

NEW JERSEY MEADOWLANDS COMMISSION
AGENDA

DATE: December 19, 2007
TIME: 10:00 a.m.
PLACE: Lyndhurst, New Jersey
RE: MONTHLY MEETING

1. Pledge of Allegiance

2. Sunshine Law Statement

3. Roll Call

4. REVIEW OF MINUTES -

Meeting Minutes - November 28, 2007

Closed Session Minutes - November 28, 2007

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5. PUBLIC PARTICIPATION ON RESOLUTIONS

6. VARIANCES/SPECIAL EXCEPTIONS

Resolution No. 07-113 Consideration of a Resolution Regarding the Approval of One Bulk Variance (Front Yard Loading) Requested for Six New Loading Doors for an Existing Warehouse Building Located at 1000 New County Road, Block 5, Lot 7.02, in the Town of Secaucus (File # 06-724, ProLogis/Interstate Intermodal - Site Improv. & Front Yard Loading Variance).

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7. BUDGET

Resolution No. 07-114 Consideration of a Resolution Adopting the 2008 NJMC Budget.

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NEW JERSEY MEADOWLANDS COMMISSION
AGENDA

MONTHLY MEETING

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8. SITE SUITABILITY RECOMMENDATIONS

Resolution No. 07-115 Consideration of a Resolution Concerning a Site Suitability Recommendation for 1125 Pleasantview Terrace in the Borough of Ridgefield. Pg. 15

9. REPORTS

- a. Commissioners
- b. Executive Director
- c. Directors
- d. HMMC Executive Director

10. NEW BUSINESS

11. PUBLIC PARTICIPATION

12. CLOSED SESSION

- a. Adopt Resolution No. 07-116 to hold Closed Session. Pg. 20
 - Galli v. NJMC
- b. Adjournment to Closed Session. The Commission Reserves the Right to Reconvene into Public Session, if necessary, to take Action on Closed Session Items.

PLEASE CONTACT THE NJMC OFFICE (201-460-1700) PRIOR TO MEETING IF SPECIAL REQUIREMENTS ARE NEEDED UNDER ADA

NEW JERSEY MEADOWLANDS COMMISSION

DATE: November 28, 2007
TIME: 10:00 a.m.
PLACE: Lyndhurst, NJ
RE: MONTHLY MEETING MINUTES

COMMISSIONERS PRESENT:

Joseph V. Doria, Jr., Acting Chairman
Eleanore S. Nissley
James A. Anzevino
Michael J. Gonnelli
Leonard R. Kaiser
Arleen Walther

STAFF PRESENT:

Robert R. Ceberio, Executive Director
Irfan Bora, Director of Finance & Management/
Chief Financial Officer
Thomas Marturano, Director of Natural Resources
Ileana Kafrouni, Director of Land Use Management
Christine A. Sanz, Director of Legal Affairs/Chief Counsel
Francisco Artigas, Director of MERI
Christopher Gale, Director of Communications
Penny Ludman, Deputy Attorney General
Fred J. Dressel, HMMC
Lynn Johnson, Executive Assistant

1. Pledge of Allegiance
2. Executive Director Ceberio read the Notice of Meeting required under the Sunshine Law.
3. Roll Call
4. REVIEW OF MINUTES

Minutes of the October 24 meeting and closed session minutes of the April 27, October 13, May 23 and July 25 all of 2007 were moved by Commissioner Gonnelli, seconded by Commissioner Nissley and unanimously carried.

5. SPECIAL PRESENTATION

Signing of the contract with Epuron for Solar panels to create electrical energy in the Meadowlands. Present for the signing from Epuron were Arndt Lutz, John Connolly, Katie Rider, Rob Jeffrey, Gary Sheehan and Sarah Hetznecker.

6. PUBLIC PARTICIPATION ON RESOLUTIONS

- John Lane, representing Hudson County Division of Engineering spoke on Resolution 07-104
- Margaret Schak, representing Rutherford Taxpayers Association spoke on Resolutions 07-104.
- Michael Guarino, Lyndhurst resident spoke on Resolution 07-107.
- Lonnie Bedell, South Hackensack resident representing senior citizens spoke on Resolution 07-105 and 07-106.

7. VARIANCE/SPECIAL EXCEPTIONS

Resolution No. 07-101 - Resolution issuing a decision on the variance application submitted as part of File No. 07-069, PSE&G/Verizon Wireless Facility Block 442, Lot 5, in the Township of Lyndhurst.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and unanimously carried.

Resolution No. 07-102 - Resolution issuing a decision on the variance application submitted as part of File No. 05-584, Francisco/F&C Francisco Builders - Add. alt Block 662, Lots 35, 36, 37, 38, 39 40 & 41, in the City of Jersey City.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and unanimously carried.

Resolution No. 07-103 - Resolution issuing a decision on the variance application submitted as part of File No. 06-149 Hartz/HLJ Billboard Variance Block 227.01, Lot 1 in the Town of Secaucus.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and carried with Commissioner Gonnelli abstaining.

8. TRANSPORTATION

Resolution No. 07-104 - Resolution adopting the Hackensack Meadowlands District Transportation Plan

Motion to adopt the resolution was made by Commissioner Gonnelli, seconded by Commissioner Walther and unanimously carried.

9. SITE SUITABILITY RECOMMENDATIONS

Resolution No. 07-105 - Resolution issuing a decision on the suitability recommendation as required by the NJMC Emergency Restraints upon further development for File No. 07-571, Hartz/Wal-Mart - Addition, Block 227, Lots 4.05 and 4.06, in the Town of Secaucus.

Motion to adopt the resolution was made by Commissioner Walther, seconded by Commissioner Kaiser and carried with Commissioner Gonnelli abstaining.

Resolution No. 07-106 - Resolution issuing a decision on the suitability recommendation as required by the NJMC Emergency Restraints upon further development for File No. 07-621, 20 Aquarium Drive LLC/NRS Intermodal Facility-New Building, Block 1000, Lots 1, 6 & 13, in Jersey City.

Motion to adopt the resolution was made by Commissioner Walther, seconded by Commissioner Kaiser and unanimously carried.

10. KEEGAN LANDFILL

Resolution No. 07-107 - Resolution authorizing the Executive Director to enter into Contract SW-07-01: Keegan Site Improvements

Motion to adopt the resolution was made by Commissioner Gonnelli, seconded by Commissioner Kaiser and carried with Commissioner Anzevino abstaining.

11. ZONING

Resolution No. 07-108 - Resolution authorizing the publication of a Notice of Adoption and the Rezoning of Block 108, Lot 2 in Lyndhurst.

Motion to adopt the resolution was made by Commissioner Anzevino, seconded by Commissioner Walther and unanimously carried.

Resolution No. 07-109 - Resolution authorizing the publication of a Notice of Proposal and to hold a public hearing regarding a petition for rezoning of 501 New County Road, Block 16, Lot 5 in Secaucus.

Motion to adopt the resolution was made by Commissioner Anzevino, seconded by Commissioner Walther and carried with Commissioner Gonnelli abstaining.

12. MAIN STREET MEADOWLANDS/DOWNTOWN REVITALIZATION PROGRAM

Resolution No. 07-110 - Resolution authorizing the Executive Director to establish a Downtown Revitalization Program for Meadowlands Municipalities.

Motion to adopt the resolutions was made by Commissioner Nissley, seconded by Commissioner Kaiser and unanimously carried.

13. LEGAL

Resolution No. 07-111 - Resolution authorizing the Executive Director to enter into a Settlement Agreement with Peter Wilenta/Wilenta Feed Inc. to resolve OAL Docket # HMD-07290-2003.

Motion to adopt the resolution was made by Commissioner Nissley, seconded by Commissioner Kaiser and carried with Commissioner Gonnelli abstaining.

14. REPORTS

Fred Dressel, HMMC Executive Director & Mayor of Moonachie - expressed his appreciation for the meeting held with representatives of the Fair Housing Coalition, Mr. Walsh and NJMC.

15. PUBLIC PARTICIPATION

- Michael Guarino resident of Lyndhurst.
- Frank McCormack resident of Secaucus
- Margaret Schak representing Rutherford Taxpayers Association
- Sam Mafei resident of Secaucus

16. CLOSED SESSION

The following issues were taken into consideration:

- EnCap
- NYS&W v. NJDEP, et al
- Galli v. NJMC.

Motion to enter into closed session was made by Commissioner Kaiser, seconded by Commissioner Nissley and unanimously carried.

ROBERT R. CEBERIO, SECRETARY

RESOLUTION#	07-101	07-102	07-103	07-104	07-105	07-106	07-107	07-108	07-109	07-110	07-11
Chairman Doria	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Comm. Anzevino	Y	Y	Y	Y	Y	Y	A	Y	Y	Y	Y
Comm. Gonnelli	Y	Y	A	Y	A	Y	Y	Y	A	Y	A
Comm. Kaiser	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Comm. Macri	--	--	--	--	--	--	--	--	--	--	--
Comm. Nissley	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Comm. Walther	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Y = Yes R = Recuse
A = Abstain N = No

**RESOLUTION ISSUING A DECISION ON THE VARIANCE APPLICATION
SUBMITTED AS PART OF
FILE #06-724, PROLOGIS/INTERSTATE INTERMODAL - SITE
IMPROVEMENT & FRONT YARD LOADING VARIANCE
BLOCK 5, LOT 7.02, IN THE TOWN OF SECAUCUS**

WHEREAS, an application for one (1) bulk variance was filed with the New Jersey Meadowlands Commission ("NJMC") by Paul Brettler on behalf of Interstate Intermodal for the premises identified as 1000 New County Road, Block 5, Lot 7.02, in the Town of Secaucus, New Jersey; and

WHEREAS, the variance is sought in connection with the applicant's proposal to provide six (6) new loading areas in the front yard along County Road Extension in connection with an existing warehouse facility on the subject premises and is located in the Commission's Transit Village Redevelopment Area; and

WHEREAS, the applicant requested variance relief from N.J.A.C. 19:4-8.3(b)1, which does not permit loading areas in any front yard. The applicant is proposing to provide six (6) new loading areas in the front yard along County Road Extension on the subject premises; and

WHEREAS, notice of the requested variance relief was given to the public and all interested parties as required by law and was published in the Secaucus Home News and The Jersey Journal; and

WHEREAS, a public hearing was held in the Office of the NJMC on October 23, 2007, before Sharon Mascaró P.E., Chief Engineer; and Brad Miller, Engineer; of the NJMC staff; and

WHEREAS, a comprehensive report dated December 10, 2007, has been prepared indicating the recommendations of the Director of Land Use Management and Chief of Regulatory Affairs and the Executive Director in this matter; and

WHEREAS, the report recommends approval of the bulk variance request to provide six (6) new loading areas in the front yard along County Road Extension on the subject premises; and

WHEREAS, the members of the NJMC have reviewed the full record including the transcripts of the public hearing, recommendations on the application by the Director of Land Use Management and Chief of Regulatory Affairs and by the Executive Director, the submissions of the applicant; and

WHEREAS, the members of the NJMC concur with the recommendations of the Director of Land Use Management and Chief of Regulatory Affairs and the Executive Director; and

WHEREAS, the NJMC hereby determines that the requested variance to provide six (6) new loading areas in the front yard along County Road Extension on the subject premises conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e).

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Meadowlands Commission, that the Prologis/Interstate Intermodal - Site Improvement & Front Yard Loading Variance application for one bulk variance request to provide six (6) new loading areas in the front yard along County Road Extension on the subject premises is hereby **APPROVED** for the reasons set forth in the December 10, 2007, recommendation.

The foregoing was adopted on Commission vote.

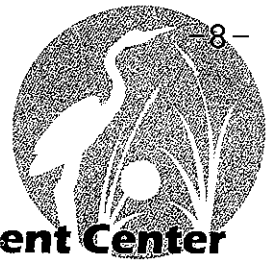
Joseph V. Doria, Jr.
Acting Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of December 19, 2007.

Robert R. Ceberio
Secretary

Resolution No. 07-113

Memorandum



Meadowlands Environment Center

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Ileana Kafrouni Date: December 19, 2007

Subject: Variance Recommendation: ProLogis/Interstate Intermodal - Site Improvement & Front Yard Loading Variance (File 06-724)

An application for one (1) bulk variance has been filed by Paul Brettler on behalf of Interstate Intermodal for the premises identified as 1000 New County Road, Block 5, Lot 7.02, in the Town of Secaucus, New Jersey. Said premises are located in the Commission's Transit Village Redevelopment Area. The variance is sought in connection with the applicant's proposal to provide six (6) new loading doors in the front yard along County Road Extension in connection with an existing warehouse facility on the subject premises.

The applicant has requested variance relief from N.J.A.C. 19:4-8.3(b)1, which does not permit loading areas in any front yard. The applicant is proposing to provide six (6) new loading doors in the front yard along County Road Extension. A public hearing on this matter was held in the Office of the NJMC on Tuesday, October 23, 2007.

In a comprehensive report dated December 10, 2007, the Director of Land Use Management and Chief of Regulatory Affairs and the Executive Director recommended approval of the bulk variance request in connection with the applicant's proposal to provide six (6) new loading areas in the front yard along County Road Extension.

At this time, the Commission is required to issue a decision on the variance application described above. A resolution requesting the same is attached for your consideration.

**RESOLUTION ADOPTING THE
2008 NJMC BUDGET**

BE IT RESOLVED by the New Jersey Meadowlands Commission that the attached operations and maintenance, capital and contributions to other operations and special appropriation budgets are hereby approved and adopted as the 2008 NJMC Budget.

The foregoing was adopted on Commission vote.

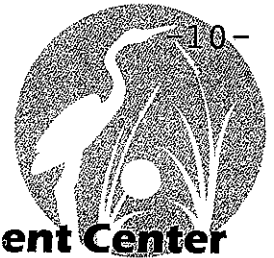
Joseph V. Doria, Jr.
Acting Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of December 19, 2007.

Robert R. Ceberio
Secretary

Resolution No. 07-114

Memorandum



Meadowlands Environment Center

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Irfan A. Bora and Edward H. Bulmer Date: December 19, 2007

Subject: Adoption of Calendar Year 2008 Budget

Attached for your review and acceptance is the proposed NJMC's Calendar Year 2008 Budget. This budget covers the elements of Operations and Maintenance, Capital, and Contribution to Other Operations. In addition, a separate Special Appropriations budget has been prepared.

The Calendar Year 2008 budget represents another calendar year in which the NJMC's proposed budget has been kept at or below the previous year's level. This is a significant accomplishment despite regional CPI increases of 3 percent and the start up of several important initiatives within the Commission's operations.

The capital budget request highlights our continuing need to maintain our aging facilities, the need to continue to upgrade technologies to improve operating efficiencies, and provide educational and recreational opportunities for the constituents of the meadowlands district. Details of this budget along with the proposed budget allocations are contained in this summary. As a result of the performance and strategic plan initiatives, we are continuing to implement various cost saving measures, which have allowed us to keep this budget below the prior year's level.

The proposed calendar year 2008 budget can be summarized as follows:

➤ Operations and Maintenance - NJMC	\$ 11,026,876
➤ Operations and Maintenance - NJMCEC	2,357,120
➤ Capital Budget	496,250
➤ Contributions to Other Operations	985,000

Some significant highlights in the proposed CY2008 budget are as follows:

- Continued efforts through the MAGNET program for regional tax relief assistance.
- Start-up funding for the Meadowlands Transportation Planning District.

- Continuation of flood control program to address flooding issues in the district relative to FEMA initiatives.
- Continued funding for the municipal cooperative equipment pool program.
- Deployment of DEP Conservation Officers in the District.
- Start up of a business incubator to support small businesses and entrepreneurs in the District.
- Operating costs for the new Science Center and programming at the Observatory.

Finally, beginning in CY2008, the Commission will map the goals contained within its Comprehensive Action Plan to each of the line items to produce performance-based budget information during the year.

We would appreciate your review and acceptance of the proposed Calendar Year 2008 Budget and will be pleased to respond to any questions you might have regarding this budget.

/attachments

**New Jersey Meadowlands Commission
Comparative Budgetary Statements
Calendar Year 2008**

Operations and Maintenance Budget

Revenue Budget	Budget Calendar Year 2007	Proposed Budget 2008	Difference
Fee Income	1,500,000	1,250,000	(250,000)
Methane Gas Recovery	250,000	10,000	(240,000)
Composting Fee Income	120,000	120,000	-
Reserve Fund Utilization	1,447,740	688,090	(759,650)
Other Income:			
Overhead Recovery	7,414,087	8,385,918	971,831
Interest And Other	890,000	1,250,000	360,000
Negotiated Contracts	3,228,388	3,016,238	(212,150)
User Fees - NJMCEC	145,000	145,000	-
Total Revenues	\$ 14,995,215	\$ 14,865,246	\$ (129,969)

Expense Budget	Budget Calendar Year 2007	Proposed Budget 2008	Difference
Operations & Maintenance:			
NJMC	\$ 11,732,475	\$ 11,026,876	(705,599)
NJMC-Environment Center	1,815,000	2,357,120	542,120
Sub Total	\$ 13,547,475	\$ 13,383,996	\$ (163,479)
Contributions to Other Operations	300,000	985,000	685,000
Capital/Maintenance Projects	1,147,740	496,250	(651,490)
Debt Service	-	-	-
Total Expense	\$ 14,995,215	\$ 14,865,246	\$ (129,969)

**New Jersey Meadowlands Commission
Comparative Budgetary Statements
Calendar Year 2008**

NJMC Budget Detail	Budget Calendar Year 2007	Proposed Budget 2008	Difference
Salaries	\$ 4,729,149	\$ 4,584,268	\$ (144,881)
Fringe Benefits	1,654,256	1,650,336	(3,920)
Supplies	322,000	389,000	67,000
Services	4,717,071	4,083,273	(633,798)
Repairs & Maintenance	300,000	310,000	10,000
New Equipment	10,000	10,000	-
Total NJMC Budget	\$ 11,732,475	\$ 11,026,876	\$ (705,599)

NJMCEC Budget Detail	Budget Calendar Year 2007	Proposed Budget 2008	Difference
Salaries	\$ -	\$ 32,000	\$ 32,000
Fringe Benefits	-	11,520	11,520
Supplies	100,000	105,000	5,000
Services	425,000	400,000	(25,000)
Repairs & Maintenance	65,000	55,000	(10,000)
Other	1,225,000	1,753,600	528,600
Total NJMCEC Budget	\$ 1,815,000	\$ 2,357,120	\$ 542,120

Contributions to Other Operations Budget Detail	Budget Calendar Year 2007	Proposed Budget 2008	Difference
DEP - Conservation Enforcement	\$ -	\$ 260,000	\$ 260,000
Business Incubator	\$ -	\$ 500,000	\$ 500,000
Main Street Program	\$ -	\$ 100,000	\$ 100,000
Institute for Meadowlands Studies	\$ 125,000	\$ -	\$ (125,000)
Meadowlands Conservation Trust	\$ 175,000	\$ 125,000	\$ (50,000)
Total Cont. to Other Operations	\$ 300,000	\$ 985,000	\$ 685,000

New Jersey Meadowlands Commission
Comparative Budgetary Statements
Calendar Year 2008

Special Appropriations Budget

Special Appropriations Budget	Budget Calendar Year 2007	Proposed Budget 2008	Difference
Mitigation Escrow Accounts	\$ 658,790	\$ 695,836	\$ 37,046
MAGNET Program	4,219,000	6,400,000	2,181,000
Total Special Appropriations	\$ 4,877,790	\$ 7,095,837	\$ 2,218,046
Funding Sources for Special Appropriations:			
Mitigation Reserve Fund (s)	\$ 658,790	\$ 695,836	37,046.00
MAGNET Program Fund	4,219,000	6,400,000	\$ 2,181,000
Total	\$ 4,877,790	\$ 7,095,836	\$ 2,218,046

**RESOLUTION ISSUING A DECISION ON THE
SUITABILITY RECOMMENDATION AS REQUIRED BY THE
NJMC EMERGENCY RESTRAINTS UPON FURTHER DEVELOPMENT
FOR FILE NO. 07-716, Genzyme/Building Addition
BLOCK 4014, LOT 11, IN THE BOROUGH OF RIDGEFIELD**

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 September 19, 2007, the Commission adopted Resolution No. 07-74, which approved Guidelines entitled, "Emergency Restraints upon Further Development in the Meadowlands District, Instituted by the New Jersey Meadowlands Commission," that will govern the review of and restraints upon applications for further development in the Meadowlands District; and

WHEREAS, the Guidelines govern all zoning certificate applications received on or after May 21, 2007 and remain in effect until the NJMC promulgates new regulations concerning affordable housing, or the Guidelines are withdrawn or rescinded by Commission action or court order, whichever occurs first; and

WHEREAS, the Guidelines set forth the criteria for a Review Team, comprised of three NJMC staff members including one New Jersey-licensed professional engineer and one New Jersey-licensed professional planner, to review each zoning certificate application to determine the suitability of the subject site for residential use; and

WHEREAS, a zoning certificate application was submitted to the NJMC on November 15, 2007 by Jason H. Hartman, of Genzyme Corporation, for the premises identified as 1125 Pleasantview Terrace, Block 4014, Lot 11, in the Borough of Ridgefield, New Jersey and which is located in the Light Industrial B zone; and

WHEREAS, the application proposes to construct a 50,790 square foot addition to the manufacturing facility on the subject property, and as such, is not exempt from the Emergency Restraints; and

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

WHEREAS, a suitability review, dated November 28, 2007, 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 members of the NJMC have reviewed the suitability review and recommendation prepared by the Review Team, regarding the subject property; and

WHEREAS, the members of the NJMC concur with the recommendation of the Review Team; and

WHEREAS, the NJMC hereby determines that the subject property is unsuitable for residential use.

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Meadowlands Commission, that the subject property located at Block 4014, Lot 11, in the Borough of Ridgefield is unsuitable for residential use.

The foregoing was adopted on Commission vote.

Joseph V. Doria, Jr.
Acting Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of December 19, 2007.

Robert R. Ceberio
Secretary

Memorandum



Meadowlands Environment Center

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Ileana Kafrouni Date: December 19, 2007

Subject: Site Suitability Recommendation for 1125 Pleasantview Terrace in the Borough of Ridgefield

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. 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 September 19, 2007, the Commission adopted Resolution No. 07-74, which approved Guidelines entitled, "Emergency Restraints upon Further Development in the Meadowlands District, Instituted by the New Jersey Meadowlands Commission."

These Guidelines will govern the review of and restraints upon zoning certificate applications for further development in the Meadowlands District. The Guidelines apply to all zoning certificate applications received on or after May 21, 2007 and will remain in effect until the NJMC promulgates new regulations concerning affordable housing, or the Guidelines are withdrawn or rescinded by Commission action or court order, whichever occurs first. The Guidelines set forth the criteria for a Review Team, comprised of three NJMC staff members including one New Jersey-licensed professional engineer and one New Jersey-licensed professional planner, to review each zoning certificate application to determine the suitability of the subject site for residential use.

A zoning certificate application was submitted to the NJMC on November 15, 2007, by Jason H. Hartman, of Genzyme Corporation, for the premises identified as 1125 Pleasantview Terrace, Block 4014, Lot 11, in the Borough of Ridgefield, New Jersey, and which is located in the Light Industrial B zone. The application proposes the construction of a 50,790 square foot addition to the manufacturing facility on the subject property, and as such, is not exempt from the Emergency Restraints.

The application was forwarded to the Review Team for review of the application in accordance with the Emergency Restraints. A suitability review, dated November 28, 2007, has been prepared, indicating that the Review Team recommends that the subject property is unsuitable for residential use.

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

Suitability Review - Summary

File No. 07-716

20 Genzyme/Building Addition

Block 4014, Lot 11, in the Borough of Ridgefield

November 28, 2007

A zoning certificate application was submitted to the NJMC on November 15, 2007, by Jason H. Hartman, of Genzyme Corporation, for the premises identified as 1125 Pleasantview Terrace, Block 4014, Lot 11, in the Borough of Ridgefield, New Jersey. The application proposes the construction of a 50,790 square foot addition to the manufacturing facility at 1125 Pleasantview Terrace in Ridgefield.

The subject property is located in the Light Industrial B zone, which is **deemed unsuitable for housing** in accordance with the "Emergency Restraints upon Further Development in the Meadowlands District, Instituted by the New Jersey Meadowlands Commission," adopted by the NJMC on September 19, 2007.

Therefore, the applicant may proceed with the proposed development; however, the proposed development will generate a need for affordable housing within the municipality. As a condition of zoning certificate approval, if granted, the applicant shall be required to satisfy the project's affordable housing requirements as per Section II of the Emergency Restraints.

RESOLUTION: CLOSED SESSION

WHEREAS, the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the holding of closed session by public bodies in certain circumstances; and

WHEREAS, the New Jersey Meadowlands Commission is of the opinion that those circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That a closed session of the NJMC will be held to discuss the following:
 - Galli v. NJMC
2. It is anticipated at this time that the above subject matter(s) will be made public upon completion of said matter(s).

This Resolution shall become effective immediately. The foregoing Resolution was adopted by Commission vote.

The foregoing was adopted by Commission vote.

Joseph V. Doria, Jr.
Acting Chairman

I certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of December 19, 2007.

Robert R. Ceberio
Secretary

Resolution No. 07-116