

Memorandum



New Jersey Meadowlands Commission

To: NJMC Commissioners and Robert R. Ceberio

From: Sara J. Sundell

Date: July 8, 2008

Subject: Request to Publish a Notice of Proposal and Hold a Public Hearing for a Rezoning of Block 225, Lots 1 and 2, Secaucus, New Jersey

The staff of the New Jersey Meadowlands Commission (NJMC) is seeking to rezone 1076 Koelle Boulevard and 1080 Koelle Boulevard, Block 225, Lots 1 and 2, in the Town of Secaucus. These subject properties are currently designated as Public Utilities and are proposed to be rezoned as Low Density Residential (LDR). Each property is held in separate ownership. The LDR zoning designation is identical with the contiguous properties to the south and east. The subject properties have frontage on Koelle Boulevard, which serves as the Hackensack Meadowlands District (HMD) boundary to the west of the lots. The properties along Koelle Boulevard that are outside of the HMD are located in a complementary zone designated as "Residential Zoning A" by the Town of Secaucus.

The subject parcels contain residential structures, garages, and related residential improvements. The rezoning request would reflect consistency with the existing uses and improvements on both of the parcels. Adjacent to Block 225, Lots 1 and 2, is property owned by the Secaucus Municipal Utility Authority (SMUA), which is the site of a municipal wastewater treatment plant with supporting offices and facilities. The rezoning would allow Staff the opportunity to clarify these different land uses by applying an appropriate zoning designation to the subject properties.

At this time Staff is requesting Commission authorization to file a Notice of Proposal with the Office of Administrative Law for publication in the New Jersey Register and to hold a public hearing in order to receive input from the general public regarding the possible rezoning of Block 225, Lots 1 and 2, in Secaucus, New Jersey. A resolution requesting the same is attached for your consideration.

**RESOLUTION TO APPROPRIATE \$26,000 FOR A
SCHOLARSHIP PROGRAM FOR HIGH SCHOOL STUDENTS
FROM THE MEADOWLANDS DISTRICT MUNICIPALITIES**

WHEREAS, the New Jersey Meadowlands Commission has recognized the need for students to become involved in environmental science, science-related fields and environment-related fields; and

WHEREAS, the New Jersey Meadowlands Commission is interested in providing aid to outstanding high school students from the Meadowlands District municipalities; and

WHEREAS, the New Jersey Meadowlands Commission created a Scholarship Program in 2005 to distribute aid to District school systems to provide financial assistance to students pursuing higher education in environmental science, science-related or environment-related fields.

NOW, THEREFORE, BE IT RESOLVED that the New Jersey Meadowlands Commission hereby authorizes the appropriation of \$26,000 to continue funding the Scholarship Program.

The foregoing resolution was adopted by Commission vote.

Joseph V. Doria, Jr.
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 July 8, 2008

Robert R. Ceberio
Secretary

Memorandum



Meadowlands Environment Center

To: NJMC Commissioners

From: Robert R. Ceberio

Date: July 8, 2008

Subject: Scholarship Program

This scholarship program was created by the NJMC in 2005 to provide aid to outstanding high school students from the Meadowlands District. Staff is requesting the appropriation of \$26,000 to continue the support of this program that will furnish \$2,000 to each student selected from the Meadowlands school districts who are pursuing higher education in environmental science, science-related or environment-related fields.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER
INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE
NEW JERSEY MEADOWLANDS COMMISSION, NEW JERSEY
DEPARTMENT OF TRANSPORTATION, AND THE BOROUGH OF NORTH
ARLINGTON AS A DEMONSTRATION COMMUNITY FOR THE
MOBILITY & COMMUNITY FORM PROGRAM**

WHEREAS, as many of the transportation corridors in New Jersey are reaching capacity, the New Jersey Department of Transportation (NJDOT) is seeking municipalities in a number of locations throughout the state to serve as demonstration communities for their new Mobility and Community Form Program in an effort to promote more walkable communities; and

WHEREAS, through a recommendation of the New Jersey Meadowlands Commission (NJMC), NJDOT has selected the Borough of North Arlington as a North Jersey location for a Demonstration Community; and

WHEREAS, utilizing its consultant the Municipal Land Use Center (MLUC) and the planning assistance of NJMC, NJDOT proposes to provide consultant assistance to the Borough of North Arlington as a Demonstration Community for exploring and applying the principles of Mobility & Community Form (MCF) within the Borough; and

WHEREAS, the Borough of North Arlington has identified Ridge Road as an area that could potentially benefit economically and physically from having a stronger identity and unifying development code; and

WHEREAS, the NJDOT staff and their consultants met with NJMC and the Borough of North Arlington to discuss the concepts of the Mobility and Community Form Program including municipal connectivity, mixed-use and housing diversity, street scale, placemaking, pedestrian access, and municipal identity; and

WHEREAS, that the Borough of North Arlington and/or planning consultant have agreed to provide data, meeting space, assistance with public outreach, and the cooperation necessary to achieve the maximum mutual benefit from the effort expended;

NOW, THEREFORE, BE IT RESOLVED the New Jersey Meadowlands Commission authorizes the Executive Director to enter into a Memorandum of Understanding to provide technical assistance as part of the North Arlington Mobility & Community Form project team.

The foregoing was adopted by Commission vote.

Joseph V. Doria, Jr.
Chairman

I certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of July 8, 2008.

Robert R. Ceberio
Secretary

Resolution No. 08-68

Memorandum



Meadowlands Environment Center

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

From: Christine A. Sanz Date: July 8, 2008

Subject: Mobility and Community Form Resolution

The New Jersey Department of Transportation (NJDOT) is promoting a new approach to local transportation planning that places community life and the quality of the human experience at the center of the planning process. The process takes into account the many ways that people utilize spaces in addition to assessing a location based on structures and streets.

With the transportation corridors in New Jersey reaching capacity, NJDOT, is seeking municipalities in a number of locations throughout the state to serve as demonstration communities for their new Mobility and Community Form Program in an effort to promote more walkable communities.

NJDOT is offering free planning services from their agency, along with the services of their planning consultants, the Municipal Land Use Center. NJDOT approached NJMC staff to determine if there might be a municipality in the Meadowlands District, with a state highway location, that could serve as a demonstration community in northern New Jersey.

At the time, NJMC Staff was assisting the Borough of North Arlington as part of the NJMC Sustainable Community Planning Service assessing a Ridge Road redevelopment vision that met the NJDOT criteria. Upon review by all entities involved, North Arlington has been selected by the NJDOT as a demonstration community for the Mobility and Community Form Program. The North Arlington Borough Council voted unanimously to enter into the process and an MOU with all parties on June 12, 2008.

The NJMC, through our Sustainable Community Planning Service, will offer to provide technical expertise in the form of assistance with facilitation of the visioning process; providing maps and baseline data available from the NJMC Geographic Information System (GIS); and offering recommendations to the Borough of North Arlington regarding sustainable planning features, master plan elements, zoning and development codes, potential special improvement districts, and other planning and design related components that may be necessary and desirable to implement the recommendations of the consultant team.

Adoption of this resolution would authorize the Executive Director to enter into a memorandum of understanding with the New Jersey Department of Transportation and the Borough of North Arlington to conduct a Mobility and Community Form demonstration project in the Borough of North Arlington.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO AN AGREEMENT WITH JOSEPH RENDIERO
TO PURCHASE PROPERTY IN THE BOROUGH OF EAST RUTHERFORD, NJ**

WHEREAS, The New Jersey Meadowlands Commission (NJMC) is authorized by N.J.S.A. 13:17-1 et seq. to preserve an ecological balance between natural and open space areas and development to provide for a comprehensive treatment of the ecological factors constituting the delicate environmental balance of the Meadowlands; and

WHEREAS, the properties described in this resolution will be preserved upon acquisition; and

WHEREAS, Joseph Rendiero who acquired ownership through a corrective deed with Tomu Development Co., Inc., is the present owner of the property comprising approximately 2.54 acres of land identified as Block 107.03, Lots 11 located in the Borough of East Rutherford, New Jersey; and

WHEREAS, the total purchase price for the property is \$45,720.00. The purchase price is derived by multiplying 2.54 acres by \$18,000 per acre, which equals \$45,720.00; and

NOW, THEREFORE, BE IT RESOLVED that the NJMC hereby authorizes the Executive Director to enter into an agreement with Joseph Rendiero for the purchase of Block 107.03, Lot 11, for a price not to exceed \$46,000.00; and

BE IT FURTHER RESOLVED, that the Agreement may contain such further terms and conditions as the Executive Director shall deem to be necessary, proper and in the best interest of the NJMC; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to enter into any and all other agreements and to take any and all other actions deemed necessary, proper and in the best interest of the NJMC to effectuate the closing of title on the Property as well as the objectives stated herein.

The foregoing Resolution was adopted by Commission vote.

Joseph V. Doria, Jr.
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 July 8, 2008

Robert R. Ceberio
Secretary

Memorandum



Meadowlands Environment Center

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

From: Christine A. Sanz Date: July 8, 2008

Subject: Purchase of Block 107.03, Lot 11 in East Rutherford for Open Space

The New Jersey Meadowlands Commission (NJMC) is authorized by N.J.S.A. 13:17-1 et seq. to preserve an ecological balance between natural and open space areas and development to provide for a comprehensive treatment of the ecological factors constituting the delicate environmental balance of the Meadowlands. As part of this statutory mandate, it has endeavored to acquire property for the purposes of preservation.

Joseph Rendiero has offered to sell the NJMC property comprising approximately 2.54 acres identified as Block 107.03, Lot 11 located in the Township of East Rutherford, New Jersey. The estimated cost per acre will be \$18,000.00 resulting in a purchase price of approximately \$45,720.00. The property is intended to be purchased as part of the NJMC's Open Space Acquisition Program.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ALLOCATE UP TO \$50,000 FOR THE DESIGN AND ENGINEERING OF
THE SHARED POLICE SHOOTING RANGE FOR CARLSTADT,
WOOD- RIDGE, MOONACHIE, RUTHERFORD , EAST RUTHERFORD
AND FOR THE FEDERAL RESERVE BANK**

WHEREAS, The New Jersey Meadowlands Commission (NJMC) has provided the Meadowlands Municipalities with Municipal Assistance Program (MAP) grants, and access to the NJMC Municipal Equipment Pool to help stabilize or lower municipal taxes in the Meadowlands District; and

WHEREAS, NJMC staff has worked with local officials to best match their municipal needs; and

WHEREAS, NJMC has encouraged the five municipalities and, one Federal agency to join efforts for the use of a shared Police Shooting Range in order to continue to promote share services.

NOW, THEREFORE, BE IT RESOLVED, that funds be allocated from the MAP grants program for the engineering and design of a police shooting range facility to be shared with Carlstadt, Rutherford, Wood-Ridge, East Rutherford, Moonachie and the Federal Reserve Bank in an amount not to exceed \$50,000.

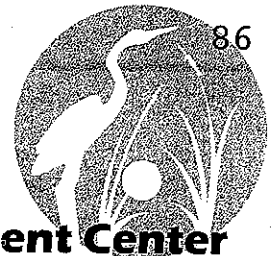
The foregoing was adopted by Commission vote.

Joseph V. Doria, Jr.
Chairman

I certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of July 8, 2008.

Robert R. Ceberio
Secretary

Memorandum



Meadowlands Environment Center

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

From: Christine A. Sanz Date: July 8, 2008

Subject: Allocation of funds for the engineering and design of a shared Police Shooting Range

The New Jersey Meadowlands Commission (NJMC) has provided the Meadowlands District Municipalities with Municipal Assistance Program (MAP) grants, and access to the NJMC Municipal Equipment Pool to help stabilize or lower municipal taxes in the Meadowlands District.

The NJMC staff has worked with local officials to best match their municipal needs has encouraged the five municipalities and one Federal agency to join efforts for the use of a shared Police Shooting Range.

Staff requests that funds be allocated from the MAP grants program for the engineering and design of a police shooting range facility to be shared with Carlstadt, Rutherford, Wood-Ridge, East Rutherford, Moonachie and the Federal Reserve Bank in an amount not to exceed \$50,000.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO AN INTERLOCAL SOLID WASTE SERVICES AGREEMENT
WITH UNION COUNTY UTILITIES AUTHORITY**

WHEREAS, on June 20, 2007 the NJMC and UCUA entered into an Interim Disposal Services Agreement, which will terminate December 31, 2008; and

WHEREAS, both NJMC and UCUA desire to enter into a new agreement for disposal services at the Keegan Landfill in Kearny; and

WHEREAS, the new agreement, which will commence on January 1, 2009, will be for a period of seven (7) years and will provide disposal services to the County at a rate of \$60.00 per ton. Beginning in calendar year 2010, the disposal rate will be adjusted each year by the percentage increase in the NY/NJ Metropolitan Price Index (CPI); and

WHEREAS, the agreement will provide the opportunity to the County of a guaranteed minimum disposal rate in the event that the NJMC lowers its rate below the disposal rate specified in the agreement and will also provide for any pass through of changes in state taxes.

NOW, THEREFORE BE IT RESOLVED by the New Jersey Meadowlands Commission that the Executive Director is hereby authorized to enter into an Interlocal Solid Waste Services Agreement with Union County Utilities Authority.

The foregoing was adopted by Commission vote.

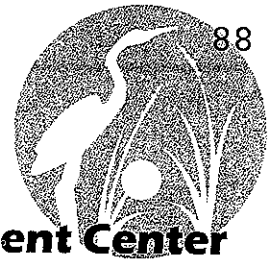
Joseph V. Doria, Jr.
Chairman

I certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of July 8, 2008.

Robert R. Ceberio
Secretary

Resolution No. 08-71

Memorandum



Meadowlands Environment Center

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

From: Irfan A. Bora and Tom Marturano

Date: July 8, 2008

Subject: Interlocal Solid Waste Services Agreement with Union County Utilities Authority

The County currently utilizes the NJMC 1-E Landfill for the disposal of its Type 13 waste under an interim solid waste services agreement, which is set to expire on December 31, 2008. Both the NJMC & UCUA desire to enter into a new agreement for disposal services at the Keegan Landfill in Kearny.

The new agreement, which will commence on January 1, 2009, will be for a period of seven (7) years and will provide disposal services to the County at a rate of \$60.00 per ton. Beginning in calendar year 2010, the disposal rate will be adjusted each year by the percentage increase in the NY/NJ Metropolitan Price Index (CPI). The agreement also provides for any pass through of changes in state taxes.

Finally, it provides the opportunity to the County of a guaranteed minimum disposal rate in the event that the NJMC lowers its rate below the disposal rate specified in the agreement.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH
FAIRLEIGH DICKINSON UNIVERSITY FOR THE PRESERVATION AND
DIGITIZATION OF HISTORICAL DOCUMENTS RELATED
TO THE DISTRICT AND NJMC**

WHEREAS, the Hackensack Meadowlands District (District) has a long, rich and unusual history; and

WHEREAS, the NJMC has been and continues to be committed to preserving the District's history through a variety of methods, including but not limited to its library, run by the Meadowlands Environmental Research Institute; and

WHEREAS, the NJMC staff recently explored collections of historical materials related to the District and the Commission and learned that Fairleigh Dickinson University has an extensive collection, in part, because Fairleigh S. Dickinson, Jr. was instrumental in the development of the NJMC's enabling legislation.

NOW, THEREFORE, BE IT RESOLVED, that in order to ensure the preservation and digitization of the collection for use by the public, the Executive Director is hereby authorized to enter into a Memorandum of Understanding with Fairleigh Dickinson University and award it an amount not to exceed \$44,000 for the preservation and digitization of historical documents related to the District and the NJMC.

The foregoing was adopted by Commission vote.

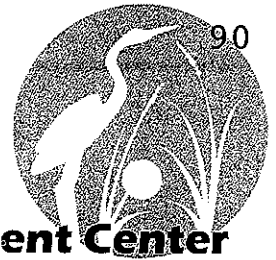
Joseph V. Doria, Jr.
Chairman

I certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of July 8, 2008.

Robert R. Ceberio
Secretary

Resolution No. 08-72

Memorandum



Meadowlands Environment Center

To: NJMC Commissioners

From: Robert R. Ceberio Date: July 8, 2008

Subject: MOU with Fairleigh Dickinson University for the Preservation of Historical Documents

The Hackensack Meadowlands District (District) has a long, rich and unusual history. The New Jersey Meadowlands Commission (NJMC) has been and continues to be committed to preserving the District's history through a variety of methods, including but not limited to its library, run by the Meadowlands Environmental Research Institute. Recently, the NJMC staff explored collections of historical materials related to the District and the Commission and learned that Fairleigh Dickinson University has an extensive collection, in part, because Fairleigh S. Dickinson, Jr. was instrumental in the development of the NJMC's enabling legislation. In order to ensure the preservation and digitization of the collection for use by the public, an MOU is recommended between the NJMC and Fairleigh Dickinson University. Staff respectfully requests that the NJMC authorize the Executive Director to enter into an MOU with Fairleigh Dickinson University and award it an amount not to exceed \$44,000 for the preservation and digitization of historical documents related to the District and the NJMC.

Attachment

Hackensack Meadowlands Inventory

MAPS

- Aerial Mosaic of the Hackensack Meaowlands. Pandullo-Frey. NJDEP. Nd
- American Revolution Bicentennial Map of Bergen County. Altshuler. 1976
- Auto Map- Suburban New Jersey. 1909
- Bed Rock map. NJGS. 1959
- Bed Rock Map. NJGS. 1962
- Bellmans Creek Aerial Survey. 1972
- Bergen. Robinson. 1902
- Bergen County, NJ. Survey Map Co. 1905
- Bergen County Composite Zoning. 1968
- Bergen County Planning Board. 1961
- Bergen County Stream Map. 1956
- Bergen, Hudson and Essex Topographical Map. USC&GS. 1890
- Bergen Township. 1668
- Bergen Township. Nd
- Berrys Creek Aerial Survey. 1972
- Berrys Creek Canal Aerial Survey. 1972
- Block and Lot Subdivision in the Hackensack Meadows. NJ Bureau of Marine Lands Management. 1970
- Block Map Cross Sections, Hackensack Meadows. Parillo. 1962
- Bridgmans Indexed Map of New York and Suburbs. Nd
- Building Zones- Rutherford. 1950
- Carlstadt Aerial Survey. 1972
- Carlstadt Ownership. NJ State Planning Bureau. 1960
- Comprehensive Plan Development of Marsh and Meadowlands. Jadwin. Meadows Reclamation Commission. 1930
- Comprehensive Water Supply Study, Bergen County, NJ. Major Transmission Mains and Storage Facilities. Bergen County. Planning Board. 1970
- Country Around New York, The. Rand McNally. 1889?
- County Owned Lands. 1964
- Cronakill Creek Aerial Survey. 1972
- Doctor Creek Aerial Survey. 1972
- Drainage Areas. 1963
- Driving Road Chart. Hyde. 1888
- East Rutherford Survey. Brancasons. 1976
- East Rutherford Survey. Brancasons. 1977
- Election Districts- Rutherford. Nd
- Elizabeth. Hagstrom. Nd
- Elizabeth. Meyer. 1896
- Elizabeth Quadrangle. USGS. 1900

- Elizabeth Quadrangle. USGS. 1955
- Elizabeth Quadrangle. USGS. 1995
- Elizabeth Town, NJ at the time of the Revolutionary War, 1775- 1783. Meyer. 1964
- Engineering Soil Map- Bergen County. 1939
- Engineering Soil Map- Essex County. 1939
- Engineering Soil Map- Hudson County. 1939
- Erie Railroad Suburban Lines. American Bank Note Co. 1904
- Essex. Essex Board of Chosen Freeholders. 1982
- Essex County. Hagstrom. Nd
- Essex County Atlas. Franklins. Nd
- Essex County Road Map. Stickel. 1929
- Flood Hazard Area Delineation- Passaic River Basin. NJDEP. 1972
- General Plan of Land Uses for New York. Regional Planning Association of New York. 1928
- General Plan of the Highway System for New York. Regional Planning Association of New York. 1928
- General Plan of the Park System for New York and Its' Environs. Regional Planning Association of New York. 1928
- General Plan of the Railroad System for New York. Regional Planning Association of New York. 1928
- Geologic Map of New Jersey. Geologic Survey of New Jersey. Cook. 1882
- Geologic Map of New Jersey; Lewis and Kummel; 1910-1912
- Hackensack. Hackensack Town Engineer. 1927
- Hackensack. (26 sheets) Lozier. 1927
- Hackensack Meadows. 1957
- Hackensack Meadows. 1960
- Hackensack Meadows. USGS. 1955
- Hackensack Meadows. HMRPB. 1957
- Hackensack Meadows. Smock. 1896
- Hackensack Meadows and Environs. NJDS&RP. 1968
- Hackensack Meadows- Elizabeth. NJGS. 1887
- Hackensack Meadows. HRPB. 1968
- Hackensack Meadows Quadrangle. USGS. 1955
- Hackensack Meadows: Tentative Storage Areas: Foreshore. HRPB. 1958
- Hackensack Meadows: Tentative Storage Areas: Concentrated. HRPB. 1958
- Hackensack Meadows: Tentative Storage Areas: Situtation. HRPB. 1958
- Hackensack Meadows: Tentative Storage Areas: Borough Boundaries. 1958
- Hackensack Meadowlands Base. 1960
- Hackensack Meadows Land Use. NJSPB. 1960
- Hackensack Meadowlands District Open Space Map. HMDC. 1972
- Hackensack Meadowlands District Zoning. 1972
- Hackensack Meadowlands Map Sheet Index. NJDEP. nd
- Hackensack Quadrangle. USGS. 1899

- Hackensack Quadrangle. USGS. 1940
- Hackensack Quadrangle. USGS. 1955
- Hackensack Quadrangle. USGS. 1970
- Hackensack Quadrangle. USGS 1981
- Hackensack Quadrangle. USGS. 1997
- Hackensack River. 1958
- Hackensack River Aerial Survey. Hurd. 1972
- Hackensack Sheet. NJDEP. 1934
- Hackensack Water Company System. Hackensack Water Co. 1926
- Harlem Quadrangle. USGS. 1924
- Harrison Aerial Survey. 1972
- Hasbrouck Heights. 1944
- Hasbrouck Heights Aerial Survey. 1972
- Hasbrouck Heights Assessment Map. 1916
- Hoboken N. Aerial Survey. 1972
- Hudson County. Hagstrom. nd
- Hudson County. Hearne. 1966
- Hudson County, NJ. Survey Map Co. 1905
- Hudson County land Use Map. 1973
- Hudson, Essex and Union Stream Map. 1967
- Intra-Morainic and Extra Morainic Glacial Drift (NJ). Salisbury. Geologic Survey Of NJ. 1893
- Jersey City and Hoboken. 1855
- Jersey City N. Aerial Survey. 1972
- Jersey City Northeast Rev. Aerial Survey. 1972
- Jersey City Ownership. NJ State Planning Bureau. 1960
- Jersey City Quadrangle. USGS. 1899
- Jersey City Quadrangle. US DOI-GS. 1942
- Jersey City Quadrangle. USGS. 1955
- Jersey City Real Estate Board. 1920
- Jersey City Real Estate Board. 1930
- Jersey City Sheet. NJDEP. 1899
- Jersey City Sheet. NJDEP 1928
- Kearney Aerial Survey. 1972
- Kearney Ownership. NJ State Planning Bureau 1960
- Kingsland creek Aerial survey. 1972
- Land Use. 1968
- Little Fall Ownership. NJ State Planning Bureau. 1960
- Lyndhurst. Neglia. 1959
- Lyndhurst Aerial Survey. 1972
- Lyndhurst Ownership. NJ State Planning Bureau. 1960
- Magnetic Declinations. 1965
- Map of Bergen Meadows. Gordon. 1836
- Map of Hackensack Meadows. Vermeure. 1896

- Map of Part of the States of New York and New Jersey. Lord Stirling. 1777
- Meadowlands Regional Planning Board. 1958
- Meadowlands USA. Meadowlands Chamber of Commerce. 1976
- Meadowlands USA- 10th Anniversary Area Map. Nd
- Meadows Yards Aerial Survey. 1972
- Mill Creek Aerial Survey. 1972
- Minor Subdivisions. 1888
- Moonachie Aerial Survey. 1972
- Municipal Land Use. 1966
- Municipal Planning Controls. 1965
- New Jersey. Horner. 1850
- New Jersey. NJSPB. 1960
- New Jersey. NJMRC. 1930
- New Jersey Atlas and Gazetteer: topos maps of the entire state. DeLorme. 1999
- New Jersey Azotic and Paleozoic Formations. NJGS. 1868
- New Jersey Geodetic Control Map #26, Elizabeth and Jersey City. Geologic Survey of New Jersey. nd
- New Jersey Industrial and Office Parks. National Association Of Industrial Parks. 1976
- New Jersey Municipal Planning Controls. NJ Conservation and Economic Development. 1962
- New Jersey Municipal Population Densities. 1965
- New Jersey Tax Maps. NJ Conservation and Economic Development. 1963
- New Jersey Municipal Tax Maps. NJCED. 1940
- New Jersey Municipal Tax Maps. NJCED. 1950
- New Jersey Municipal Tax Maps. NJ Conservation and Economic Development. 1965
- New Jersey Northern Metropolitan Area. H.M. Gousha. 1969
- Newark and Vicinity. Interstate Map. 1935
- Newark Sheets. NJGS. 1887
- Newark Quadrangle. USGS. 1908
- Newark, NJ Quadrangle. USGS. 1944
- Newark Turnpike Aerial Survey. 1972
- North Arlington Aerial Survey. 1972
- North Arlington Ownership. NJ State Planning Bureau. 1960
- North Bergen Aerial Survey. 1972
- North Bergen Ownership. NJ State Planning Bureau. 1960
- Northern New Jersey Auto. Walker. 1907
- Occupied and Potential Industrial Lands. NJ Conservation and Economic Development. 1958
- Overpeck Aerial Survey. 1972
- Passaic and Hackensack Rivers. USGS. 1958
- Passaic and Hackensack Rivers Channel Depths. USDOC. 1966
- Passaic County. Hearne. 1967

- Passaic River Aerial Survey. 1972
- Penhorn Creek Aerial Survey. 1972
- Photo Mosaic Hackensack Meadows District and Vicinity. HMDC. 1969
- Plan... of Elizabeth Town. I Hills. 1780
- Political Subdivisions. 1967
- Port of New York and New Jersey. PANYNJ. Nd
- Port Newark and Elizabeth Port Authority Marine Terminals. 1972
- Province Map of New York and New Jersey. 1976
- Public and Private Potable Watershed Properties. 1962
- Railroad Systems in New Jersey. 1963
- Railroads New Jersey. Van Cleef. 1887
- Railroads of New Jersey. Anderson. 1884
- Ridgefield Ownership. NJ State Planning Bureau. 1960
- Rutherford Aerial Survey. 1972
- Rutherford Ownership. NJ State Planning Bureau. 1960
- Sawmill Creek Aerial Survey. 1972
- Sawmill Creek W. Aerial Survey. 1972
- Secaucus Aerial Survey. 1972
- Secaucus Ownership. NJ State Planning Bureau. 1960
- Secaucus S. Aerial Survey. 1972
- Secaucus W. Aerial Survey. 1972
- Sewage Disposal Plan for Lower Passaic Valley. PVD Commission. 1903
- Sketch of the Northern Parts of New Jersey. I Hills. 1781
- South Bergen area. Nd
- South Hackensack Aerial Survey. 1972
- South Hackensack Ownership. NJ State Planning Board.
- State Owned Lands. 1964
- State Owned Lands. 1968
- State owned Lands. 1973
- Storage Areas. HMRPB. 1958
- Teterboro Aerial Survey. 1972
- Topographical Map of New Jersey. 1860
- Triassic Formation. Cook. 1867
- Tri-State Metropolitan Region and Environs- Railroads. Regional Plan Association. 1965
- TriState Metropolitan Region and Environs- Political Divisions. 1965
- Union City Aerial Survey. Hurd. 1972
- Union County, NJ. Survey Map Co. 1905
- Walden Swamp Aerial Survey. 1972
- Walden Swamp, Hackensack Meadowlands. NJDEP. 1972
- Water Supply Works of Northern New Jersey. National Board of Fire Underwriters. 1952
- Weehawken Quadrangle. US DOI-GS. 1940
- Weehawken Quadrangle. US DOI-GS. 1943

- Weehawken Quadrangle. US DOI-GS. 1950
- Weehawken Quadrangle. US DOI-GS. 1955
- Weehawken Quadrangle. US DOI-GS. 1967
- Weehawken Quadrangle. US DOI-GS. 1981
- Weehawken Quadrangle. US DOI-GS. 1995
- Yonkers Quadrangle. US DOI-GS. 1956
- Zoning in Bergen County. 1964

BOOKS

- Analysis of Alternative Solid Waste Management Systems for The Hackensack Meadowlands District. Zurn Environmental Engineers. 1970
- Analysis of Hackensack Meadowlands District Development. Real Estate Research Corp. 1969?
- Analysis of Residential Green Building Best Management Practices. Senick. 2006
- Analysis of Solid waste Processing Proposals for the HMDC. Angkatavanich. 1973
- Annual Report. BCBCF.
- Annual Report from the Hackensack Meadowlands Development Com. 1983-
- Baling and Resource Recovery System. HMDC. 1975
- Bergen County Planning for Future Development. BCPB. Pond. 1968
- Bergen County's cross acceptance report to the State Planning Commission. BC.DPED. 1989
- Biological Assay Procedure for Determining the Effects of Industrial Effluents on Some Key Aspects of the HM Estuary. HMDC. 1973
- Committee Meeting of Senate Legislative Oversight Comm. On Senate Concurrent resolution no 27: determines that Special Area Management Plan proposed by HMDC... 1996
- Comprehensive Report Prepared for the Meadowlands Regional Development Agency by the NJDCED. 1960
- Consultants Report to the TriState Transportation Committee on a Renaissance... Row. 1965
- Decision on application of Berry's Creek Center Management Group and Kero/Federal Pater Group for approval of a development plan... HMDC. 1981
- Decision on application of Berrys' Creek Center management Group and Kero/Federal Pater Group for approval of a general plan. 1979
- Decision on application of Hartz Mountain Industries for approval of a development plan for Island Residential I... HMDC. 1978
- Decision on application of Hartz Mountain industries for approval of a revised general plan for the Island residential I. HMDC. 1974
- Decision on application of Hartz Mountain industries for approval of a revised
- Decision on application of Hartz Mountain Industries for approval of an implementation plan for island Residential I...HMDC. 1978
- Decision on Application of Hartz Mountain Industries for a general plan for the

- Island Residential I... HMDC. 1974
- Decision on Application of the Municipality Sanitary Landfill Auth. To construct a solid waste treatment facility in Kearney. HMDC. 1974
 - Develop the Meadows. MRDA. 1961
 - Draft Assessment of the Potential Environmental Impact of the Construction and Operation of the NJ Sports and Exposition>>> NJSEA.1972
 - East Rutherford Master Plan. S.I. 1966
 - East Rutherford Master Plan. Report No 1. PVCPA. 1966
 - Ecological and Resource Management Plan for the Hackensack Meadowlands. Mattson, Chester. 1978
 - Environmental Assessment of the Master Plan and Proposed Zoning ordinance for the HMD. NJ DEP. 1972
 - 50 Best Shopping Outlets in the Meadowlands Area. 1979
 - Fairview Master Plan, Report no. 1. Planning Assoc of NJ. 1972
 - Fairview Master Plan, report no 2. PANJ. 1973
 - Feasibility study and report of a Hackensack River Dam... Bergen County office of the County Engineer. 1966
 - Final Report of the NJ Comm to Study Meadowland Development. NJ. CSMD. 1965
 - First two Year Update of the HMDC Solid Waste Management Plan for Group 1 Districts. 1982
 - Full Environmental Impact Statement for the Proposed Meadowlands Arena.. McCormick & Assocs. 1978
 - Guidelines for the Economic Development of the Newark Area Adjacent to Newark International Airport. PANYNJ. 1974
 - Hackensack Meadows, Bergen County, NJ. Passaic Valley Citizens Planning Assoc. 1958
 - Hackensack Meadowlands, 1968. DCA, DSRP. 1968
 - Hackensack Meadowlands, a metropolitan wildlife refuge. Kiviat, Erik. 2006
 - Hackensack Meadowlands- an ecological perspective. Mattson, Chester. 1970
 - Hackensack Meadowlands Comprehensive Land Use Plan. Hume. 1970
 - Hackensack Meadows Comprehensive Plan. MRDA.
 - Hackensack Meadows Comprehensive Plan: technical report. Rutgers U. BER. 1966
 - Hackensack Meadowlands Development Commission Intermunicipal Account... Winslow. 1978
 - Hackensack Meadowlands Intermunicipal Cost and Revenue Sharing. NJ>DCA. 1968
 - Hackensack Meadowlands Reclamation and Development Act with Digest. HMDC. 1969
 - Hackensack Meadowlands: the politics of regional planning... Golman. 1975
 - Hackensack Meadowlands: today and tomorrow. FDU. 1977
 - Hackensack Meadowlands Transportation Study. PANYNJ. 1978
 - Historical Consideration of Tidal Flow in the Hackensack Meadowlands. HMDC. 1973

- Intergovernmental Relations and Urban Development Policy: the politics of the Hackensack Meadowlands. Boldt. 1972
- High Performance building in the Meadowlands. Senick. 2006
- Interim Report: March 1976. NJ. Legislature. Study Commission on
- The Hackensack Meadowlands. 1976
- Intergovernmental Relations and Urban Development Policy. Boldt.
- Interim Report: March 1976 Legislative Study Commission on the Hackensack Meadowlands. 1976
- Intermunicipal Tax Sharing. HMDC. 1972
- Intermunicipal Tax Sharing. Anisfield. 1978
- Intermunicipal Tax Sharing; theory and operation. HMDC. 1972
- Kearney Meadows: Land Use Study. Kearney Industrial Comm. 1976
- Land Now or Formerly Below Mean High Water. Hurd Aerial Surveys, inc. 1972
- Land Ownership and Assessed Valuation. Horvath. 1967
- Land Use and Development Trends in the Hackensack Meadows. Strachan. 1966
- Land Use by Municipalities and Counties. DCA. DSRP. 1966
- Land Use for the Meadowlands. Passaic-Bergen Planning Assoc. 1954
- Land Use Plan for the Meadowlands... PBCPA. 1954
- Master Plan for DeKorte Park... Wehran Engineering. 1979
- Master Plan: Hackensack Meadowlands District Zoning Regulations. HMDC. 1971
- Master Plan: Hackensack Meadowlands District Zoning Regulations. HMDC. 1972
- Master Plan: Hackensack Meadowlands District Zoning Regulations. HMDC. 1973
- Master Plan of Bergen County. Part 1. 1966
- Master Plan; Sanitary Land Fill Regulations. HMDC. 1971
- Master Plan: Wetlands Order: Procedures and Guidelines. HMDC. 1972
- Meadowland. Mortenson. 1983
- Meadowlands Regional Development Agency: Annual Report.
- Meadowlands: wilderness adventures at the edge of the city. Sullivan. 1998
- Membership Directory. Meadowlands Regional CofC. 1993
- Mercury Concentrations in Fish and Aquatic Invertebrates from the Hackensack Meadowlands. Leach. 1979
- Mercury Concentrations in Muskrats... Galluzi. 1976
- Movement Patterns, Hackensack Meadows. Simonson. 1966
- New Jersey 1982 state water quality inventory report. Robinson, Keith. 1983
- New York Metropolitan Region: findings and study. Duskin. 1966
- Nitrogen budget discrimination for a selected site in the Hackensack Meadowlands. HMDC. 1974
- Open Space and Recreation. UCPB. 1972
- Open Space and Recreation Plan for Hudson County. HCPB. 1971
- Open Space and Recreational Needs in the Hackensack Meadows. Simonson. 1966

- Open Space for the Hackensack Meadowlands. Mattson. 1972
- Panel Meeting of Assembly Light Rail Transit Leg. Panel: transportation issues concerning potential redevelopment of the Sports Complex. 2003
- Patterns of Urban Growth and Decline: a study of the socio-economic characteristics of the core area of the nine county northeastern NJ region. Duskin. 1966
- Physical Characteristics. Union County Planning Board. 1967
- Phytopedologic Study of the Hackensack Meadowlands. Harmon. 1969
- Preliminary Ecologic Study and Evaluation of a Section of the Hackensack Meadowlands. Potera. 1970
- Proceedings: Tri-State Regional Conference. TSRPC. 1976
- Projections of Land Use.: Residential. Commercial and Industrial. Strachan. 1968
- Proposals for Progress in Northern NJ. RPA. 1963
- Proposed NJ Coastal Management Program and Draft Environmental Impact Statement. NJBCPD. 1980
- Proposed Master Plan: City of Newark. Newark. Central Planning Board. 1965
- Proposed Method of Solid Waste Reduction for the Hackensack Meadowlands. Cascino. 1972
- Proposed NJ Coastal Management Program... NJBCPD. 1980
- Public Meeting before Assembly Energy and Natural Resources... (would require the HMDC to provide... solid waste services). 1987
- Public Hearing before Assembly Independent Authorities Comm. On Berry's Creek Project. 1982
- Public Hearing before Assembly Judiciary Comm on Senate Bill no.914 (amends HMRand D Act)m1972
- Public Hearing Before Committee on Agriculture, Conservation and Natural Resources on Senate Bill no. 477 (Hackensack Meadowlands Reclamation and Development Act). 1968
- Public Hearing before Comm on Agriculture, Cons & Nat Res. On Senate Bill no 477 (HMR&D Act).
- Public Hearing before HMD Task Force>> enabling legislation. 1988
- Public hearing before HMD Task Force: HMDC and its relationship with the HMMC. 1988
- Public Hearing before HMDCTF: an overview of the legislative mandate of the Comm... 1988
- Public Hearing before Senate HMDTF. Responsibility of HMDC for solid waste... 1988
- Public Hearing before Senate HMDTF: transportations issues in the HMD. HMDTF. 1988
- Public Hearing before Senate Comm. On Air and Water Pollution... on Senate Bill no 518 (HM title and Development Act. 1967
- Public Hearing before Senate State Government, Federal and Interstate Relations... (est. task force to study the HMDC). 1987
- Public Hearing on Proposed Master Plan Stage II. HMDC.1972
- Quest for Regional Cooperation; a study of the New York Metropolitan Regional

- Council. Aron.
- Regional Forecast, 1985. TSRC. 1967
 - Regional Labor Force. Duskin. 1965
 - Regional Land Development. Duskin. 1966
 - Report. Meadowlands Regional Study Center, FDU. 1964
 - Report of the Commission to investigate and report concerning the need and advisability of the development of property in and near Newark Bay... NJ Newark Bay Comm. 1929
 - Report of the Meadow Reclamation Comm. NJ.MRC. 1930
 - Report on the Metropolitan Regional Council. BCRRC. 1963
 - Report: Revised Master Plan, Overpeck County Park. BCPC. 1963
 - Resolution Establishing Rules and regulations Governing the Location, Construction and Operation of Sanitary Land Fills within the HMD. 1974
 - Richard DeKorte State Park: master plan. Wehran Engineering Assoc. 1979
 - Rutherford Master Plan. PVCPA. 1966
 - Shaping the Future: a guide to mapping the state plan. Erickson. 1992
 - Solid Waste Management Plan. HMDC. 1979
 - Study of the Market for Recovered Material and Energy Resources. Reutter -Baker. 1978
 - Suggested Action Program for the Reclamation and Development of the Hackensack Meadows. 1960
 - Summary Report: a Study to Initiate Air Pollution Considerations in the Development, evaluation, and Selection of Alternative Land Use Plans... Burnis and Roe. 1972.
 - Supplemental Report of the NJ Commission to Study Meadowlands Development. 1966
 - Survey of the Existing Land Use Pattern in the Hackensack Meadowlands District. HMDC. 1968
 - Techniques for Intergovernmental Redevelopment of the Hackensack Meadowlands. Rutgers. BGR. 1973
 - Traffic and Access, New Jersey Sports Complex. NJ Sports and Exp Auth. 1975
 - Transit 76: Progress Report: phase I study of mass transit to the NJ Sports Complex. HMDCST. 1975
 - Urban Impact of the Retail Component of the Berry's Creek Center. Schwartz. 1980
 - Waste Water treatment: a determination of limiting factors thru biological assay. LoPinto. 1975
 - Water Quality in a Disordered System... Potera. 1971
 - Wetland Bio-Zones of the Hackensack Meadowlands. HMDC. 1975
 - Wetland Bio-Zones of the Hackensack meadowlands. HMDC. 1980
 - Zoning Rules. HMDC. 1979

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:
 - EnCap Litigation
 - Nautical Properties Litigation
 - NYS&W Litigation
 - NJSEA Litigation

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.

Joseph V. Doria, Jr.
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 July 8, 2008.

Robert R. Ceberio
Secretary