require a reevaluation of transit needs in order to ensure that adequate transit capacity and schedules are available to serve the area’s needs. The safety and adequacy of pedestrian circulation shall be evaluated to ensure sidewalks, lighting, and street crossings are available in a safe and convenient manner. The redeveloper of the site shall discuss anticipated impacts to the transportation infrastructure with the City of Jersey City, NJ Transit, and any other governmental entity having jurisdiction.

7. Public Utilities

Public utilities are available to the redevelopment area, including gas, water, electric and telecommunication service, as well as public sanitary sewer improvements. Public Service Electric and Gas Company (PSE&G) provides electric and gas service. Jersey City Utilities Authority provides water service to the site and the Passaic Valley Sewerage Commission (PVSC) provides sewer services. Water service will be required to be obtained for any proposed future development of the site.

Onsite drainage shall be addressed during the development application process in accordance with NJSEA regulations.

8. Recreational and Community Facilities

There are no recreational facilities within or in the vicinity of the redevelopment area. The Hackensack River, which borders the redevelopment area, can potentially offer recreational opportunities for the area employees, and on a limited basis for the general public. The primary objective would be to ensure the public safety and provide safe routes to access recreational areas in or near the industrial development.
The redevelopment area is also located in the vicinity of the planned alignment of Hudson County's Hackensack Riverwalk, a planned eight-mile-long pedestrian trail between Bayonne and North Bergen. The redeveloper shall coordinate with Hudson County, the City of Jersey City, and any other entities with jurisdiction, to ensure that the site's redevelopment is coordinated with the planned alignment.

9. Known Contaminated Sites

Properties within the redevelopment plan area appear on the NJDEP Known Contaminated Sites List (KCSL), a report maintained by the 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. The following property within the redevelopment area is listed in the NJDEP KCSL (see Known Contaminated Sites Map, Figure 6):

- PSEG Hudson Generating Station site
  - Public Interest (PI) #003301
  - The subject property is also located adjacent to three other properties on the KCSL, identified as the Nicholas Galvanizing Company Inc. site PI #0000001216, Premier Motor Lines site PI #000043, and Hudson County Chromate Site.
  - The subject properties shall be remediated in accordance with the requirements of the agency with jurisdiction.
10. Wetlands

Wetlands areas are present on several parcels within the redevelopment area. The Existing Land Use Map in Figure 4 identifies areas of wetlands on portions of the following properties: Block 3101 Lots 26, 29, 36, 31 and 32 and Block 7402 Lots 21, 22, 23. The wetland areas are primarily located along the Hackensack River and adjacent to the Peskinhorn Creek.

The actual presence or absence of wetlands on a particular site is subject to further review and confirmation in accordance with due diligence procedures commonly followed by applicants for development, which may include a detailed wetlands study and a jurisdictional determination by the U.S. Army Corps of Engineers.

11. Floodplain

Properties in the redevelopment area appear on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM). Map Numbers 34693G0264H and 34693G0232H, dated August 28, 2019. The redevelopment area is located within a special flood hazard area (SFHA) designated by FEMA with an effective base flood elevation (BFE) of 9 feet (NAVD88). In addition, FEMA released Preliminary FIRMs on August 29, 2014, to reflect the most up-to-date data, wherein the subject properties are located on Map Number 34693G0286J and 34693G0302J, and the BFE is 9 feet (NAVD88).

The NJSEA 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 utilizing the best available flood hazard data. At present, the BFE of 9 feet (NAVD88) depicted on the Preliminary FIRM governs and all new or substantially improved structures in the redevelopment area are required to maintain a minimum finished floor elevation of 10.0 feet (NAVD88).

12. Relationship to the Hackensack Meadowlands District Master Plan and Development Regulations

The current Master Plan for the Hackensack Meadowlands District was adopted in February 2020. The Land Use Plan of the Master Plan Update 2019 designates 12 Planning Areas in the District. The subject property is located in the Logistics/Industrial Center Planning Area, which spans the majority of the in-District portion of Jersey City and adjoining parcels in the vicinity of Secaucus Road in North Bergen and Secaucus. The Planning Area encompasses properties that are traditionally associated with heavy industry in the Meadowlands. They include heavy industry and logistics 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 consumer market. Intermodal uses have a particular reliance on the trucking industry.

The Master Plan seeks to foster a healthy Meadowlands economy through the implementation of strategies that promote redevelopment and infill development, while minimizing the development of greenfield, or relatively untouched areas. Idle or underutilized properties containing known or perceived contamination are among those holding significant opportunities for redevelopment. This specific property, containing a retired PSGB electrical generating station on a majority of the redevelopment area, is located within an established industrial area and is prime for redevelopment. Therefore, the redevelopment of the property is planned to accommodate industrial uses, given the surrounding land use pattern, waterfront location, and adjacent facilities.
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 can be utilized 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:
   a) 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;
   b) Clear or reclaim any area so acquired and install, construct, or reconstruct projects therein necessary to prepare such area for development;
   c) Relocate or arrange or contract with public or private agencies for the relocation of residents, industry, or commerce displaced from the area in need;
   d) 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;
   e) 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;
   f) By contract or contracts with public agencies or developers or by its own employees’ or consultants’ plan, plan, construct, reconstruct, operate, maintain, and repair any redevelopment or other project or any part thereof; and
   g) 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 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 plan proposes to provide for a variety of uses to promote industrial usage of the site while also providing opportunities for services to support industry within the redevelopment area, and to accommodate existing public utilities within the redevelopment area.

The provisions of the redevelopment plan shall apply to the following properties in the City of Jersey City (see Figure 7, Official Zoning Map (M-15)):
- Block 3101 - Lots 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43, and 44
- Block 7402 - Lots 21, 22, 23, 24, 33, 34, and 35

The recommended land uses for the planned redevelopment of the area will accommodate a wide range of industrial uses and supportive services. The primary objective for the area is the development of warehousing/distribution, light manufacturing, flex space, and trucking-related uses. These industrial uses are best suited to the character of the area and are well-positioned to capitalize on the expanded access opportunities afforded by recent and planned improvements to the area's roadway infrastructure. Disaster recovery facilities and data centers are also appropriate uses in this area.

Due to the redevelopment area's waterfront location, the plan also promotes the development of marine-dependent operations, including boat sales, rental and repair facilities, marinas, and intermodal uses involving waterborne vessels and related equipment. The plan also encourages the development of ancillary uses to support industrial operations in the area, including fuel service stations and truck sales, rental and repair facilities, as well as services for area businesses and employees, including truck stops, restaurants, retail, and similar uses that would provide amenities to the area's working population.

Public and quasi-public uses, such as light public utilities, are also provided in the redevelopment plan due to the utility infrastructure to remain in the redevelopment area, as well as the area's potential to accommodate public works uses. Opportunities are also provided for the development of new energy infrastructure that promotes energy efficiency while avoiding detrimental environmental impacts, including renewable energy systems and rechargeable energy storage system facilities.

IV. REDEVELOPMENT PLAN STANDARDS

A. REDEVELOPMENT STANDARDS


Requests for deviations from the standards in this redevelopment plan shall be in accordance with the provisions of N.J.A.C. 19:4.19.5.12 and 5.14. Those regulations provide that deviation from the bulk requirements or the design standards in this plan, or the expansion of existing structures or uses rendered nonconforming by the provisions herein, shall require a variance.

B. PURPOSE

The purpose of the Van Keuren Redevelopment Plan is to accommodate large-scale industrial distribution facilities that are efficient and flexible, as well as a variety of related land uses to accommodate truck terminals, shipping container storage, truck parking and other related activities. The plan is designed to accommodate uses that support the movement of products to the market in a timely fashion.

In addition, the plan focuses on maintaining the existing public utility infrastructure, specifically, the PSEG switching stations on Block 3101, Lots 25, 26, 36, and 37 and Block 7402, Lots 21 and 22.

The land use standards in the plan have been designed to:
1. Encourage the improvement of properties consistent with the overall redevelopment plan expressed herein;
2. Encourage new construction to have a symbiotic relationship to other buildings, parking, landscaping, and pedestrian circulation;
3. Encourage the development of green technologies;
4. Provide positive municipal tax ratables; and
5. Provide economic development opportunities through complementary land uses in order to create a high quality distribution complex.
6. Provide flexible regulatory requirements, particularly in the accommodation of setbacks and vehicular use and loading areas, due to the significant site constraints caused by several existing easements impacting site development.
V. LAND USE AND BULK STANDARDS

A. DEFINITIONS

All words not defined in this redevelopment plan shall have definitions as listed in the Black's Law Dictionary, 1944, or in the absence of such, in the most recent edition of Merriam-Webster's Collegiate Dictionary.

The following definitions shall apply to this redevelopment plan:

"Data center" means a building dedicated to the storage, processing, management, and dissemination of data in servers and/or associated computer equipment.

"Flex space" means a structure containing an open floor plan that can be modified to accommodate the individual needs of the tenants. Individual areas can be leased for uses such as personal services, retail, restaurants, and offices or showroom space in combination with warehouse, research and development facilities and other light industrial uses. The structure may contain general loading accommodations.

"Battery energy storage system facility" means a rechargeable energy storage system consisting of electrochemical storage batteries, battery chargers, controls, power conditioning systems, and associated electrical equipment. The system is typically intended to provide standby or emergency power, an uninterrupted power supply, load-shedding, load sharing, or similar capabilities.

"Public works facility" means a facility, including buildings and structures, relating to the functions of a public entity, including offices, storage area for public works vehicles, equipment, and materials.

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

B. LAND USES

1. Permitted Uses
   a. Battery energy storage system facilities;
   b. Boat sales, rental, and repair;
   c. Bus garages;
   d. Business support services;
   e. Communications transmission tower;
   f. Contractor's yards or facilities;
   g. Data centers;
   h. Disaster recovery facilities;
   i. Electric transmission tower;
   j. Flex space;
   k. Fuel service station;
   l. Intermodal facilities;
   m. Light industry;
   n. Marinas;
   o. Office;
   p. Public access to water features, including trails, boat/canoe launches, water crossings, site furnishings, signage and structures that facilitate wildlife observation;
   q. Public utility uses, heavy;
   r. Public utility uses, light;
   s. Public works facility;
   t. Renewable and/or sustainable energy systems;
   u. Research and development facilities;
   v. Restaurants;
   w. Retail;
   x. Scientific and educational study and experimentation in regard to wetland ecology;
   y. Studio;
   z. Self-storage facility;
   aa. Truck rental facility;
   bb. Truck repair facility;
   cc. Truck sales;
   dd. Truck terminal;
   ee. Truck wash;
   ff. Warehouse and distribution facilities;
   gg. Wetland enhancement, restoration or creation activities, performed either individually or in conjunction with wetland mitigation banks;
   hh. Wholesale establishment; and
   ii. Wildlife habitat creation.

C. USE LIMITATIONS

1. Prohibition of outdoor storage: Outdoor storage as a principal use is prohibited within the redevelopment area.

2. Limitation on permitted outdoor storage areas: Outdoor storage areas may be utilized in conjunction with a permitted use, with the exception of business support services, offices, and restaurants as follows:
   a. Permitted outdoor storage areas shall be located in accordance with an approved site plan.
   b. Such areas shall be faced and heavily screened in accordance with N.J.A.C. 19:4-6.9. A combination of landscaping and fencing shall be utilized concurrently unless deemed impracticable by the Chief Engineer due to the particular conditions of the site. The use of landscape berm is encouraged.
   c. Permitted outdoor storage areas shall be located in side and rear yards only, with the exception of auto, truck, and boat sales and rental uses, which may store operational vehicles for sale within a front yard, but not within the required front yard setback.
   d. The storage of materials within the outdoor storage area shall not exceed 25 feet in height and shall comply with the applicable required yard setbacks of Section D. Subsection 2(b).
   e. The storage of incinerable and unregistered vehicles shall be prohibited, with the exception of such vehicles associated with a public works facility or essential public services use.
Damaged vehicles awaiting repair in association with a permitted auto, truck or boat repair use may be permitted in a side and rear yard only.

The above limitations shall apply to all uses within the redevelopment area, including those with additional use limitations specified herein.

3. Limitation on contractor's yard or facility:
   a. Each contractor's yard or facility shall require a structure on the property to be used in association with the business operations of the contractor's yard or facility. The maximum area of the outdoor material and/or equipment storage area of a contractor's yard or facility shall be as follows:

<table>
<thead>
<tr>
<th>Total Lot Area</th>
<th>Minimum Building Area (building footprint in gross square feet)</th>
<th>Maximum Area of Outdoor Material and/or Equipment Storage for Contractor's Yard or Facility (in percent of lot area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 5 acres</td>
<td>5,000</td>
<td>60 percent</td>
</tr>
<tr>
<td>5-10 acres</td>
<td>10,000</td>
<td>50 percent</td>
</tr>
<tr>
<td>16-20 acres</td>
<td>20,000</td>
<td>40 percent</td>
</tr>
<tr>
<td>Over 20 acres</td>
<td>40,000</td>
<td>30 percent</td>
</tr>
</tbody>
</table>

   b. The following materials and/or equipment are specifically prohibited from being deposited and/or stored on a property associated with a contractor's yard or facility: compost, mulch, yard waste, grass clippings, leaves, rubbish, and inoperable or unlicensed vehicles, demolition refuse, and/or solid waste.

c. Materials such as sand, stone, gravel, topsoil, cement and/or similar materials stored and/or stocked at a contractor's yard or facility shall not be placed directly on the ground, but shall be contained, covered and secured in a manner that does not allow for the erosion of product outside of containment areas or in areas subject to stormwater infiltration of the stored product. The method of containment shall be subject to the approval of the Chief Engineer.

4. Limitation on container storage: Container storage as a principal use shall not be permitted. Accessory container storage and/or stacking shall be permitted in conjunction with a warehouse and distribution facility, truck terminal, or intermodal facility; shall be limited to a maximum of 25 containers per stack or a maximum height of 25 feet above grade level, whichever is lower; and shall be covered and secured in accordance with N.J.A.C. 19:4-9.5.

5. Limitations by other governmental entities: The ability to accommodate a permitted use on a specific property shall be subject to any environmental, or other, restrictions by state and federal governmental entities having jurisdiction.

D. BULK REQUIREMENTS

The bulk requirements within the redevelopment area shall be as follows:

1. Lot Size Requirements
   a) Minimum lot area: one acre;
   b) Minimum lot width: 100 feet; and
   c) Minimum lot depth: 150 feet.

2. Bulk Regulations
   a) Maximum lot coverage: 60 percent;
   b) Minimum open space: 15 percent;
   c) Yards:
      i. Minimum front yard: 20 feet for vehicular use areas and screen walls;
      ii. Minimum side yard: 20 feet;
      iii. Minimum rear yard: 25 feet.
   d) FAR: 2.5

E. DESIGN CRITERIA

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

1. Parking and Loading:
   a) Parking and loading requirements shall conform to N.J.A.C. 19:4-8.2 through 8.4, and the following:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Parking Requirement</th>
<th>Minimum Loading Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Data Center</td>
<td>One space per 5,000 sq. ft of floor area</td>
<td>One loading space; 12 feet x 60 feet</td>
</tr>
<tr>
<td>Flex Space</td>
<td>Cumulative parking requirement per use.</td>
<td>Two loading spaces (12 feet x 60 feet) for structures up to and including 40,000 sq. ft; Three loading spaces (12 feet x 6- feet) for structures over 40,000 sq. ft. and up to and including 100,000 sq. ft.; and</td>
</tr>
</tbody>
</table>
b) The requirements of N.J.A.C. 19:4-8.3(b)1 and (b)2 shall not apply within the redevelopment area.

c) All circulation and maneuvering shall be accommodated on site.

2. Utilities

The developer is responsible for providing and obtaining all applicable permits and easements where necessary for the installation of all required utilities. All utilities shall be located underground to the extent practicable.

3. Signage

Signage within the redevelopment area shall comply with the standards applicable to the Heavy Industrial zone in N.J.A.C. 19:4-8.14 (Table 8-5)

4. 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.

5. Minimum Lowest Finished Floor Elevation

Minimum lowest finished floor elevations for structures within designated 100-year flood zones shall be established one foot above the applicable 100-year base flood elevations determined from the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Maps (FIRM) in accordance with N.J.A.C. 19:4-5.2(a)3 and N.J.A.C. 19:4-9.1 et seq.

6. Environmental Performance Standards

All uses shall comply with the Category C environmental performance standards in N.J.A.C. 19:4-7.1 et seq. In cases where a specific property is located adjacent to or within 300 feet of a zone having more restrictive performance standards, Category C standards shall continue to apply within the redevelopment area. All water quality standards contained in N.J.A.C. 19:4-7.9 shall apply.

7. Building Facades

Corrugated metal building facades are discouraged in the redevelopment area, with the exception of accessory structures and public works facilities.

8. Fences

a) Fences and walls shall be permitted in required front yards at a minimum setback of five feet in accordance with the following:
   1. The fence location shall comply with the line of sight triangle requirements of N.J.A.C. 19:4-8.5.
   2. Gates located close to an intersection with a public street shall be located at a setback sufficient to provide adequate queuing area for vehicles, as determined by the Chief Engineer.
   b) The maximum height of fences and walls in the redevelopment area shall be 10 feet.
   1. Screen walls shall not be subject to a maximum height limitation, provided that they are constructed at the minimum height necessary to fulfill their intended purpose.
   c) Fences and/or walls, including screen walls, in a front yard shall be supplemented with landscaping.

9. Landscaping

All landscaping shall be provided in accordance with N.J.A.C. 19:4-8.7 and shall follow the NJSEA Landscape and Design Guidelines to the extent practicable.

10. Buffers

   a) Buffers shall comply with N.J.A.C. 19:4-8.7, except on portions of the site where there are water-dependent operations associated with permitted uses.
   b) A portion of the Hackensack Riverfront shall be available for recreational access, as determined in consultation with the Chief Engineer.

11. Open Space

The Hackensack Riverfront is considered by this redevelopment plan to be an extraordinary asset for development, but can also provide opportunities for passive recreation, particularly for the area’s employees. These areas may include landscape elements such as walkways and outdoor seating areas, and shall be appropriately designed in a manner that provides for safe pedestrian circulation.
12. Sustainable Design

The NJSEA encourages developers to incorporate sustainable design within the redevelopment area. Emplacing green building methods from the outset of a project provides environmental, economic, and social benefits, including increased efficiency and reduction in energy costs. The NJSEA's green building regulations at NJAC 19:9-6.6 provide zoning and incentive incentives to promote sustainable green building practices in the Meadowlands District.

G. ADDITIONAL DEVELOPMENT REQUIREMENTS

1. Project Impact Assessment

A Project Impact Assessment (PIA) shall be prepared in accordance with NJAC 19:4-10.1 et seq. The PIA shall provide information to 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

A Traffic Impact Assessment (TIA) shall be prepared in accordance with NJAC 19:4-7.10. The TIA 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

Riparian rights shall be secured for any land subject to the State's riparian interest pursuant to NJSEA zoning regulations.

4. Redeveloper Requirements

a) If the NJSEA elects to contract with a prospective redeveloper, pursuant to its authority under NJAC 5:10A, prior to entering into 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 property 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 or/and 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 each member of the development team, a statement and complete listing regarding any liens, suspensions, bankruptcies 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 requirement of NJAC 19:4-10.4(6).

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 from 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 applications, formal correspondence and government actions regarding the requested financial assistance. The NJSEA staff shall provide any of the aforementioned entities with information about the project upon request. The NJSEA may 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 may 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-lyingof-taxes (PILOT) bonds are sought shall notify the NJSIA contemporporaneously with the commencement of discussions with municipal officials regarding PILOT bonds and shall provide copies to the NJSIA of all correspondence and information regarding the PILOT bonds. The NJSIA shall provide the municipality with information about the project upon request. The NJSIA may 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 may 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.

5. 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 NJSIA contemporaneously with its filing and shall provide to the NJSIA copies of all correspondence and information regarding the permit application. The NJSIA shall provide the regulatory entity with information about the project upon request. The NJSIA may 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 may include, but is not limited to, attendance at meetings with the redeveloper and the regulatory entity.

c) The applicant shall provide, to the NJSIA, proof of compliance with any requirements and/or restrictions from other regulatory agencies associated with the intended use(s) of the site. Additionally, copies of any future requirements and/or restrictions shall be submitted to the NJSIA by the designated developer immediately upon receipt.

VI. SELECTED REDEVELOPMENT PLAN IMPLEMENTATION STRATEGY

This redevelopment plan shall be the regulatory instrument for the development of the Van Keuren Redevelopment Area, along with the NJSIA Regulations at N.J.A.C. 19:3, 19:4, 19:5, 19:6, and 19:7, where applicable, and shall supersede all prior zoning for parcels of land contained within this redevelopment area.

No actions, other than the adoption of this plan and review of applications submitted by property owners or prospective developers/redevelopers to implement this plan, are proposed or contemplated by the NJSIA at time of adoption of this plan.
AWARDS/CONTRACTS
RESOLUTION 2020-09

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A CONTRACT WITH WASTE MANAGEMENT OF NEW JERSEY (WMNJ) FOR SOIL PLACEMENT SERVICES AT KEEGAN LANDFILL

WHEREAS, in March 2019, the New Jersey Sports and Exposition Authority ("NJSEA") entered into an Administrative Consent Order with the New Jersey Department of Environmental Protection ("NJDEP") regarding hydrogen sulfide emissions at the Keegan Landfill, and is presently entering into an additional ACO with NJDEP concerning the closure of the Keegan Landfill; and

WHEREAS, the NJSEA must continue to place soil at the site to properly contour the landfill for closing and capping which will occur under NJDEP oversight and regulation; and

WHEREAS, WMNJ has been grading and compacting material at the Keegan Landfill since 2009; and

WHEREAS, the WMNJ employees presently mobilized at the site have ten (10) years of experience at the Keegan landfill, thereby ensuring top efficiency and reduced costs; and

WHEREAS, the NJSEA intends to contract with WMNJ to provide the required supplies, materials, equipment, and labor for the project.

NOW, THEREFORE, BE IT RESOLVED, that the NJSEA hereby appropriates One Million Five Hundred Thousand Dollars ($1,500,000.00) for soil placement services at the Keegan Landfill.

BE IT FURTHER RESOLVED, that the President and CEO is hereby authorized to contract with Waste Management of New Jersey to perform the work.

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 February 20, 2020.

Vincent Prieto
Secretary
RESOLUTION 2020-10

RESOLUTION AUTHORIZING THE PURCHASE OF A
2020 TYPHOON PUMPER MODEL HC04

WHEREAS, the NJSEA Fire Department existing pumper will not meet the firefighting needs of American Dream once the Entertainment Retail Component is fully operational (on or about April 1, 2020) and needs to be upgraded; and

WHEREAS, American Dream has agreed to pay fifty (50%) of the total cost of a new pumper; and

WHEREAS, there are no Fire Truck contracts in place under the state contract program; and

WHEREAS, upon advice of the Division of Purchase and Property, NJSEA staff reached out to the Houston-Galveston Area Council’s (“H-GAC”) “HGACBuy” program, a nationwide Government-to-Government cooperative purchasing program as allowed by N.J. PL2011.c.139. Since the NJSEA is currently a member of this program, the staff was able to obtain competitive pricing from four (4) manufacturers with immediate manufacturing availability for a Pumper, which meets our requirements; and

WHEREAS, staff is recommending the award of a purchase agreement to Absolute Fire Protection of South Plainfield, the low responsible proposer, in the amount of $547,352.00 through the NJSEA’s Interlocal Contract #FS12-17 via HGAC.

NOW, THEREFORE, BE IT RESOLVED that the President and Chief Executive Officer is hereby authorized to enter into a purchase agreement with Absolute Fire Protection in the amount not to exceed $547,352.

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 February 20, 2020.

[Signature]

Vincent Prieto.
Secretary
EXECUTIVE SESSION
RESOLUTION 2020-11

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

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.

BE IT FURTHER RESOLVED that the time when such discussions may be disclosed to the public shall be when and as such disclosure may be made without adversely affecting the Authority’s pending and/or anticipated legal, personnel, contractual matters and other matters within the exceptions provided for by the statute.

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 February 20, 2020

Vincent Prieto
Secretary