NEW JERSEY SPORTS & EXPOSITION AUTHORITY

NJSEA

Board Meeting

Thursday, January 23, 2019

10:00 a.m.

AGENDA
REGULAR SESSION
Thursday, January 23, 2020 - 10:00 a.m.
Two DeKorte Park Plaza, Lyndhurst, NJ

I. **PLEDGE OF ALLEGIANCE**

II. **OPENING STATEMENT**

III. **ROLL CALL**

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

- Approval of Regular Session Meeting Minutes of December 19, 2019.
- Approval and/or Ratification of Cash Disbursements over $100,000 for the month of December 2019.

V. **PRESENTATION**

- Jill Nadison: REED Next Autism Program - Partnership with NJSEA and MEC

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VII. **APPROVALS** (Action)

Resolution 2020-01 Consideration of a Resolution 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.

Resolution 2020-02 Consideration of a Resolution Issuing a Decision on the Suitability Recommendation as Required by the *NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No 19503, SOF/Hartz/50 Hartz Way – New Building & Variances, Block 53, Lot 2 in Secaucus.

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

Resolution 2020-04 Consideration of a Resolution Authorizing the Placement of General Liability, Excess Liability, Automobile, Boat/Marine and Inland Marine Insurance.

VIII. AWARDS/CONTRACTS

Resolution 2020-05 Consideration of a Resolution Authorizing the Purchase of a 2020 Typhoon Pumper Truck Model HC04.

Held

IX. PUBLIC PARTICIPATION

X. EXECUTIVE SESSION

Resolution 2020-06 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

REGULAR SESSION BOARD MEETING

DATE:	December 19, 2019
TIME:	10:00 a.m.
PLACE:	2 DeKorte Park Plaza - Lyndhurst, NJ
RE:	**REGULAR SESSION MEETING MINUTES**

Members in Attendance:
John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman
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 (via phone)
Louis J. Stellato, Member
Robert Yudin, Member

Absent:
Michael Gonnelli, Member
Anthony Scardino, Member
Andrew Scala, 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
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 November 21, 2019.

  Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Yudin, the minutes of the Regular Session Board Meeting held on November 21, 2019 were unanimously approved.

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

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

V. 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 2019-47 Resolution Authorizing the NJSEA to Conduct a Meeting to which the General Public Shall Not Be Admitted.

Chairman Ballantyne presented Resolution 2019-46. Upon motion made by Commissioner Stellato and seconded by Vice Chairman Buckelew. Resolution 2019-47 was unanimously approved by a vote of 10-0

Entered Executive Session – 10:10 a.m.
Returned to Open Session – 10:34 a.m.

Proposed Resolution 2019-48 was made available to the public.

VI. PUBLIC PARTICIPATING ON RESOLUTIONS

- Alberto Santos, Mayor of Kearny made the following comments on Resolution 2019-48:
  - Commented that it has been a long road for Kearny residents with respect to the Keegan Landfill to have it closed and capped.
  - Commented that he is pleased to have reached this day.
  - Commented that the resolution is a framework for settlement of litigation and to undertake the work to close and cap the landfill.
  - Commented that it is also an end to the health impacts and quality of life impacts on the community.
  - Commented on the resident's persistence to be heard.
  - Extended his gratitude to the Commissioners to reaching this day.
  - Commented that hopefully the settlement being worked on between the attorneys will be signed soon.
  - Commented that he will explain the settlement to Kearny residents and make them aware that in order to install the cap there must be additional clean fill to

achieve the proper slopes. He would also inform the community of the aggressive schedule to complete the closure. He will explain that the west side of the landfill will be the first section covered, and should be completed by next year and that the east side will be fully capped the following year.
  - Expressed his gratitude to Kearny residents' determination and persistence.
  - Commented on the Town and NJSEA repairing its relationship and begin building back the residents' confidence and trust.

Commissioner Fontoura thanked the Mayor and residents of Kearny for their patience. He commented on the community working together. The Commissioner stated that he looks forward to working with the Town and council and attending a soccer game with his family.

- Albino Cardoso, Kearny Councilman thanked the board for their decision on Resolution 2019-48.
- Ken Pincus, Kearny Health Officer commented on Resolution 2019-48:
  - Commented that he is whole heartedly in support of the Resolution and thanked the Commissioners.
  - Commented that the health concerns are still there but that this is a beginning.
  - Commented that he understands that capping will take some time and will still receive complaints but that it is an excellent beginning.
  - Commented that this is what the Town wanted and the board is doing the right thing.
- Barbara B.Goldberg, Kearny resident thanked the Board for Resolution 2019-48.

VII. APPROVALS

Resolution 2019-48 Resolution Authorizing Settlement of Matters Regarding the Keegan Landfill in the Town of Kearny

Mr. Levy explained that the resolution is a framework for settlement and that details are being worked out. Mr. Levy stated that the agency has been in discussions with Kearny and have come to an agreement of terms that will move the project forward. He explained that the settlement will be in the form of Consent Order between the NJSEA, Town of Kearny and DEP. The Consent Order will memorialize, among other terms, that:

- The landfill will be permanently closed including the installation of an impermeable cap along with the completion of other closure improvements that are currently underway.
- Development of public access to the Kearny Marsh.
- NJSEA will make payments to Kearny for certain costs.
- Parties will be withdrawing their claims and appeals as part of the settlement.
- NJSEA will enter into Consent Order with DEP to memorialize some of the DEP regulatory and enforcement issues that are still outstanding.

Chairman Ballantyne stated that the resolution sets a clear path toward settlement with the Town of Kearny which would include permanently closing the Keegan Landfill, including the installation of an impermeable cap, as quickly as possible, to control hydrogen sulfide emissions. He further stated that as noted in the resolution, today, based

on the positive discussions that have taken place, the Authority is authorizing President Prieto to finalize negotiations and execute an agreement with the Town and DEP. The Chairman explained that under the terms reached so far, appropriate portions of the Keegan Landfill property would be used for passive recreation to benefit the Town. This would include providing public access through the landfill property to the Kearny Marsh so that everyone could enjoy a marvelous natural resource. Chairman Ballantyne explained that the board realizes that residents will have many questions about the matters contained within the resolution and that as soon as a settlement is reached, additional details will be provided. The Chairman commented on how the Town came together as a community. He also thanked the NJSEA staff for their counsel and guidance. The Chairman stated that he hopes going forward that Kearny participates in the wonderful programs offered to the public by the NJSEA.

President Prieto stated that he looks forward to continuing to work with Mayor Santos in finalizing the settlement. He spoke about beginning the healing process and looks forward to having a good relationship with the Town.

Chairman Ballantyne presented Resolution 2019-48. Upon motion made by Commissioner Fontoura and seconded by Vice Chairman Buckelew. Resolution 2019-48 was unanimously approved by a vote of 10-0.

Roll Call: - Resolution 2019-48

Chairman Ballantyne	Yes
Vice Chairman Buckelew	Yes
President Prieto	Yes
Commissioner Fontoura	Yes
Commissioner Gluck	Yes
Commissioner Knopf	Yes
Commissioner Plofker	Yes
Commissioner Stellato	Yes
Commissioner Yudin	Yes
Treasury Rep. Griffin	Yes

Commissioner Yudin commented, after the vote, that healing is necessary. He spoke of the vile comments made to Commissioners at the meetings during the past year. He stated that the agency's aim was always to resolve the issue and eventually close the landfill.

Resolution 2019-46 Resolution Authorizing the President and CEO to Enter Into a Contract with SCS Field Services for Additional Gas Collection Wells and a Gas Pre-Treatment System at the Keegan Landfill.

Ms. Sanz explained that the resolution would allow the continuation of the installation of the gas collection system at the Keegan Landfill. She explained that the resolution authorizes the installation of wells at the eastern portion of the landfill and the pre-treatment system that is required by the DEP, which is part of the ACO. Ms. Sanz stated that the resolution would authorize to contract with SCS Field Services for $2,900,000.

Chairman Ballantyne presented Resolution 2019-46. Upon motion made by Commissioner Stellato and seconded by Commissioner Yudin. Resolution 2019-46 was unanimously approved by a vote of 10-0

Resolution 2019-40 Resolution Selecting Proposal of Paramount Hotel Group, LLC for Development of a Wildwood Convention Center.

Mr. Leanza explained that NJSEA owns the Wildwood Conventions Center which is operated by the Wildwood Tourism Improvement Authority. Mr. Leanza stated that the Board previously approved a resolution allowing the Wildwood Authority to proceed with an RFP for a Hotel Project. He explained that the purpose of the hotel would be to enhance the Convention Center. Mr. Leanza stated that an RFP was issued and after research and due diligence it was determined that the most qualified proposer was Paramount Hotel Group, LLC. Mr. Leanza also stated that the next step is for Paramount Hotel Group to do a feasibility study and then present a financial proposal for the Board's approval.

Commissioners asked what benefit this would be to the NJSEA. Mr. Leanza replied that the benefits would be hotel tax and also greater utilization of the Convention Center.

Chairman Ballantyne presented Resolution 2019-40. Upon motion made by Commissioner Stellato and seconded by Commissioner Yudin. Resolution 2019-40 was unanimously approved by a vote of 10-0.

Resolution 2019-41 Resolution Accepting the 2018 Audit Report.

Mr. Yarenis stated that the Resolution before the Board is to accept the results of the 2018 Independent Auditor's Report for the NJSEA. He further stated that the report, prepared by Mercadien, PC, issued the Authority a generally Unqualified Opinion (or clean opinion) on its financial operations. There were exceptions on the following 2 items:

- The valuation of the Arena continues to be a source for a qualified opinion. As we are unable to obtain a fair value measurement of the arena, we have chosen instead to list it as a non-performing asset and discontinue depreciation.
- Certain employees of the Authority are enrolled in various union-sponsored pension plans. As a result of a new financial reporting requirement, we are required to provide disclosure of certain information regarding those plans in our footnotes. Due to the lack of availability of information from those plans, we are unable to fully implement this new requirement. While we are unable to comply with the new standard, there is no financial impact of this item on the financial statements of the NJSEA.

Mr. Yarenis stated that in accordance with E.O. 122, an exit conference with Mercadien, P.C. and the Audit Committee was held on December 16, 2019. He indicated that members from the firm of Mercadien, P.C. are present today to answer questions related to the audit. Mr. Yarenis expressed his appreciation to his team and to those involved for their hard work and contributions to making this a successful audit.

Chairman Ballantyne presented Resolution 2019-41. Upon motion made by Commissioner Knopf and seconded by Commissioner Yudin. Resolution 2019-41 was unanimously approved by a vote of 10-0.

Resolution 2019-42 Resolution Authorizing the Placement of Public Officials Liability, Crime, Fiduciary and Storage Tank Liability Insurance.

Mr. Yarenis explained the proposed resolution is to authorize the placement of Crime, Fiduciary, Storage Tank Liability, and Public Officials insurance coverage for the period of 1/1/2020 – 1/1/2021. He further explained that the agency utilized the services of Willis Towers Watson of Pennsylvania to obtain the coverage quotes for these policies. He stated that through their efforts, the agency has been able to provide the coverage requested by the board for the upcoming coverage year at the best possible premiums. He further stated that the agency along with Willis, are still in negotiations with underwriters regarding General Liability, Excess Liability, and Pollution Liability insurance for the coming year. Mr. Yarenis stated that as soon as the policies are finalized they will be presented to the board for approval. While the agency continues with negotiations, the agency will continue to remain covered under our existing policies. Mr. Yarenis stated that with the board's approval, staff will proceed with the process of binding these policies.

Commissioner Yudin asked about public official coverage. Mr. Yarnis explained that it is triple the current coverage.

Vice Chairman Buckelew thanked Mr. Yarenis and his team for their work.

Chairman Ballantyne presented Resolution 2019-42. Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Stellato. Resolution 2019-42 was unanimously approved by a vote of 10-0.

Resolution 2019-43 Resolution Issuing a Decision on the Variance Application Submitted as Part of File No. 19-035 Terminal Ventures-New Building & Variances – Block 7402, Lots 10 & 11 in Jersey City.

Ms. Sundell explained that Terminal Ventures, Inc. owns the property located at 195 Howell Street in Jersey City, which is located at the corner of Howell Street and Duffield Avenue within the District's Heavy Industrial zone. She also explained that there are no residences in the area. Ms. Sundell stated that the applicant has requested three bulk variances in connection with its application to construct two new industrial buildings and related site improvements on the site. She also stated that the first variance is to provide a 5.5-foot setback from Howell Street to proposed vehicle parking spaces, where a minimum 35-foot front yard setback is required. Ms. Sundell stated that the second variance is to provide a 5.4-foot setback from Duffield Avenue to proposed vehicle parking spaces, where a minimum 35-foot front yard setback is required. She then stated that the third variance is to provide parking spaces at minimum distance of 20 feet from the mean high water line of the Hackensack River, where a 50-foot waterway buffer is required. Ms. Sundell indicated that the site has several constraints that limit

the conforming placement of the required parking spaces. As a result of being located on a corner lot, the site has two front yards. In addition, a 90-foot wide access easement, benefiting the Jersey City Municipal Utilities Authority, bisects the site. She also indicated that the property was previously developed and was formerly used as a petroleum storage and distribution facility. Ms. Sundell stated that due to contamination associated with the former use, portions of the site are undergoing environmental remediation, which will be a benefit to the environment, including the adjacent Hackensack River. The paved parking area that is proposed within the required waterway buffer will function to cap the contaminated soil as part of the remediation. The proposed development provides twice the minimum amount of open space and meets all other zoning requirements, which is an indicator that the site is not being overdeveloped. Ms. Sundell explained that for these reasons and those stated in the recommendation; Staff is recommending the approval of the three bulk variances.

Commissioner Yudin asked about the 35 foot setback reduced to 5.5 feet. Ms. Sundell explained why and stated that staff is comfortable with the reduction. Commissioner Yudin also asked about remediation. Ms. Sundell explained that remediation is under NJDEP jurisdiction.

Chairman Ballantyne presented Resolution 2019-43. Upon motion made by Commissioner Stellato and seconded by Commissioner Yudin. Resolution 2019-43 was unanimously approved by a vote of 10-0.

<u>Resolution 2019-44</u> Resolution Issuing a Decision on the Suitability Recommendation as Required by the *NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District* - File No. 19-475, SOF/NY2 Hartz Way LLC - Equinix NY10 - New Bldg. - Block 22, Lot 2in Secaucus

Ms. Sundell explained. The NJSEA received a zoning certificate application for the construction of a proposed 4-story, 675,200 square foot disaster recovery facility on the premises identified as 275 Hartz Way, Block 22, Lot 2, in the Town of Secaucus. She further explained that the existing warehouse and retail structure on the subject property is proposed to be demolished for the construction of a disaster recovery facility, while an existing disaster recovery facility, also located on the subject property, is proposed to remain and that the subject property is located within the Light Industrial A zone, where neighboring uses include industrial and warehouse/distribution facilities, and other disaster recovery and data facilities. She stated that the surrounding development pattern is not compatible with the siting of residential uses, due to the heavy reliance by industrial and warehouse/distribution uses in the area on trucking services to move products. She indicated that noise generated from open loading docks on the neighboring properties; trucks maneuvering on adjacent sites, in the access driveway, and in the public streets; lack of sidewalks; and safety concerns for pedestrians render this site unfavorable to residential uses. 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, 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. Staff evaluated the site and prepared a suitability review indicating that Block 22, Lot 2, is recommended to be deemed unsuitable for

housing. Ms. Sundell stated that staff requests that the Board concur with the Review Team's recommendation that Block 22, Lot 2 be deemed unsuitable for residential use.

Chairman Ballantyne presented Resolution 2019-44. Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Stellato. Resolution 2019-44 was unanimously approved by a vote of 10-0.

Resolution 2019-45 Resolution Issuing a Decision on the Suitability Recommendation as Required by the *NJMC Interim Policies Governing Affordable Housing Development in the Meadowlands District* - File No. SP-756, Secaucus Transit Village Redevelopment Plan Amendment - Specifically Block 5, Lots 7.01, 7.02, 8 and 9 in Secaucus

Ms. Sundell explained. The NJSEA received petitions for amendments to the Secaucus Transit Village Redevelopment Plan from both the Town of Secaucus and Prologis, who is the owner of Block 5, Lot 7.02. She explained that the petition submitted by the Town of Secaucus includes a request to add multi-family dwellings as a permitted use in the Transition Zone of the redevelopment area. She further explained that Prologis, the owner of the largest lot in the Transition Zone, also submitted a petition for amendments to the redevelopment plan and expressed their support for the amendment proposed by the Town of Secaucus regarding the addition of multi-family dwellings as a permitted use. Ms. Sundell stated that the four properties within the Transition Zone are currently developed with existing warehouse and distribution facilities; however, future redevelopment of these properties with residential uses could expand the vibrant neighborhood created by the existing Xchange residential development, which is located directly across County Road Extension. She also stated that the properties within the Transition Zone are proximate to an array of supportive land uses including retail, restaurant, and daycare facilities at the adjacent Xchange residential development; passive and active recreational opportunities within Hudson County's Laurel Hill Park; and the Hudson County High Tech High School. The Frank R. Lautenberg Rail Station at Secaucus Junction provides significant mass transit opportunities and would provide future residents of the Transition Zone with transportation options beyond the use of personal automobiles. Additional inclusionary residential development in the Secaucus Transit Village Redevelopment Area would provide more affordable housing units for low- and moderate-income persons, couples, and families, and would assist the Town of Secaucus in the implementation of its municipal Housing Element and Fair Share Plan. Staff evaluated the site and prepared a suitability review indicating that the properties located within the Transition Zone of the redevelopment area are recommended to be deemed suitable for housing, contingent upon approval of a future redevelopment plan amendment to permit residential uses. Ms Sundell stated that staff requests that the Board concur with the Review Team's recommendation that the Transition Zone of the Secaucus Transit Village Redevelopment Area be deemed suitable for residential use.

Chairman Ballantyne presented Resolution 2019-45. Upon motion made by Commissioner Knopf and seconded by Commissioner Vice Chairman Buckelew. Resolution 2019-45 was unanimously approved by a vote of 10-0.

VIII. PUBLIC PARTICIPATION

- Captain Bill Sheehan, Hackensack Riverkeeper commented on the following:
  - Commented on his happiness with the partnership between NJSEA and Riverkeeper. He also commented that with the advocacy work of the Riverkeeper and governance of the NJSEA the future of the Meadowlands will be secured for future generations.
  - Commented on the closing of the Keegan Landfill and moving forward. He also commented that he is glad that it will become some sort of recreation area.
  - Commented that an unanticipated consequence of the court order closing the landfill is that they are now seeing construction debris dumped in out of the way locations and dead ends – reverting to what was done back in the 50's, 60's and 70's. Captain Sheehan stated that it is most likely from small construction companies who would have normally brought their construction debris to the landfill. Captain Sheehan asked that the NJSEA find a new place for these contractors to dispose of their debris legally and safely.

Chairman Ballantyne thanked staff for their hard work and help in guiding the Board through issues with regards to the Keegan Landfill. He also acknowledged how quickly staff responded to and handled putting the gas collection system in place. The Chairman wished everyone a Happy Holiday.

XI. ADJOURNMENT

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

Meeting adjourned at 11:30 p.m.

I certify that on information and belief this is a true and accurate transcript of the Minutes of the Regular Session of the New Jersey Sports and Exposition Authority Board Meeting held on December 19, 2019.

Christine Sanz
Assistant Secretary

December 19, 2019

Commissioner	Roll Call	2019-40	2019-41	2019-42	2019-43	2019-44	2019-45	2019-46	2019-47	2019-48
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Dowd	--	--	--	--	--	--	--	--	--	--
Fontoura	P (via phone)	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gluck	P (via phone)	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--	--	--
Knopf	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Plofker	P (via phone)	Y	Y	Y	Y	Y	Y	Y	Y	Y
Scala	--	--	--	--	--	--	--	--	--	--
Scardino	--	--	--	--	--	--	--	--	--	--
Stellato	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin	P (via phone)	Y	Y	Y	Y	Y	Y	Y	Y	Y

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

APPROVALS

CASH DISBURSEMENTS
$100,000 OR MORE
DECEMBER 2019

SPORTS COMPLEX

	$ AMOUNT	REFERENCE LETTER	ACCOUNT DESCRIPTION
GIBBONS P.C.	122,611.97	A	LEGAL SERVICES - AUTHORITY TRANSACTIONS COUNSEL: OCT 2019
HONEYWELL INTERNATIONAL, INC.	100,935.15	A	1ST QTR 2020 HVAC AUTOMATION AGREEMENT AND 2019 MISCELLANEOUS REPAIRS
NEW MEADOWLANDS STADIUM CO., LLC	1,778,722.60	A	LIGHTING MAINTENANCE COSTS AGREEMENT: 2019
NRG BUSINESS SOLUTIONS	358,446.27	J/L	ELECTRICITY CHARGES: NOV 2019
PUBLIC SERVICE ELECTRIC & GAS	136,863.18	J/L	ELECTRIC TRANSMISSION: NOV 2019
SPORTS COMPLEX TOTAL	2,497,579.17		

MONMOUTH PARK RACETRACK MAINTENANCE RESERVE/CAPITAL

PAYEE	$ AMOUNT	REFERENCE LETTER	ACCOUNT DESCRIPTION
BOROUGH OF OCEANPORT	211,495.17	A	CAFO SPECIAL ASSESSMENT AGREEMENT: 1ST QTR 2020
MPR MAINTENANCE TOTAL	211,495.17		

LYNDHURST

PAYEE	$ AMOUNT	REFERENCE LETTER	ACCOUNT DESCRIPTION
KEARNY MUNICIPAL UTILITIES AUTHORITY	453,564.49	A	KEEGAN LANDFILL - SEWER USER FEES: 4TH QTR 2019
NORTH BERGEN, TOWNSHIP OF	107,943.07	I	REAL ESTATE AGREEMENT: FY 2019
WASTE MANAGEMENT OF NEW JERSEY	169,377.43	A	OCT 2019 KEEGAN LANDFILL OPERATIONS AND DEC 2019 WASTE REMOVAL SERVICES
LYNDHURST TOTAL	730,884.99		

CASH DISBURSEMENTS
$100,000 OR MORE

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

RESOLUTION 2019-01

RESOLUTION ISSUING A DECISION ON THE SUITABILITY RECOMMENDATION AS REQUIRED BY THE *NJSEA 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 THE TOWNSHIP OF LYNDHURST

WHEREAS, in a decision dated May 21, 2007 (A-4174-03T3; A-3107-04T1), the Appellate Division of the New Jersey Superior Court determined, among other things, that the New Jersey Meadowlands Commission (NJMC) should consider whether new development in the Meadowlands District should be avoided until the Commission implements new rules concerning affordable housing; and

WHEREAS, on July 25, 2007, the Commission adopted Resolution No. 07-68, which approved the "Policy Statement Regarding the NJMC's Expanded Responsibilities to Plan and Zone for Affordable Housing"; and

WHEREAS, on May 6, 2008, COAH adopted new rules, which became effective upon publication in the New Jersey Register on June 2, 2008 and, in addition, adopted new rules on September 22, 2008, which became effective on October 20, 2008; and

WHEREAS, on July 17, 2008, P.L. 2008, Chapter 46 became law, revising various parts of the statutory law concerning affordable housing; and

WHEREAS, on July 23, 2008, the Commission adopted Resolution No. 08-80, which approved the *"Interim Policies Governing Affordable Housing Development in the Meadowlands District,"* in order to govern the review of and restraints upon applications for further development in the Meadowlands District in a manner consistent with these regulatory and statutory changes, prior to the implementation of new regulations regarding same; and

WHEREAS, pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015; and

WHEREAS, the *Interim Policies*, last revised by Resolution No. 11-29 on July 27, 2011, govern all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a redevelopment plan pertaining to new proposed uses or changes to existing uses,

received on or after July 24, 2008, and remain in effect until the NJSEA promulgates new regulations concerning affordable housing, or the *Interim Policies* are withdrawn or rescinded by Commission action or court order, whichever occurs first; and

WHEREAS, the *Interim Policies* set forth the criteria for a Review Team, comprised of three NJSEA staff members including one New Jersey-licensed professional engineer and one New Jersey-licensed professional planner, and also a professional planner representing the municipality in which the proposed development is located, to review each applicable application to determine the suitability of the subject site for residential use; and

WHEREAS, a zoning certificate application was submitted to the NJSEA on October 17, 2019, by Aiyana A. Gallardo, Esq., of Waters McPherson McNeill, on behalf of BRE 1200 Wall Street Owner LLC, for the premises identified as 1200 Wall Street West, Block 229, Lot 3.01, in Lyndhurst, New Jersey, which is located in the District's Light Industrial A zone; and

WHEREAS, the subject application proposes the construction of two warehouse buildings totaling 115,905 square feet, and, as such, is not exempt from the *Interim Policies*; and

WHEREAS, the application was forwarded to the Review Team for review of the application in accordance with the *Interim Policies*; and

WHEREAS, the Review Team evaluated the suitability of the subject property taking into consideration the specific application submitted for construction of two warehouse buidings; and

WHEREAS, a suitability review, dated January 10, 2020, and attached hereto, has been prepared, indicating the recommendation of the Review Team in this matter; and

WHEREAS, the suitability review recommends that the subject property is unsuitable for residential use; and

WHEREAS, the Board of Commissioners of the NJSEA has reviewed the suitability review and recommendation prepared by the Review Team, regarding the subject property; and

WHEREAS, the Board of Commissioners of the NJSEA concurs with the recommendation of the Review Team; and

WHEREAS, the Board of Commissioners of the NJSEA hereby determines that the subject property is unsuitable for residential use.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority that the property located at 1200 Wall Street West, Block 229, Lot 3.01, in the Township of Lyndhurst, New Jersey, is deemed to be unsuitable for residential use.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of January 23, 2020.

Vincent Prieto
Secretary

MEMORANDUM

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

From: Sara J. Sundell *Date:* January 23, 2020

Subject: Site Suitability Recommendation for Block 229, Lot 3.01, in the Township of Lyndhurst (File No. 19-479)

In a decision dated May 21, 2007 (A-4174-03T3; A-3107-04T1), the Appellate Division of the New Jersey Superior Court determined, among other things, that the New Jersey Meadowlands Commission (NJMC or Commission) should consider whether new development in the Meadowlands District should be avoided until the Commission implements new rules concerning affordable housing. The Commission followed up by adopting Resolution No. 07-68, on July 25, 2007, which approved the "Policy Statement Regarding the NJMC's Expanded Responsibilities to Plan and Zone for Affordable Housing." Thereafter, on July 23, 2008, the Commission adopted Resolution No. 08-80, which approved the *"Interim Policies Governing Affordable Housing Development in the Meadowlands District,"* which was last revised by Resolution No. 11-29 on July 27, 2011, in order to govern the review of and restraints upon applications for further development in the Meadowlands District in a manner consistent with regulatory and statutory changes regarding affordable housing, prior to the implementation of new regulations regarding same.

Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015.

The *Interim Policies* apply to all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a redevelopment plan pertaining to new proposed uses or changes to existing uses, received on or after July 24, 2008, and will remain in effect until the NJSEA promulgates new regulations concerning affordable housing, or the *Interim Policies* are withdrawn or rescinded by Authority action or court order, whichever occurs first. The *Interim Policies* set forth the criteria for a Review Team, comprised of three NJSEA staff members, including one New Jersey-

licensed professional engineer and one New Jersey-licensed professional planner, and also a professional planner representing the municipality in which the proposed development is located, to review each applicable application to determine the suitability of the subject site for residential use.

The NJSEA received an application for the construction of two warehouse buildings totaling 115,905 square feet, on the premises identified as 1200 Wall Street West, Block 229, Lot 3.01, in Lyndhurst, New Jersey. The subject property is located within the District's Light Industrial A zone and currently contains an existing six-story office building, which is proposed to be demolished.

The matter was forwarded to the Review Team for review of the proposed site in accordance with the *Interim Policies*. A suitability review, dated January 10, 2020, has been prepared, indicating that the Review Team recommends that the subject property is not suitable for residential use.

At this time, the NJSEA staff is recommending that the members of the NJSEA concur with the site suitability recommendation prepared by the Review Team, which determines that the subject property is not suitable for residential use.

Suitability Review – Summary

File No. 19-479
BRE 1200 Wall Street Owner - New Building
Block 229, Lot 3.01, in the Township of Lyndhurst
January 10, 2020

The NJSEA received a zoning certificate application for the proposed construction of two warehouse buildings totaling 115,905 square feet, located at 1200 Wall Street West, Block 229, Lot 3.01, in Lyndhurst, New Jersey. The warehouses are proposed to be constructed on a lot currently improved with an existing six-story office building and accessory parking lot. The existing office building is proposed to be demolished. The subject property is located in the District's Light Industrial A zone and, as such, is not exempt from the site suitability review process. In keeping with the review process, the site characteristics of the property have been evaluated in accordance with the "Interim Policies Governing Affordable Housing Development in the Meadowlands District," adopted by the NJMC on July 24, 2008, and last revised on July 27, 2011.

In accordance with Section IV(c)1 of the Interim Policies, the criteria to deem a site suitable for housing are as follows:

i. The site is adjacent to compatible land uses and has access to appropriate streets.

- The subject property, which has a total area of approximately 7.9 acres, is located within the Light Industrial A zone and the neighboring uses within the zone are predominantly industrial, warehouse and distribution facilities, with some office and institutional uses.
- The surrounding development pattern, with industrial, warehouse and distribution uses, is heavily reliant on trucking services to move products. As a result, there is a significant amount of truck traffic, including the inherent noise and pollution associated with heavy vehicle usage. The site is located adjacent to a three-way intersection of Wall Street West and Clay Avenue, which is heavily utilized by large trucks.
- Two properties in the vicinity that contain existing vacant and underutilized office buildings are proposed for redevelopment with modern warehouse and industrial facilities, thereby increasing the industrial nature of the area.
- While there are three existing residential developments in the area, all three of these developments are located along the edges of the Lyndhurst Corporate Park and have some type of buffer along the majority of sides, including open space, creeks and ditches, and

highway ramps, where they are not located directly adjacent to industrial and commercial uses.

- The nearby active industrial and warehouse uses in the area would present challenges with respect to circulation and safety of residents.

ii. **The site has access to water and sewer infrastructure with sufficient capacity.**

- This criterion is met by the subject property.

iii. **The site can be developed consistent with the rules of the NJSEA.**

- This criterion is met by the subject property.

iv. **Former and existing land uses, either on the site or in the vicinity, may not expose residents to environmental hazard. Alternatively, the site shall be remediated to NJDEP residential standards as a condition of the Board's approval.**

- Based upon a report provided by the applicant, entitled "Site Suitability Determination for Affordable Housing," prepared by Langan Engineering and dated October 3, 2019, there is an active NJDEP Site Remediation Program case on the subject property due to an on-site source of ground water contamination.
- In addition, the NJDEP's Site Remediation Program lists the adjacent lot to the west and both lots located across Wall Street West and Clay Avenue on the Known Contaminated Sites list, in addition to at least six (6) other sites in the warehouse/industrial complex. These light industrial sites present a greater potential for exposure to environmental hazards than other less industrial localities.
- No further information is presently available that would suggest that the subject property could be or has been remediated to NJDEP residential standards.
- As such, it is unclear as to whether this criterion is or could be met by the subject property.

v. **The size, shape, or layout of any existing structure that shall remain, or other physical limitation(s) not listed previously, do not preclude residential use.**

- The existing six-story office building, located on the western side of Lot 3.01, is proposed to be demolished, and as such, this criterion is met by the subject property.

vi. The site is suitable for residential use pursuant to sound planning principles.

- Elements of the warehouse and distribution businesses in the vicinity of the subject site are potentially detrimental to residents. Noise generated from open loading docks, trucks travelling along Wall Street West and Clay Avenue and maneuvering on nearby sites, lack of sidewalks, and safety concerns for pedestrians render this site unfavorable to residential uses.
- 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. Most of the municipality's public services are located outside of the immediate area and require motorized transportation to access them.
- The existing warehouse and industrial uses in the area generate truck traffic, noise and associated pollution both day and night, which would be detrimental to the quality of life and long-term safety of residents on the subject property.
- Three other properties in the vicinity, all within the Lyndhurst Corporate Park, have been designated by the NJSEA as unsuitable for residential use. The existing underutilized office buildings on two of those properties are slated for demolition to allow for the construction of new industrial buildings. The addition of more industrial facilities in the neighborhood will only serve to increase the amount of truck traffic traveling along Wall Street West and Clay Avenue, which are major connector streets to the rest of the corporate park.

In summary, only three (3) of the above criteria, as per Section IV(c)1 of the Interim Policies, apply to the subject property.

Conclusion

The subject property, located at 1200 Wall Street West, Block 229, Lots 3.01, in the Township of Lyndhurst, is recommended to be deemed unsuitable for housing.

Contingent upon the approval of this recommendation by the NJSEA Board of Commissioners, the review of the submitted zoning certificate application for the proposed construction of two warehouse buildings totaling 115,905 square feet may proceed for this site. As a condition of zoning certificate approval, the applicant shall be required to satisfy the project's affordable housing requirements as per Section VII(a) of the Interim Policies or as required by law.

RESOLUTION 2020-02

RESOLUTION ISSUING A DECISION ON THE SUITABILITY RECOMMENDATION AS REQUIRED BY THE *NJMC INTERIM POLICIES GOVERNING AFFORDABLE HOUSING DEVELOPMENT IN THE MEADOWLANDS DISTRICT*
FILE NO. 19-503, SOF/Hartz/50 Hartz Way - New Building & Variances
BLOCK 53, LOT 2
IN THE TOWN OF SECAUCUS

WHEREAS, in a decision dated May 21, 2007 (A-4174-03T3; A-3107-04T1), the Appellate Division of the New Jersey Superior Court determined, among other things, that the New Jersey Meadowlands Commission (NJMC) should consider whether new development in the Meadowlands District should be avoided until the Commission implements new rules concerning affordable housing; and

WHEREAS, on July 25, 2007, the Commission adopted Resolution No. 07-68, which approved the "Policy Statement Regarding the NJMC's Expanded Responsibilities to Plan and Zone for Affordable Housing"; and

WHEREAS, on May 6, 2008, COAH adopted new rules, which became effective upon publication in the New Jersey Register on June 2, 2008 and, in addition, adopted new rules on September 22, 2008, which became effective on October 20, 2008; and

WHEREAS, on July 17, 2008, P.L. 2008, Chapter 46 became law, revising various parts of the statutory law concerning affordable housing; and

WHEREAS, on July 23, 2008, the Commission adopted Resolution No. 08-80, which approved the *"Interim Policies Governing Affordable Housing Development in the Meadowlands District,"* in order to govern the review of and restraints upon applications for further development in the Meadowlands District in a manner consistent with these regulatory and statutory changes, prior to the implementation of new regulations regarding same; and

WHEREAS, pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015; and

WHEREAS, the *Interim Policies*, last revised by Resolution No. 11-29 on July 27, 2011, govern all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a redevelopment plan pertaining to new proposed uses or changes to existing uses,

received on or after July 24, 2008 and remain in effect until the NJSEA promulgates new regulations concerning affordable housing, or the Policies are withdrawn or rescinded by Commission action or court order, whichever occurs first; and

WHEREAS, the *Interim Policies* set forth the criteria for a Review Team, comprised of three NJSEA staff members including one New Jersey-licensed professional engineer and one New Jersey-licensed professional planner, and also a professional planner representing the municipality in which the proposed development is located, to review each applicable application to determine the suitability of the subject site for residential use; and

WHEREAS, a zoning certificate application was submitted to the NJSEA on November 14, 2019, by Hartz Enterprise LLC, for the premises identified as 50 Hartz Way, Block 53, Lot 2, in the Town of Secaucus, New Jersey, which is located in the Light Industrial A zone; and

WHEREAS, the subject application proposes the construction of a 236,778 square foot warehouse building and, as such, is not exempt from the Interim Policies; and

WHEREAS, the application was forwarded to the Review Team for review of the application in accordance with the Interim Policies; and

WHEREAS, the Review Team evaluated the suitability of the subject property taking into consideration the specific application submitted for construction of the proposed disaster recovery facility; and

WHEREAS, a suitability review, dated January 10, 2020, and attached hereto, has been prepared, indicating the recommendation of the Review Team in this matter; and

WHEREAS, the suitability review recommends that the subject property be deemed unsuitable for residential use; and

WHEREAS, the Board of Commissioners of the NJSEA has reviewed the suitability review and recommendation prepared by the Review Team, regarding the subject property; and

WHEREAS, the Board of Commissioners of the NJSEA concurs with the recommendation of the Review Team; and

WHEREAS, the Board of Commissioners of the NJSEA hereby determines that the subject property is deemed unsuitable for residential use.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority that the subject property located at 50 Hartz Way, Block 53, Lot 2, in the Town of Secaucus, is deemed unsuitable for residential use.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of January 23, 2020.

Vincent Prieto
Secretary

MEMORANDUM

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

From: Sara J. Sundell *Date:* January 23, 2020

Subject: Site Suitability Recommendation for Block 53, Lot 2, in the Town of Secaucus (File No. 19-503)

In a decision dated May 21, 2007 (A-4174-03T3; A-3107-04T1), the Appellate Division of the New Jersey Superior Court determined, among other things, that the New Jersey Meadowlands Commission (NJMC or Commission) should consider whether new development in the Meadowlands District should be avoided until the Commission implements new rules concerning affordable housing. The Commission followed up by adopting Resolution No. 07-68, on July 25, 2007, which approved the "Policy Statement Regarding the NJMC's Expanded Responsibilities to Plan and Zone for Affordable Housing." Thereafter, on July 23, 2008, the Commission adopted Resolution No. 08-80, which approved the *"Interim Policies Governing Affordable Housing Development in the Meadowlands District,"* which was last revised by Resolution No. 11-29 on July 27, 2011, in order to govern the review of and restraints upon applications for further development in the Meadowlands District in a manner consistent with regulatory and statutory changes regarding affordable housing, prior to the implementation of new regulations regarding same.

Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015.

The *Interim Policies* apply to all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a redevelopment plan pertaining to new proposed uses or changes to existing uses, received on or after July 24, 2008, and will remain in effect until the NJSEA promulgates new regulations concerning affordable housing, or the *Interim Policies* are withdrawn or rescinded by Authority action or court order, whichever occurs first. The *Interim Policies* set forth the criteria for a Review Team, comprised of three NJSEA staff members, including one New Jersey-

licensed professional engineer and one New Jersey-licensed professional planner, and also a professional planner representing the municipality in which the proposed development is located, to review each applicable application to determine the suitability of the subject site for residential use.

The NJSEA received a zoning certificate application for the proposed construction of 236,778 square foot warehouse building on the premises identified as 50 Hartz Way, Block 53, Lot 2, in the Town of Secaucus, New Jersey. The existing warehouse on the subject property is proposed to be demolished for the construction of the new warehouse.

The matter was forwarded to the Review Team for review of the proposed site in accordance with the *Interim Policies*. A suitability review, dated January 10, 2020, has been prepared, indicating that the Review Team recommends that the subject property is unsuitable for residential use.

At this time, the NJSEA staff is recommending that the members of the NJSEA concur with the site suitability recommendation prepared by the Review Team, which determines that the subject property is unsuitable for residential use.

Suitability Review – Summary

File No. 19-503
SOF/Hartz/50 Hartz Way - New Building & Variances
Block 53, Lot 2, in the Town of Secaucus
January 10, 2020

The NJSEA received a zoning certificate application for the proposed construction of a 236,778 square foot warehouse building, proposed to be located at 50 Hartz Way, Block 53, Lot 2, in the Town of Secaucus, New Jersey. The existing warehouse building is proposed to be demolished for the construction of a new warehouse building. The subject property is currently located in the Light Industrial A zone and, as such, is not exempt from the site suitability review process. In keeping with the review process, the site characteristics of the property have been evaluated in accordance with the "Interim Policies Governing Affordable Housing Development in the Meadowlands District," adopted by the NJMC on July 24, 2008, and last revised on July 27, 2011.

In accordance with Section IV(c)1 of the Interim Policies, the criteria to deem a site suitable for housing are as follows:

i. The site is adjacent to compatible land uses and has access to appropriate streets.

- The subject property, which has a total area of approximately 9.84 acres, is located within the Light Industrial A zone and the neighboring uses within the zone are predominantly industrial, warehouse and distribution facilities.
- The subject property is located along American Way to the north, Hartz Way to the west, and a freight line for Conrail along the eastern property line.
- 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. As a result, there is a significant amount of truck traffic, including the inherent noise and pollution associated with heavy vehicle usage. There is no significant presence of open space surrounding the property that could buffer potential residents from these characteristics associated with the surrounding land uses.
- The surrounding active industrial and warehouse uses in the area would present challenges with respect to circulation and safety of residents.

ii. **The site has access to water and sewer infrastructure with sufficient capacity.**

- This criterion is met by the subject property.

iii. **The site can be developed consistent with the rules of the NJSEA.**

- This criterion is met by the subject property.

iv. **Former and existing land uses, either on the site or in the vicinity, may not expose residents to environmental hazard. Alternatively, the site shall be remediated to NJDEP residential standards as a condition of the Board's approval.**

- Based upon a report provided by the applicant, entitled "Site Suitability Analysis," prepared by Phillips Preiss Grygiel Lehany Hughes, LLC and dated November 2019, a 2015 Phase 1 Environmental Site Assessment revealed no evidence of recognized environmental conditions on the site.
- The subject property is not listed on the NJDEP's known contaminated sites list; as such, this criterion is met by the subject property.

v. **The size, shape, or layout of any existing structure that shall remain, or other physical limitation(s) not listed previously, do not preclude residential use.**

- The existing warehouse building is proposed to be demolished, and as such, there would be sufficient room on the subject property to construct a residential building; however, any residential structure(s) would be surrounded by existing industrial/warehouse buildings and their loading docks. In addition, the subject property is located on a corner lot, exposed to active warehouse and distribution traffic on two sides and a freight rail line along the third.
- A residential structure could not be constructed on the subject property with a reasonable separation distance and appropriate buffering from the active industrial and distribution uses.

vi. **The site is suitable for residential use pursuant to sound planning principles.**

- Elements of the warehouse and distribution businesses in the vicinity of the subject site are potentially detrimental to residents. Noise generated from open loading docks on the neighboring property; trucks maneuvering on adjacent sites and in the streets; lack of

sidewalks; and safety concerns for pedestrians render this site unfavorable to residential uses.

- The site is completely surrounded by warehouse and industrial development. There are no adjacent residential or other supportive uses that could, from a planning perspective, create a cohesive neighborhood. 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.
- The surrounding warehouse and industrial uses generate truck traffic, noise and associated pollution both day and night, which would be detrimental to the quality of life and long-term safety of residents on the subject property.

In summary, only three (3) of the above criteria, as per Section IV(c)1 of the Interim Policies, apply to the subject property.

Conclusion

The subject property, located at 50 Hartz Way, Block 53, Lot 2, in the Town of Secaucus, is recommended to be deemed unsuitable for housing.

Contingent upon the approval of this recommendation by the NJSEA Board of Commissioners, the submitted zoning certificate application for the proposed warehouse building may be forwarded to the Town of Secaucus for review. As a condition of zoning certificate approval, the applicant shall be required to satisfy the project's affordable housing requirements as per Section VII(a) of the Interim Policies or as required by law.

RESOLUTION 2020-03

RESOLUTION CERTIFYING THE MEADOWLANDS ADJUSTMENT PAYMENTS FOR CY2020

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

WHEREAS, the Meadowlands Adjustment Payments for the adjustment year 2020 have been computed and are shown on the schedule attached hereto; and

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

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

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of January 23, 2020.

Vincent Prieto
Secretary

2020 MEADOWLANDS TAX SHARING SCHEDULE

EXHIBIT A

MUNICIPALITY	ADJUSTMENT PAYMENT REC (PAY)	RECEIVABLE DUE 5/15/2020	RECEIVABLE DUE 8/15/2020	RECEIVABLE DUE 11/15/2020
CARLSTADT	($2,809,661)	0	0	0
EAST RUTHERFORD	($119,727)	0	0	0
LITTLE FERRY	($1,080,087)	0	0	0
LYNDHURST	($924,275)	0	0	0
MOONACHIE	($655,015)	0	0	0
NORTH ARLINGTON	$1,115,716	371,905	371,905	371,905
RIDGEFIELD	$801,628	267,209	267,209	267,209
RUTHERFORD	($82,511)	0	0	0
SOUTH HACKENSACK	($470,904)	0	0	0
TETERBORO	$0	0	0	0
JERSEY CITY	$1,063,358	354,453	354,453	354,453
KEARNY	$6,478,614	2,159,538	2,159,538	2,159,538
NORTH BERGEN	($1,905,365)	0	0	0
SECAUCUS	($1,411,770)	0	0	0
TOTAL	$0	3,153,105	3,153,106	3,153,105

TOTAL RECEIVABLE	$	9,459,316	4
TOTAL PAYABLE	$	(9,459,316)	(9)

2020 MEADOWLANDS TAX SHARING SCHEDULE
EXHIBIT A-1

	2017 PRE-ADJUSTMENT PAYMENT	2018 PRE-ADJUSTMENT PAYMENT	2019 PRE-ADJUSTMENT PAYMENT	ADJUSTMENT PAYMENT THREE - YEAR AVERAGE 2020	ADJUSTMENT PAYMENT 2019
CARLSTADT	($2,955,403)	($2,872,595)	($2,600,986)	($2,809,661)	($2,783,178)
EAST RUTHERFORD	($10,720)	($363,672)	$15,210	($119,727)	($50,145)
LITTLE FERRY	($669,451)	($1,319,624)	($1,251,186)	($1,080,087)	($871,534)
LYNDHURST	($868,014)	($1,026,823)	($877,988)	($924,275)	($935,882)
MOONACHIE	($405,526)	($827,838)	($731,680)	($655,015)	($619,664)
NORTH ARLINGTON	$1,083,293	$1,104,299	$1,159,556	$1,115,716	$1,094,803
RIDGEFIELD	$845,808	$803,596	$755,481	$801,628	$821,197
RUTHERFORD	$147,549	($215,449)	($179,633)	($82,511)	$32,744
SOUTH HACKENSACK	($444,473)	($443,187)	($525,051)	($470,904)	($416,666)
TETERBORO	$0	$0	$0	$0	$0
JERSEY CITY	$1,095,752	$1,061,693	$1,032,630	$1,063,358	$1,083,253
KEARNY	$6,298,907	$6,353,769	$6,783,165	$6,478,614	$5,309,480
NORTH BERGEN	($1,852,786)	($1,982,280)	($1,881,028)	($1,905,365)	($1,798,852)
SECAUCUS	($2,264,936)	($271,890)	($1,698,491)	($1,411,772)	($865,557)
BERGEN COUNTY	($3,276,937)	($5,161,293)	($4,236,277)	($4,224,836)	($3,728,325)
HUDSON COUNTY	$3,276,937	$5,161,293	$4,236,277	$4,224,836	$3,728,325
	$0	$0	$0	$0	$0

TS2019 | 2019 TAXSHARING DISTRIBUTION

EXHIBIT B

	2016 COMPARISON YEAR			1970 BASE YEAR							
	2016 AGGREGATE ASSESSED VALUATION (1)	2016 EQUALIZATION RATIO NJSA54:1.35.1 * (2)	2016 AGGREGATE TRUE VALUATION (Col. 1/Col.2) (3)	1970 AGGREGATE ASSESSED VALUATION (4)	1970 EQUALIZATION RATIO NJSA54:1.35.1 (5)	1970 AGGREGATE TRUE VALUATION (Col. 4/Col.5) (6)	EQUALIZATION INCREASE/DECREASE OF TRUE VALUE IN COMPARISON YEAR (Col. 3 - 6) (7)	2016 MUNICIPAL TAX RATE (ADJUSTED) (8)	2016 EFFECTIVE TAX RATE (Col. 8 * Col. 2) (9)	2016 INCREASE OF H.M. PUPILS OVER BASE YEAR 1970 (10)	2016 COST PER PUPIL IN COMPARISON YEAR (11)
CARLSTADT	$1,290,482,260	86.42 %	$1,493,268,063	$72,295,485	72.05 %	$100,340,712	$1,392,927,351	$1.999	$1.728	0	
EAST RUTHERFORD	$781,375,794	89.72	$870,904,808	$41,975,219	89.51	$46,894,446	$824,010,362	$1.956	$1.755	0	
LITTLE FERRY	$205,978,600	96.79	$212,809,795	$14,203,275	98.28	$14,451,847	$198,357,948	$3.288	$3.182	0	
LYNDHURST	$686,782,263	85.10	$807,029,687	$12,098,803	69.11	$17,506,588	$789,523,099	$2.802	$2.385	93	$ 12,759
MOONACHIE	$388,123,777	85.54	$453,733,665	$49,175,466	106.62	$46,122,178	$407,611,487	$2.291	$1.960	0	
NORTH ARLINGTON	$328,200	94.65	$346,751	$330,900	68.96	$479,843	($133,092)	$3.172	$3.002	0	
RIDGEFIELD	$232,591,800	84.31	$275,639,663	$20,349,950	90.05	$22,598,501	$253,041,162	$2.290	$1.931	0	
RUTHERFORD	$183,383,507	94.35	$194,365,137	$15,347,700	102.94	$14,909,365	$179,455,772	$2.609	$2.462	0	
SOUTH HACKENSACK	$82,628,000	84.09	$98,261,587	$6,072,150	76.34	$7,954,087	$90,307,300	$2.702	$2.272	0	
TETERBORO	$0	105.47	$0	$18,602,200	108.48	$17,148,046	$0	$1.085	$1.144	0	
JERSEY CITY	$61,528,800	23.66	$260,054,100	$15,980,900	90.1	$17,736,848	$242,317,252	$7.719	$1.826	0	
KEARNY	$76,517,500	29.50	$259,381,356	$31,008,267	82.27	$37,690,856	$221,690,500	$10.979	$3.239	77	$ 9,106
NORTH BERGEN	$315,860,900	45.98	$686,952,806	$26,623,623	78.46	$33,932,734	$653,020,072	$5.405	$2.485	0	
SECAUCUS	$2,178,236,697	57.37	$3,796,821,853	$95,145,125	72.35	$131,506,735	$3,665,315,118	$3.705	$2.126	724	$ 17,305
BERGEN COUNTY	$3,851,474,202	NA	4,406,358,956	$250,451,146	NA	$288,405,613	$4,135,101,389	NA	NA	93	NA
HUDSON COUNTY	$2,632,143,897	NA	5,003,210,115	$168,757,913	NA	$220,867,173	$4,782,342,942	NA	NA	801	NA
ALL MUNICIPALITIES	$6,483,618,099	NA	9,409,569,071	$419,209,059	NA	$509,272,786	$8,917,444,331	NA	NA	894	NA

TS2019

EXHIBIT B

	2016 COUNTY PORTION OF TAX RATE (12)	2016 MUNICIPAL/SCHOOL VET./S.C. PORTION OF TAX RATE (13)	2016 APPORTIONMENT RATE (COL. 9 * COL. 13) (14)	PERCENT OF H.M.D. LAND AREA FOR EACH MUNICIPALITY (15)	2016 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR (Col. 7 * Col. 9) (16)	LESS PORTION OF COL. 12 COUNTY TAX PERCENT (Col. 16 * Col. 12) (17)	(SECTION 15:17 - 67) 2016 TAXES COLLECTED LESS COUNTY TAXES POST 1970 RATABLES (Col. 14 * Col. 7) (18)	DIRECT RETENTION (60% OF COL. 18) (19)	TOTAL SUBJECT TO TAX SHARING (COL. 18 - COL. 19) (20)	GUARANTEE PAYMENTS (21)
CARLSTADT	12.902 %	87.098 %	1.5050534%	12.193 %	$24,069,785	$3,105,484	$20,964,301	$12,578,581	$8,385,720	$0
EAST RUTHERFORD	15.802	84.198	1.4776749%	10.298	$14,461,382	$2,285,188	$12,176,194	$7,305,716	$4,870,478	$0
LITTLE FERRY	7.541	92.459	2.9420454%	2.283	$6,311,750	$475,969	$5,835,781	$3,501,469	$2,334,312	$0
LYNDHURST	8.543	91.457	2.1812495%	10.168	$18,830,126	$1,608,658	$17,221,468	$10,332,881	$6,888,587	$0
MOONACHIE	11.836	88.164	1.7280144%	4.381	$7,989,185	$945,600	$7,043,585	$4,226,151	$2,817,434	$0
NORTH ARLINGTON	8.005	91.995	2.7616899%	2.441	($3,995)	($320)	($3,676)	($2,206)	($1,470)	$0
RIDGEFIELD	11.774	88.226	1.7036441%	5.227	$4,886,225	$575,304	$4,310,921	$2,586,553	$1,724,368	$0
RUTHERFORD	9.461	90.539	2.2290702%	2.994	$4,418,201	$418,006	$4,000,195	$2,400,117	$1,600,078	$0
SOUTH HACKENSACK	9.029	90.971	2.0668611%	0.467	$2,051,782	$185,255	$1,866,526	$1,119,916	$746,610	$0
TETERBORO	24.403	75.597	0.8648297%	-	$0	$0	$0	$0	$0	$0
JERSEY CITY	24.557	75.443	1.3775892%	4.991	$4,424,713	$1,086,577	$3,338,136	$2,002,882	$1,335,254	$0
KEARNY	16.396	83.604	2.7079336%	17.881	$7,180,555	$1,177,324	$6,003,231	$3,601,939	$2,401,292	$0
NORTH BERGEN	19.412	80.588	2.0026118%	6.908	$16,227,549	$3,150,092	$13,077,457	$7,846,474	$5,230,983	$0
SECAUCUS	24.267	75.733	1.6100836%	19.768	$77,924,599	$18,909,962	$59,014,637	$35,408,782	$23,605,855	$0
BERGEN COUNTY	NA	NA	NA	50.452	$83,014,441	$9,599,144	$73,415,293	44,049,178	$29,366,117	$0
HUDSON COUNTY	NA	NA	NA	49.548	$105,757,416	$24,323,955	$81,433,461	48,860,077	$32,573,384	$0
ALL MUNICIPALITIES	NA	NA	NA	100.000	$188,771,857	$33,923,099	$154,848,756	92,909,255	$61,939,501	$0

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EXHIBIT B

	SCHOOL SERVICE PAYMENTS (Col. 10 * Col. 11)	APPORTIONMENT PAYMENTS (%IN COL. 15 * COL 20 TOTAL - COL 21 AND COL 22 TOTALS	TOTAL CREDIT DUE MUNICIPALITY (TOTAL OF COLUMNS 21+22+23)	2020 PRE-ADJUSTMENT PAYMENT (Col. 24 - 20)	ADJUSTMENT FOR 2017 RECALCULATION	ADJUSTMENT FOR 2018 RECALCULATION	TOTAL 2020 ADJUSTMENT PAYMENT
	(22)	(23)	(24)	(25)	(26)	(27)	(28)
CARLSTADT	$0	$5,794,471	$5,794,471	($2,591,249)	($180)	($9,557)	($2,600,986)
EAST RUTHERFORD	$0	$4,893,912	$4,893,912	$23,434	($152)	($8,072)	$15,210
LITTLE FERRY	$0	$1,084,949	$1,084,949	($1,249,363)	($54)	($1,789)	($1,251,186)
LYNDHURST	$1,186,587	$4,832,132	$6,018,719	($869,868)	($151)	($7,969)	($877,988)
MOONACHIE	$0	$2,081,980	$2,081,980	($735,454)	$1,415	$2,359	($731,680)
NORTH ARLINGTON	$0	$1,160,035	$1,160,035	$1,161,505	($36)	($1,913)	$1,159,556
RIDGEFIELD	$0	$2,484,024	$2,484,024	$759,656	($78)	($4,097)	$755,481
RUTHERFORD	$0	$1,422,837	$1,422,837	($177,241)	($45)	($2,347)	($179,633)
SOUTH HACKENSACK	$0	$221,932	$221,932	($524,678)	($7)	($366)	($525,051)
TETERBORO	$0	$0	$0	$0	$0	$0	$0
JERSEY CITY	$0	$2,371,870	$2,371,870	$1,036,616	($74)	($3,912)	$1,032,630
KEARNY	$701,162	$8,497,575	$9,198,737	$6,797,445	($265)	($14,015)	$6,783,165
NORTH BERGEN	$0	$3,282,884	$3,282,884	($1,948,099)	($102)	$67,173	($1,881,028)
SECAUCUS	$12,528,820	$9,394,333	$21,923,153	($1,682,703)	($293)	($15,494)	($1,698,491)
BERGEN COUNTY	$1,186,587	$23,976,272	$25,162,859	($4,203,258)	$752	($33,751)	($4,236,277)
HUDSON COUNTY	$13,229,982	$23,546,662	$36,776,644	$4,203,259	($734)	$33,752	$4,236,277
ALL MUNICIPALITIES	$14,416,569	$47,522,934	$61,939,503	$0	$0	$0	$0

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EXHIBIT B-1

	2015 COMPARISON YEAR			1970 BASE YEAR								
	2015 AGGREGATE ASSESSED VALUATION (1)	2015 EQUALIZATION RATIO NJSA54:1.35.1 * (2)	2015 AGGREGATE TRUE VALUATION (Col. 1/Col.2) (3)	1970 AGGREGATE ASSESSED VALUATION (4)	1970 EQUALIZATION RATIO NJSA54:1.35.1 (5)	1970 AGGREGATE TRUE VALUATION (Col. 4/Col.5) (6)	EQUALIZATION INCREASE/DECREASE OF TRUE VALUE IN COMPARISON YEAR (Col. 3 - 6) (7)	2015 MUNICIPAL TAX RATE (ADJUSTED) (8)	2015 EFFECTIVE TAX RATE (Col. 8 * Col. 2) (9)	2015 INCREASE OF H.M. PUPILS OVER BASE YEAR 1970 (10)	2015 COST PER PUPIL IN COMPARISON YEAR (11)	2015 COUNTY PORTION OF TAX RATE (12)
CARLSTADT	$1,288,329,553	91.30 %	$1,411,094,801	$72,295,483	72.05 %	$100,340,712	$1,310,754,089	$1.996	$1.822	0		12.139 %
EAST RUTHERFORD	$780,313,469	93.57	$833,935,523	$41,975,219	89.51	$46,894,446	$787,041,077	$1.997	$1.869	2	$ 20,049	13.895
LITTLE FERRY	$207,253,800	94.14	$220,154,876	$14,203,275	98.28	$14,451,847	$205,703,029	$3.289	$3.096	0		7.621
LYNDHURST	$696,630,986	96.47	$722,121,889	$12,098,803	69.11	$17,506,588	$704,615,301	$2.703	$2.608	92	$ 12,411	7.866
MOONACHIE	$445,125,801	83.00	$536,296,146	$49,175,466	106.62	$46,122,178	$490,173,968	$2.060	$1.710	10	$ 17,606	11.069
NORTH ARLINGTON	$539,200	95.75	$563,133	$330,900	68.96	$479,843	$83,290	$3.062	$2.932	0		7.748
RIDGEFIELD	$219,989,300	90.51	$243,055,243	$20,349,950	90.05	$22,598,501	$220,456,742	$2.227	$2.016	0		12.080
RUTHERFORD	$183,853,060	98.26	$187,088,398	$15,347,700	102.94	$14,909,365	$172,179,033	$2.546	$2.502	0		8.829
SOUTH HACKENSACK	$74,750,000	95.57	$78,214,921	$6,072,150	76.34	$7,954,087	$70,260,834	$2.687	$2.568	0		9.296
TETERBORO	$0	107.06	$0	$18,602,200	108.48	$17,148,046	$0	$1.200	$1.285	0		19.511
JERSEY CITY	$56,950,100	27.63	$206,116,902	$15,980,900	90.1	$17,736,848	$188,380,054	$7.502	$2.073	0		23.302
KEARNY	$75,109,400	29.66	$253,234,659	$31,008,267	82.27	$37,690,856	$215,543,803	$10.656	$3.161	63	$ 8,489	16.455
NORTH BERGEN	$319,533,000	49.27	$648,534,605	$26,623,621	78.46	$33,932,734	$614,601,871	$5.237	$2.580	0		19.213
SECAUCUS	$2,092,592,693	58.25	$3,592,433,808	$95,145,123	72.35	$131,506,735	$3,460,927,073	$3.618	$2.107	746	$ 17,074	24.716
BERGEN COUNTY	$3,896,765,169	NA	4,232,524,930	$250,451,146	NA	$288,405,613	$3,961,267,363	NA	NA	104	NA	NA
HUDSON COUNTY	$2,544,185,193	NA	4,700,319,974	$168,757,913	NA	$220,867,173	$4,479,452,801	NA	NA	809	NA	NA
ALL MUNICIPALITIES	$6,440,950,362	NA	8,932,844,904	$419,209,059	NA	$509,272,786	$8,440,720,164	NA	NA	913	NA	NA

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EXHIBIT B-1

	2015 MUNICIPAL/SCHOOL VET./S.C. PORTION OF TAX RATE	2015 APPORTIONMENT RATE (COL. 9 * COL. 13)	PERCENT OF H.M.D. LAND AREA FOR EACH MUNICIPALITY	2015 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR. (Col. 7 * Col. 9)	LESS PORTION OF COL. 12 COUNTY TAX PERCENT (Col. 16 * Col. 12)	(SECTION 13:17 - 67) 2015 TAXES COLLECTED LESS COUNTY TAXES POST 1970 RATABLES (Col. 14 * Col. 7)	DIRECT RETENTION (60% OF COL 18)	TOTAL SUBJECT TO TAX SHARING (COL. 18 - COL. 19)	GUARANTEE PAYMENTS	SCHOOL SERVICE PAYMENTS (Col. 10 * Col. 11)
	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
CARLSTADT	87.861 %	1.60082274%	12.195 %	$23,881,939	$2,899,029	$20,982,911	$12,589,747	$8,393,164	$0	$0
EAST RUTHERFORD	86.105	1.60930025%	10.298	$14,709,798	$2,043,926	$12,665,871	$7,599,523	$5,066,348	$0	$40,098
LITTLE FERRY	92.379	2.86005389%	2.283	$6,368,566	$485,348	$5,883,217	$3,529,930	$2,353,287	$0	$0
LYNDHURST	92.134	2.40285477%	10.168	$18,376,367	$1,445,485	$16,930,882	$10,158,529	$6,772,353	$0	$1,141,812
MOONACHIE	88.931	1.52072015%	4.381	$8,381,975	$927,801	$7,454,174	$4,472,504	$2,981,670	$0	$176,060
NORTH ARLINGTON	92.252	2.70482869%	2.441	$2,442	$189	$2,253	$1,352	$901	$0	$0
RIDGEFIELD	87.920	1.77246725%	5.227	$4,444,408	$536,884	$3,907,523	$2,344,514	$1,563,009	$0	$0
RUTHERFORD	91.171	2.28109845%	2.994	$4,307,919	$380,346	$3,927,573	$2,356,544	$1,571,029	$0	$0
SOUTH HACKENSACK	90.704	2.32927877%	0.467	$1,804,298	$167,728	$1,636,571	$981,943	$654,628	$0	$0
TETERBORO	80.489	1.03428377%	-	$0	$0	$0	$0	$0	$0	$0
JERSEY CITY	76.698	1.58999495%	4.991	$3,905,119	$909,971	$2,995,148	$1,797,089	$1,198,059	$0	$0
KEARNY	83.547	2.64092075%	17.881	$6,813,340	$1,120,999	$5,692,341	$3,415,405	$2,276,936	$0	$534,807
NORTH BERGEN	80.787	2.08430465%	6.908	$15,856,728	$3,046,553	$12,810,175	$7,686,105	$5,124,070	$0	$0
SECAUCUS	75.284	1.58623395%	19.768	$72,921,733	$18,023,336	$54,898,398	$32,939,039	$21,959,359	$0	$12,737,204
BERGEN COUNTY	NA	NA	50.452	$82,277,712	$8,886,736	$73,390,975	44,034,586	$29,356,389	$0	$1,357,970
HUDSON COUNTY	NA	NA	49.548	$99,496,920	$23,100,859	$76,396,062	45,837,638	$30,558,424	$0	$13,272,011
ALL MUNICIPALITIES	NA	NA	100.000	$181,774,632	$31,987,595	$149,787,037	89,872,224	$59,914,813	$0	$14,629,981

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EXHIBIT B-1

	APPORTIONMENT PAYMENTS (%IN COL. 15 * COL 20 TOTAL - COL 21 AND COL 22 TOTALS (23)	TOTAL CREDIT DUE MUNICIPALITY (TOTAL OF COLUMNS 21+22+23) (24)	2018 PRE-ADJUSTMENT PAYMENT (Col. 24 - 20) (25)	ADJUSTMENT FOR 2017 RECALCULATION (26)	ADJUSTMENT FOR 2016 RECALCULATION (27)	TOTAL 2018 ADJUSTMENT PAYMENT (28)	2018 ADJ. PAYMENT PREV. CALCULATED (29)	DIFFERENCE (30)
CARLSTADT	$5,521,580	$5,521,580	($2,871,584)	($3,896)	($6,672)	($2,882,152)	($2,872,595)	($9,557)
EAST RUTHERFORD	$4,663,432	$4,705,530	($362,818)	($1,291)	($5,635)	($371,744)	($363,672)	($8,072)
LITTLE FERRY	$1,033,853	$1,033,853	($1,319,434)	($730)	($1,249)	($1,321,413)	($1,319,624)	($1,789)
LYNDHURST	$4,604,562	$5,746,374	($1,025,979)	($3,249)	($5,564)	($1,034,792)	($1,026,823)	($7,969)
MOONACHIE	$1,983,928	$2,159,988	($821,682)	($1,400)	($2,397)	($825,479)	($827,838)	$2,359
NORTH ARLINGTON	$1,105,403	$1,105,403	$1,104,502	($780)	($1,336)	$1,102,386	$1,104,299	($1,913)
RIDGEFIELD	$2,367,038	$2,367,038	$804,029	($1,670)	($2,860)	$799,499	$803,596	($4,097)
RUTHERFORD	$1,355,828	$1,355,828	($215,201)	($956)	($1,639)	($217,796)	($215,449)	($2,347)
SOUTH HACKENSACK	$211,480	$211,480	($443,148)	($149)	($256)	($443,553)	($443,187)	($366)
TETERBORO	$0	$0	$0	$0	$0	$0	$0	$0
JERSEY CITY	$2,260,166	$2,260,166	$1,062,107	($1,595)	($2,731)	$1,057,781	$1,061,693	($3,912)
KEARNY	$8,097,381	$8,632,188	$6,355,252	($5,714)	($9,784)	$6,339,754	$6,353,769	($14,015)
NORTH BERGEN	$3,128,276	$3,128,276	($1,995,794)	$29,747	$50,940	($1,915,107)	($1,982,280)	$67,173
SECAUCUS	$8,951,906	$21,689,110	($270,250)	($6,316)	($10,817)	($287,384)	($271,890)	($15,494)
BERGEN COUNTY	$22,847,104	$24,205,074	($5,151,315)	($16,121)	($27,608)	($5,195,044)	($5,161,293)	($33,751)
HUDSON COUNTY	$22,437,729	$35,709,740	$5,151,315	$16,122	$27,608	$5,195,044	$5,161,292	$33,752
ALL MUNICIPALITIES	$45,284,833	$59,914,814	$0	$1	$0	$0	($1)	$1

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EXHIBIT B-2

	2014 COMPARISON YEAR			1970 BASE YEAR								
	2014 AGGREGATE ASSESSED VALUATION (1)	2014 EQUALIZATION RATIO NJSA54:1:35:1 * (2)	2014 AGGREGATE TRUE VALUATION (Col. 1/Col.2) (3)	1970 AGGREGATE ASSESSED VALUATION (4)	1970 EQUALIZATION RATIO NJSA54:1:35:1 (5)	1970 AGGREGATE TRUE VALUATION (Col. 4/Col.5) (6)	EQUALIZATION INCREASE/DECREASE OF TRUE VALUE IN COMPARISON YEAR (Col. 3 - 6) (7)	2014 MUNICIPAL TAX RATE (ADJUSTED) (8)	2014 EFFECTIVE TAX RATE (Col. 8 * Col. 2) (9)	2014 INCREASE OF H.M. PUPILS OVER BASE YEAR 1970 (10)	2014 COST PER PUPIL IN COMPARISON YEAR (11)	2014 COUNTY PORTION OF TAX RATE (12)
CARLSTADT	$1,304,716,969	98.32 %	$1,327,010,750	$72,295,483	72.05 %	$100,340,712	$1,226,670,038	$1.941	$1.908	0		10.408 %
EAST RUTHERFORD	$732,553,451	85.86	$853,195,261	$41,975,219	89.51	$46,894,446	$806,300,815	$1.894	$1.626	0		12.153
LITTLE FERRY	$194,340,733	108.50	$179,115,883	$14,203,275	98.28	$14,451,847	$164,664,036	$2.586	$2.806	0		8.926
LYNDHURST	$651,195,683	101.55	$641,256,212	$12,098,803	69.11	$17,506,588	$623,749,624	$2.682	$2.724	65	$ 12,517	8.823
MOONACHIE	$401,958,782	91.64	$438,628,090	$49,175,466	106.62	$46,122,178	$392,505,912	$1.991	$1.825	2	$ 20,113	12.809
NORTH ARLINGTON	$539,200	100.17	$538,285	$330,900	68.96	$479,843	$58,442	$2.949	$2.954	0		7.706
RIDGEFIELD	$212,844,700	88.89	$239,447,294	$20,349,950	90.05	$22,598,501	$216,848,793	$2.182	$1.940	0		12.331
RUTHERFORD	$147,255,625	105.44	$139,658,218	$15,347,700	102.94	$14,909,365	$124,748,853	$2.461	$2.595	0		8.723
SOUTH HACKENSACK	$75,054,900	90.82	$82,641,379	$6,072,150	76.34	$7,954,087	$74,687,292	$2.635	$2.393	0		8.821
TETERBORO	$0	103.55	$0	$18,602,200	108.48	$17,148,046	$0	$1.290	$1.336	0		17.945
JERSEY CITY	$54,123,700	30.02	$180,292,139	$15,980,900	90.1	$17,736,848	$162,555,291	$7.453	$2.237	0		22.965
KEARNY	$82,489,100	31.01	$266,008,062	$31,008,267	82.27	$37,690,856	$228,317,206	$10.406	$3.227	82	$ 8,216	16.104
NORTH BERGEN	$309,608,100	53.21	$581,860,740	$26,623,623	78.46	$33,932,734	$547,928,006	$5.187	$2.760	0		18.939
SECAUCUS	$2,047,860,567	58.47	$3,502,412,463	$95,145,123	72.35	$131,506,735	$3,370,905,728	$3.656	$2.138	719	$ 15,983	27.783
BERGEN COUNTY	$3,720,460,043	NA	3,901,491,371	$250,451,146	NA	$288,405,613	$3,630,233,804	NA	NA	67	NA	NA
HUDSON COUNTY	$2,494,081,467	NA	4,530,573,404	$168,757,913	NA	$220,867,173	$4,309,706,231	NA	NA	801	NA	NA
ALL MUNICIPALITIES	$6,214,541,510	NA	8,432,064,775	$419,209,059	NA	$509,272,786	$7,939,940,035	NA	NA	868	NA	NA

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EXHIBIT B-2

	2014 MUNICIPAL/SCHOOL VET./S.C. PORTION OF TAX RATE	2014 APPORTIONMENT RATE (COL. 9 * COL. 13)	PERCENT OF H.M.D. LAND AREA FOR EACH MUNICIPALITY	2014 YEAR INCREASE IN TAXES OVER 1970 BASE YEAR (Col. 7 * Col. 9)	LESS PORTION OF COL. 12 COUNTY TAX PERCENT (Col. 16 * Col. 12)	(SECTION 13:17 - 67) 2014 TAXES COLLECTED LESS COUNTY TAXES POST 1970 RATABLES (Col. 14 * Col. 7)	DIRECT RETENTION (60% OF COL 18)	TOTAL SUBJECT TO TAX SHARING (COL. 18 - COL. 19)	GUARANTEE PAYMENTS	SCHOOL SERVICE PAYMENTS (Col. 10 * Col. 11)
	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
CARLSTADT	89.592 %	1.7094154%	12.193 %	$23,404,864	$2,435,978	$20,968,886	$12,581,332	$8,387,554	$0	$0
EAST RUTHERFORD	87.847	1.4283922%	10.298	$13,110,451	$1,593,313	$11,517,138	$6,910,283	$4,606,855	$0	$0
LITTLE FERRY	91.074	2.5555364%	2.283	$4,620,473	$412,423	$4,208,049	$2,524,829	$1,683,220	$0	$0
LYNDHURST	91.177	2.4836615%	10.168	$16,990,940	$1,499,111	$15,491,829	$9,295,097	$6,196,732	$0	$813,605
MOONACHIE	87.191	1.5912358%	4.381	$7,163,233	$917,539	$6,245,694	$3,747,416	$2,498,278	$0	$40,226
NORTH ARLINGTON	92.294	2.7263648%	2.441	$1,726	$133	$1,593	$956	$637	$0	$0
RIDGEFIELD	87.669	1.7007786%	5.227	$4,206,867	$518,749	$3,688,118	$2,212,871	$1,475,247	$0	$0
RUTHERFORD	91.277	2.3686382%	2.994	$3,237,233	$282,384	$2,954,849	$1,772,909	$1,181,940	$0	$0
SOUTH HACKENSACK	91.179	2.1819155%	0.467	$1,787,267	$157,655	$1,629,612	$977,767	$651,845	$0	$0
TETERBORO	0.000	0.0000000%	-	$0	$0	$0	$0	$0	$0	$0
JERSEY CITY	77.035	1.7232730%	4.991	$3,636,362	$835,091	$2,801,271	$1,680,763	$1,120,508	$0	$0
KEARNY	83.896	2.7073239%	17.881	$7,367,796	$1,186,510	$6,181,286	$3,708,772	$2,472,514	$0	$673,712
NORTH BERGEN	81.061	2.2372836%	6.908	$15,122,813	$2,864,110	$12,258,703	$7,355,222	$4,903,481	$0	$0
SECAUCUS	72.217	1.5439995%	19.768	$72,069,964	$20,023,198	$52,046,766	$31,228,060	$20,818,706	$0	$11,491,777
BERGEN COUNTY	NA	NA	50.452	$74,523,054	$7,817,285	$66,705,768	40,023,460	$26,682,308	$0	$853,831
HUDSON COUNTY	NA	NA	49.548	$98,196,935	$24,908,909	$73,288,026	43,972,817	$29,315,209	$0	$12,165,489
ALL MUNICIPALITIES	NA	NA	100.000	$172,719,989	$32,726,394	$139,993,794	83,996,277	$55,997,517	$0	$13,019,320

TS2017

EXHIBIT B-2

	APPORTIONMENT PAYMENTS (%IN COL. 15 * COL 20 TOTAL - COL 21 AND COL 22 TOTALS (23)	TOTAL CREDIT DUE MUNICIPALITY (TOTAL OF COLUMNS 21+22+23) (24)	2017 PRE-ADJUSTMENT PAYMENT (Col. 24 - 20) (25)	ADJUSTMENT FOR 2015 RECALCULATION (26)	ADJUSTMENT FOR 2016 RECALCULATION (27)	TOTAL 2017 ADJUSTMENT PAYMENT (28)	2017 ADJ. PAYMENT PREV. CALCULATED (29)	DIFFERENCE (30)
CARLSTADT	$5,240,332	$5,240,332	($3,147,222)	($17,170)	$204,913	($2,959,479)	($2,959,299)	($180)
EAST RUTHERFORD	$4,425,895	$4,425,895	($180,960)	($6,468)	$173,265	($14,163)	($14,011)	($152)
LITTLE FERRY	$981,192	$981,192	($702,028)	($3,215)	$35,028	($670,215)	($670,181)	($34)
LYNDHURST	$4,370,023	$5,183,628	($1,013,104)	($14,319)	$156,009	($871,414)	($871,263)	($151)
MOONACHIE	$1,882,875	$1,923,101	($575,177)	$45,040	$124,626	($405,511)	($406,926)	$1,415
NORTH ARLINGTON	$1,049,098	$1,049,098	$1,048,461	($3,437)	$37,453	$1,082,477	$1,082,513	($36)
RIDGEFIELD	$2,246,470	$2,246,470	$771,223	($7,361)	$80,198	$844,060	$844,138	($78)
RUTHERFORD	$1,286,767	$1,286,767	$104,827	($4,216)	$45,937	$146,548	$146,593	($45)
SOUTH HACKENSACK	$200,708	$200,708	($451,137)	($658)	$7,166	($444,629)	($444,622)	($7)
TETERBORO	$0	$0	$0	$0	$0	$0	$0	$0
JERSEY CITY	$2,145,042	$2,145,042	$1,024,534	($7,028)	$76,577	$1,094,083	$1,094,157	($74)
KEARNY	$7,684,931	$8,358,643	$5,886,129	$56,398	$350,401	$6,292,928	$6,293,193	($265)
NORTH BERGEN	$2,968,934	$2,968,934	($1,934,547)	($9,728)	$121,134	($1,823,141)	($1,823,039)	($102)
SECAUCUS	$8,495,930	$19,987,707	($831,000)	($27,838)	($1,412,706)	($2,271,545)	($2,271,252)	($293)
BERGEN COUNTY	$21,683,360	$22,537,191	($4,145,117)	($11,804)	$864,595	($3,292,326)	($3,293,058)	$732
HUDSON COUNTY	$21,294,837	$33,460,326	$4,145,116	$11,804	($864,594)	$3,292,325	$3,293,059	($734)
ALL MUNICIPALITIES	$42,978,197	$55,997,517	($1)	$0	$1	($1)	$1	($2)

2019 MEADOWLANDS TAX SHARING SCHEDULE
IN LIEU TAX PAYMENTS - 2016

SCHEDULE 1

MUNICIPALITY:	IN LIEU OF TAX PAYMENT	TAX RATE	ASSUMED ASSESSED VALUATION COL. 1/2	EQUALIZATION RATIO 54:1.35.1	EQUALIZED VALUATION COL. 3/4
CARLSTADT	$12,653	2.126	$595,155	86.42	$688,678
EAST RUTHERFORD (A,B)	$6,940,658	1.945	$356,846,194	89.72	$397,733,164
LITTLE FERRY	$0	3.352	$0	96.79	$0
LYNDHURST	$175,000	2.836	$6,170,663	85.10	$7,251,073
MOONACHIE	$16,336	2.379	$686,657	85.54	$802,733
NORTH ARLINGTON	$0	3.099	$0	94.65	$0
RIDGEFIELD	$0	2.238	$0	84.31	$0
RUTHERFORD	$125,000	2.604	$4,800,307	94.35	$5,087,766
SOUTH HACKENSACK	$0	2.764	$0	84.09	$0
TETERBORO	$0	1.086	$0	105.47	$0
JERSEY CITY	$0	7.701	$0	23.66	$0
KEARNY	$0	10.669	$0	29.50	$0
NORTH BERGEN (B)	$0	5.467	$0	45.98	$0
SECAUCUS (B)	$9,500	3.707	$256,272	57.37	$446,700
BERGEN COUNTY	$7,269,647		$369,098,977	_	$411,563,412
HUDSON COUNTY	$9,500		$256,272	_	$446,700
ALL MUNICIPALITIES	$7,279,147		$369,355,249	_	$412,010,113

SCHEDULE 2

2019 MEADOWLANDS TAX SHARING SCHEDULE
2016 COMPARISON YEAR
REVISION OF TAX RATES
TO ADJUST FOR COMPOUNDING

	COL. 7* 2016 GENERAL TAX RATE	SEC. 12-D* TAX LEVY ON WHICH TAX RATE IS COMPUTED	2016 ADJUSTMENT PAYMENT	ADJ. TAX LEVY (2-3)	COL 6* NET VALUATION TAXABLE	ADJ. TAX RATE (4)/(5)	SEC.12-AIII* NET COUNTY TAXES APPORTIONED	TAX RATE % COUNTY TAXES (7)/(4)	TAX RATE % ALL OTHER USES
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
CARLSTADT	2.126	$42,122,658	($2,521,536)	$39,601,122	$1,981,422,279	$1.999	$5,109,482	12.902%	87.098%
EAST RUTHERFORD	1.945	$36,810,706	$223,957	$37,034,663	$1,893,227,849	$1.956	$5,852,392	15.802%	84.198%
LITTLE FERRY	3.352	$33,069,115	($625,527)	$32,443,588	$986,739,330	$3.288	$2,446,721	7.541%	92.459%
LYNDHURST	2.836	$76,126,250	($912,809)	$75,213,441	$2,684,516,508	$2.802	$6,425,350	8.543%	91.457%
MOONACHIE	2.379	$16,897,803	($625,629)	$16,272,174	$710,295,696	$2.291	$1,926,018	11.836%	88.164%
NORTH ARLINGTON	3.099	$45,766,459	$1,096,816	$46,863,275	$1,477,285,538	$3.172	$3,751,226	8.005%	91.995%
RIDGEFIELD	2.238	$34,518,372	$814,188	$35,332,560	$1,542,703,508	$2.290	$4,159,969	11.774%	88.226%
RUTHERFORD	2.604	$70,809,007	$166,131	$70,975,138	$2,720,012,392	$2.609	$6,715,253	9.461%	90.539%
SOUTH HACKENSACK	2.764	$16,303,921	($362,337)	$15,941,584	$589,960,200	$2.702	$1,439,302	9.029%	90.971%
TETERBORO	1.086	$4,675,606	$0	$4,675,606	$430,823,200	$1.085	$1,140,981	24.403%	75.597%
JERSEY CITY	7.701	$469,206,295	$1,092,315	$470,298,610	$6,093,045,338	$7.719	$115,491,912	24.557%	75.443%
KEARNY	10.669	$112,545,135	$3,275,763	$115,820,898	$1,054,971,113	$10.979	$18,989,597	16.396%	83.604%
NORTH BERGEN	5.467	$138,290,595	($1,561,490)	$136,729,106	$2,529,615,277	$5.405	$26,541,907	19.412%	80.588%
SECAUCUS	3.707	$98,241,406	($59,844)	$98,181,562	$2,650,184,650	$3.705	$23,825,377	24.267%	75.733%

2019 MEADOWLANDS TAX SHARING SCHEDULE
STUDENT ENROLLMENT
AS OF SEPTEMBER 30, 2016
WITH BASE YEAR 1970

SCHEDULE 3

MUNICIPALITY:	LOCAL DISTRICT SCHOOL ENROLLMENT	REGIONAL DISTRICT SCHOOL ENROLLMENT	LOCAL and REGIONAL SCHOOL ENROLLMENT	1970 BASE YEAR H.M.D.C. SCHOOL ENROLLMENT	2016 H.M.D.C. ENROLLMENT	INCREASE (DECREASE) STUDENT ENROLLMENT
CARLSTADT	514	261	775	14	0	-14
EAST RUTHERFORD	764	331	1095	26	23	-3
LITTLE FERRY	905	440	1345	274	240	-34
LYNDHURST	2733	90	2823	0	93	93
MOONACHIE	414	15	429	223	203	-20
NORTH ARLINGTON	1782	40	1822	0	0	0
RIDGEFIELD	1928	3	1931	0	0	0
RUTHERFORD	2506	123	2629	0	0	0
SOUTH HACKENSACK	250	109	359	0	0	0
TETERBORO	0	0	0	0	0	0
JERSEY CITY	25224	196	25420	16	6	-10
KEARNY	5532	0	5532	0	77	77
NORTH BERGEN	7815	77	7892	29	0	-29
SECAUCUS	2034	50	2084	408	1132	724
BERGEN COUNTY	11796	1412	13208	537	559	22
HUDSON COUNTY	40605	323	40928	453	1215	762
ALL MUNICIPALITIES	52401	1735	54136	990	1774	784

SCHEDULE 4

2019 MEADOWLANDS TAX SHARING SCHEDULE
2016 SCHOOL TAX DATA

MUNICIPALITY:	LOCAL TAXES AS REQUIRED BY DISTRICT SCHOOL BUDGET	LOCAL TAXES AS REQUIRED BY REGIONAL SCHOOL BUDGET	BY LOCAL MUNICIPAL BUDGET	TOTAL SCHOOL TAXES COLUMNS(1+2+3)	TOTAL SCHOOL DISTRICT ENROLLMENT	COST PER PUPIL COL. 4/5
	(1)	(2)	(3)	(4)	(5)	(6)
CARLSTADT	$11,805,004	$7,200,310	$0	$19,005,314	775	$24,523
EAST RUTHERFORD	$14,811,214	$5,356,643	$0	$20,167,857	1095	$18,418
LITTLE FERRY	$18,512,051	$0	$0	$18,512,051	1345	$13,764
LYNDHURST	$36,019,490	$0	$0	$36,019,490	2823	$12,759
MOONACHIE	$7,344,749	$0	$0	$7,344,749	429	$17,121
NORTH ARLINGTON	$24,174,720	$0	$0	$24,174,720	1822	$13,268
RIDGEFIELD	$20,200,894	$0	$0	$20,200,894	1931	$10,461
RUTHERFORD	$40,102,077	$0	$0	$40,102,077	2629	$15,254
SOUTH HACKENSACK	$7,764,959	$0	$0	$7,764,959	359	$21,629
TETERBORO	$162,832	$0	$0	$162,832	0	$0
JERSEY CITY	$113,282,750	$0	$7,702,473	$120,985,223	25420	$4,759
KEARNY	$50,372,382	$0	$0	$50,372,382	5532	$9,106
NORTH BERGEN	$47,640,510	$0	$0	$47,640,510	7892	$6,037
SECAUCUS	$36,062,683	$0	$0	$36,062,683	2084	$17,305
BERGEN COUNTY	$180,897,990	$12,556,953	$0	$193,454,943	13208	
HUDSON COUNTY	$247,358,325	$0	$7,702,473	$255,060,798	40928	
ALL MUNICIPALITIES	$428,256,315	$12,556,953	$7,702,473	$448,515,741	54136	

RESOLUTION 2020-04

RESOLUTION AUTHORIZING THE PLACEMENT OF GENERAL LIABILITY, EXCESS LIABILITY, AUTOMOBILE, BOATS/MARINE AND INLAND MARINE INSURANCE

WHEREAS, the New Jersey Sports and Exposition Authority ("Authority") utilized the services of its Insurance Broker, Willis Towers Watson of Pennsylvania ("Willis") to obtain insurance coverages for General Liability, Excess Liability, Automobile, Boat & Marine, Inland Marine and

WHEREAS, Willis solicited quotes from multiple insurers for the above referenced policies, and

WHEREAS, as a result of its solicitation, Willis is recommending that the NJSEA bind the following policies:

Coverage	Carrier	Quote
General Liability	Philadelphia Indemnity/CNA-McKee	$258,874
Excess Liability	Philadelphia Indemnity/McKee/CRC	$238,687
Automobile	Philadelphia Indemnity/CNA-McKee	$105,516
Boats/Marine	CNA-McKee	$32,368
Inland Marine	Philadelphia Indemnity	$207
Total		**$635,652**

WHEREAS, the Authority staff has evaluated the insurance premium quotation options submitted by Willis and concurs with its recommendation.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes Willis to bind the policies that will be effective February 1, 2020 through January 1, 2021 at a total cost of $635,652.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of January 23, 2020.

Vincent Prieto
President

EXECUTIVE SESSION

RESOLUTION 2020-06

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 January 23, 2020

Vincent Prieto
Secretary