

PUBLIC HEARING

before

SENATE JUDICIARY COMMITTEE

on

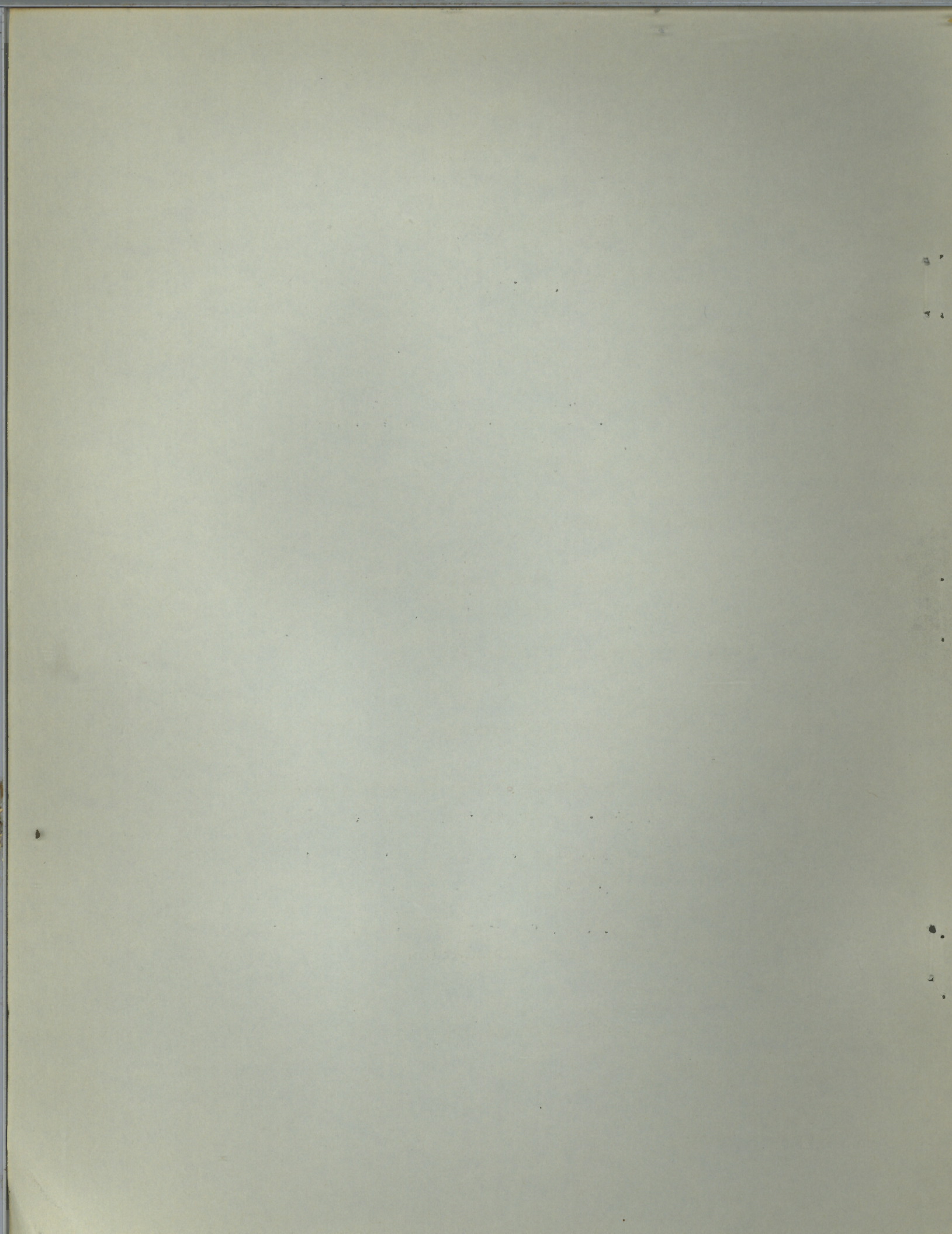
SENATE BILL NO. 2175
[Creating the New Jersey Sports
and Exposition Authority]

Held:
April 12, 1971
Assembly Chamber
State House
Trenton, New Jersey

MEMBERS OF COMMITTEE PRESENT:

Senator Harry L. Sears [Chairman]
Senator Richard R. Stout
Senator Joseph C. Woodcock, Jr.

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QUESTION 1

1.1.1. The following table shows the number of people who attended a concert in each of the five years from 2010 to 2014. The number of people who attended the concert in each year is given by the frequency f_i for the year x_i .

Year (x_i)	Frequency (f_i)
2010	120
2011	150
2012	180
2013	200
2014	220

1.1.2. The following table shows the number of people who attended a concert in each of the five years from 2010 to 2014.

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SENATOR HARRY L. SEARS [Chairman]: I will now declare the public hearing on Senate Bill Number 2175 open and before we begin with the first witness, I would just like to direct a couple of general comments to the manner in which we will conduct the hearing and one or two other ground rules. Since I understand we may have one or two busloads of people representing either one side of the question or the other, I am not sure, who will be coming into the gallery, I may have to repeat this. But we have thus far registered 22 witnesses and any of you who have been here before will know immediately that we had all better get comfortable and spend a long day. It also means in consideration of the time factor and in order to give everyone an opportunity to be heard, it is essential that one witness not consume any more of our time than is absolutely necessary. I am not going to put a time limit on anybody, but I would ask those of you who have prepared statements for the record, if they are lengthy, please consider summarizing them and hitting the highlights, what you consider to be the most important points that you have to make.

Undoubtedly there will be questions from time to time that either myself as Chairman or Senator Stout or other members of the Committee who will be along may have. This can be very time consuming as well.

I will say at the moment, so you will be familiar with the tentative schedule, that we will plan to run the hearing until one o'clock, break at that time for lunch, and we will try our best to finish today. Although with this number of witnesses, that may prove somewhat difficult.

With me, is Senator Stout, who is a member of the Senate Judiciary Committee. We do expect other members of the Committee to join us during the day. But we will start now in the interest of time and I will ask Mr. Fred Schneeweiss, President of the New Jersey Restaurant Association, to come forward and take the witness chair, which is the one

directly in front of me and to my left.

F R E D S C H N E E W E I S S: The New Jersey Restaurant Association is pleased to join with a broad cross-section of the State's economic interests in urging speedy approval of S 2175, the New Jersey Sports and Exposition Authority Law. We are convinced that full implementation of the various programs contemplated by this legislation will serve as a major step forward for the economic, civic and social life of the State of New Jersey.

I do not believe it necessary for me to dwell on the specifics of this bill. I am sure you all are far more familiar with them than I. What does merit our attention, though, is the vast contributions which would be made toward New Jersey's economy and culture by this bold, visionary concept.

Almost since colonial days, New Jersey has been described as "a barrel tapped at both ends." This means that New York at one end and Philadelphia at the other have drawn economic and civic sustenance from New Jersey. At the same time our development too often has been merely an offshoot of more fundamental actions in those two metropolises. Governor Cahill's proposal for a vast sports complex, I think, will do much to reverse this trend. Not only will it help give New Jersey an identity of its own, but it will serve as the foundation for a tremendous growth of self-sustaining commerce in North Jersey.

We in New Jersey finally will begin to tap New York. And if we properly plan and control this development, the benefits can be fantastic. The fact that this development will take place under the auspices of the State and the Meadowlands Commission, I think will assure proper planning.

Obviously, patrons of Shea Stadium do not all live in Queens, just as the fans in Madison Square Garden are not all from Manhattan. Certainly the same would be true of those attending a basketball game, hockey match or horse race meeting in the Meadowlands. Regular patrons could be expected from New York,

Connecticut, Pennsylvania, Delaware, Maryland and, of course, New Jersey.

It is our contention that New Jersey businesses over a wide area would benefit directly -- and that means that all of New Jersey would benefit. The spectators and the players all would have to be fed, housed, and otherwise accommodated. They would ride our highways, rails or buses, or fly to some nearby location such as Newark Airport. No one who visits Los Angeles considers his trip complete without a stop at Disneyland, located well outside the L.A. city limits at Anaheim. Similarly, anyone visiting New York, Newark or Philadelphia will want to travel to the Meadowlands Sports Complex. It's certain to be one of the great international attractions.

Probably the most significant impact on all New Jerseyans - business as well as private citizens -- will result through the increased State tax collections which will develop from the business generated in North Jersey by the complex. What with ever increasing demands on the public treasury, this will be more than welcome to all of us.

One final note: the Sports and Exposition Authority which would be created under this legislation would include public members to be appointed by the Governor. We hope that at least one of those members will be a representative of the food and travel industry which has served New Jersey so well for so long. Thank you.

SENATOR SEARS: Thank you very much, Mr. Schneeweiss. I assume for the record we can show that you have been authorized by the New Jersey Restaurant Association to appear here.

MR. SCHNEEWEISS: That's right.

SENATOR SEARS: -- and that you speak for the Association.

MR. SCHNEEWEISS: Yes, I do.

SENATOR SEARS: Any questions, Senator Stout?

SENATOR STOUT: No.

SENATOR SEARS: Thank you very much.

Mr. Charles W. Davis. I am told he is not here.

Is Mrs. Van Ness here as yet?

Is Mr. Werblein ready? Sonny Werblein, representing Rutgers, the State University. Mr. Werblein is on the Board of Trustees of Rutgers. All right, sir. Go ahead.

S O N N Y W E R B L E I N: I am here to speak affirmatively for the passage of this bill.

We believe in Rutgers that a sports stadium of a size comparable to those of other universities will enable us to have a first-class football program at Rutgers University.

There are two things that make great football teams: One is the student athlete. And we have taken steps from within to facilitate the mission of more and better New Jersey State residents to play at Rutgers. The thing that is lacking principally is the size of the stadium that can give the guarantees to attract the good schools. A case in point is: Rutgers one Saturday played Army at West Point and took home a guarantee of \$55,000 and played Lafayette the next week and lost about \$4,000. If we could have six or seven games played at facilities, such as proposed, we think we could compete on a national scale.

The precedent for this type of operation has been established by many schools. The University of Alabama plays some of its games at Tuscaloosa and it plays its big games at Legion Stadium in Birmingham where they have a seating capacity of about 80,000.

Speaking personally, I believe that New Jersey deserves and should have this kind of complex. We are really suffering from the fact that too long we have regarded ourselves as New Jersey, a small state between Philadelphia and New York or a small state between New York and the rest of the United States.

The fact of the matter is that any study of marketing, any survey, will show that we are really in the hub of the metropolitan section and, as such, this proposed site is just

about perfect. It is closer to the huge population of New York City really than Roosevelt Raceway is, which is out on Long Island. We seem to regard the Hudson River as a bigger barrier really than the East River or the Harlem River and it really isn't. The tunnels and bridges and the automobile have made townlines practically nonexistent. The facility is one that the metropolitan area needs quickly and badly and I feel if it is not done in New Jersey sooner or later it will be done by New York because New York doesn't have any such facility.

Another thing, I have been questioned from time to time as to the possibility of major league teams using this facility. I believe that that is fairly possible and feasible. There are many problems to be worked out because of the construction of the leagues, their territorial rights and things of that sort. But these things are not insurmountable and can be worked out. Furthermore, a new facility would lend itself to sports that are unattached at the moment, which are going to be sports of the future and certainly will be revenue-producing factors. I am referring to such things as jai alai, dog-racing, soccer, tennis and many other operations and leagues in the formative stages that can be attracted.

SENATOR SEARS: Thank you very much, Mr. Werblein. Senator Stout, do you have any questions?

SENATOR STOUT: What you are saying is that this would be an ideal spot for intersectional games, whether it be Rutgers or some team that has a great following in the New York area, such as Notre Dame?

MR. WERBLEIN: On the collegiate level, yes. The fact that you have artificial surface will make the facility useful as many times a week as you would want to use it, even during the football season. For instance, the Orange Bowl in Miami now is used on Wednesday, Friday, Saturday afternoon and Sunday for football. They get four days a week out of it.

I think not only would we attract and have inter-sectional games and games, more importantly, that will be televised and get the State on the national map, so to speak, sports-wise, but you also will be able to use it for many other championships.

SENATOR STOUT: You have mentioned the fact that this was in the hub of the population center of the metropolitan area and that a great number of fans would be able to get there more conveniently than to some place on Long Island. It would be easier to get there from Massachusetts, Connecticut, Upper New York State and Jersey.

MR. WERBLEIN: The audience complexion of any sporting event that takes place in New York City is not composed principally of New York people. When we first had the Jets we took license counts to see where people were coming from and there were more people from Northern New Jersey and Westchester than there were at that time from Nassau County and certainly more than from Suffolk County, which are the two adjacent counties to Queens, Nassau being first and then as you go farther east, Suffolk being out there. But there were more people from Connecticut, Westchester and Northern New Jersey, particularly Northern New Jersey, than there were from any other area. Of course, there was no license count possible of people who came out by subway. But by the same token, a lot of people came over from Jersey and parked their cars downtown and came up by subway. So I just don't think there are any territorial restrictions any longer.

I know, for example, that there has been a group from Mount Vernon that has been trying to get some ground to put this together and have had it from time to time pretty well underway. Mount Vernon is an inconvenient place to get to. But this particular area you are talking about, you just couldn't find a better area any place than this complex, and when we say metropolitan area, we are talking from Bridgeport to Poughkeepsie, to Trenton and Asbury Park. That's about it.

SENATOR STOUT: One of the things that has come up was fear that this would be a weekend affair and not an all-week matter. Is there a way that we could make sure that the facilities would be used in the first part of the week?

MR. WERBLEIN: Yes, good management, Senator. That is the only thing that will do it. The same thing was said about the Houston Astrodome and that now is used, I believe, about 320 days a year. With present construction and present utilities, a stadium or a coliseum, speaking about the smaller type, can be used many times a day. Madison Square Garden, for example, will have an ice hockey match in the afternoon and a basket ball game at night

Now as I understand this, this is not just a sports stadium, but it is also to be used for expositions. And again there is nothing good on the Manhattan side of the island to handle these expositions. There are facilities there, but they are not the best. So I would say with proper management, you will get tremendous usage of this.

SENATOR STOUT: Thank you. That's all I have.

SENATOR SEARS: You are principally representing or you are representing the Board of Trustees of Rutgers here, Mr. Werblein.

MR. WERBLEIN: Yes.

SENATOR SEARS: -- although your experience cuts across many areas of interest as far as this facility is concerned. But speaking of Rutgers, I gather from what you said that Rutgers is interested in becoming a more significant football power, in other words, in building up football to an extent where at least we would have some impact on an intersectional basis. Do you think it is possible for Rutgers to do that without a facility such as this in the State?

MR. WERBLEIN: No. No, you can't do it in a facility that seats about 18,000 people because you just cannot give the guarantees. I don't know how familiar anyone is with these colleges, but when Notre Dame or Ohio State

or anybody travels, they travel with bigger guarantees than the professional teams get - in other words, \$75,000 or \$100,000 guarantees - before they will book a game or schedule a game.

I would like to clear up a point here if I might so it would be clear exactly what I am talking about. I am talking about the use of this stadium for Rutgers' football team or teams, not as something to replace or be regarded in the same light as the Field House because the Field House is necessary on the Rutgers' campus to take care of the students there and give them a facility for intra-mural sports.

SENATOR SEARS: This would be something you could use for a significant intersectional type of game or an important game.

MR. WERBLEIN: For important games. I think we need a new facility in the State. I think the only one we play now is at Palmer Stadium and that is kind of antique.

SENATOR SEARS: Thank you very much, Mr. Werblein. We appreciate having the benefit of your views.

Are either Mr. Davis or Mrs. Van Ness here as yet?
[Not present.]

Is Mr. Marciante here? [Not present.]

Richard Mulligan.

R I C H A R D B. M U L L I G A N: My name is Richard B. Mulligan. I am associated with the New Jersey Racing Commission.

Racing with pari-mutuel betting is now 30 years old in New Jersey and for those 30 years we have talked about racing in North Jersey, but nothing tangible has ever developed. A number of applications have been received and in all those years only one ever did meet the standards New Jersey has set for a plant in the northeast section of our State.

There is no question that a plant in this section of our State, properly planned, properly located and properly managed, could without question be the most lucrative of any

RACING PLANT IN THE NATION OR WORLD.

NEW JERSEY IS A RACING STATE, IDEALLY LOCATED ADJACENT TO GREAT METROPOLITAN CENTERS.

NEW JERSEY IS IN THE RACING BUSINESS, WE ARE IN COMPETITION WITH PENNSYLVANIA AND NEW YORK AND OTHER STATES -- WE MUST CONDUCT IT AS A BUSINESS TO SURVIVE. ALL DECISIONS MUST BE MADE ON A BUSINESS-LIKE BASIS, ALL IN KEEPING WITH THE STATE'S BEST INTEREST. ONLY IN THIS FASHION CAN WE MEET AND OVERCOME COMPETITION.

WE MUST MEET AND BEAT COMPETITION IN EVERY CONCEIVABLE WAY. OTHERWISE, WE WILL BE RELEGATED TO SECOND OR THIRD CLASS RACING -- AND THIS, IN TIME, WILL KILL THE RACING INDUSTRY IN NEW JERSEY.

IF WE ARE TO STAY IN THE RACING BUSINESS, WE SHOULD STRIVE TO BE THE BEST AND TAKE ADVANTAGE OF OUR OPPORTUNITIES. A TRACK IN NORTH JERSEY WOULD, IN MY OPINION, OUTDRAW THE TWO STANDARD BRED TRACKS, YONKERS AND ROOSEVELT RACEWAY, LOCATED IN NEW YORK AND WOULD DO AS WELL OR POSSIBLY BETTER THAN AQUEDUCT, ALSO LOCATED IN NEW YORK. A TRACK IN HUDSON OR BERGEN COUNTY WOULD RETURN MILLIONS TO NEW JERSEY IN RACING REVENUE.

LET ME REVIEW THE "HANDLE" AT THE THREE NEW YORK TRACKS MENTIONED ABOVE FOR THE YEAR 1970:

AQUEDUCT: 138 DAYS OF RACING GENERATED A "HANDLE" OF \$484,873,292.00 OR AN AVERAGE OF \$3 1/2 MILLION DOLLARS PER DAY.

BELMONT: 72 DAYS OF RACING GENERATED \$223,088,225.00 OR AN AVERAGE OF OVER \$3 MILLION DOLLARS PER DAY.

YONKERS: 142 DAYS OF RACING GENERATED A "HANDLE" OF \$316,665,503.00 OR AN AVERAGE OF \$2,225,000. DAILY.

ROOSEVELT: 155 DAYS OF RACING GENERATED A HANDLE OF \$310,973,401.00 OR AN AVERAGE OF \$2 MILLION DOLLARS PER DAY.

THE ABOVE TOTALS 507 DAYS OF RACING WITH A "HANDLE" OF ONE BILLION, THREE HUNDRED THIRTY FIVE MILLION DOLLARS.

IF NEW JERSEY HAD EVEN HALF THAT NUMBER - OR 253 RACING PROGRAMS AND HALF THAT "HANDLE", OR \$667 MILLION DOLLARS, BASED ON THE 9.15% "TAKE" THAT SENATE BILL #2189 PROVIDES, PLUS 1% FOR BREAKAGE (WHICH IS AN APPROXIMATE ACCURATE FIGURE) NEW JERSEY COULD EXPECT REVENUES OF APPROXIMATELY \$67 MILLION DOLLARS PER YEAR. MORE RACING DAYS OR FEWER RACING DAYS WOULD NATURALLY AFFECT THIS FIGURE.

IN PENNSYLVANIA, CONTINENTAL RACING ASSOCIATION AND EAGLE DOWNS ARE BOTH SHOWING HEALTHY GROWTH. CONTINENTAL SHOWED A HEALTHY INCREASE OF 71.2% IN "HANDLE" IN 1970 OVER 1969 AND EAGLE DOWN A 31.7% INCREASE IN "HANDLE". BEAR IN MIND ALSO THAT RACING IN PENNSYLVANIA IS ONLY TWO YEARS OLD.

ON THE OTHER HAND, DELAWARE, WHO LET COMPETITION CREEP UP ON THEM, HAVE BEEN EXPERIENCING DRASTIC YEARLY DECLINES - 10% IN 1969 AND 8.7% IN 1970.

I BELIEVE IT IS HIGH TIME FOR NEW JERSEY TO MOVE IN A DEFINITE AND POSITIVE WAY TOWARDS THE INTRODUCTION OF RACING IN NEW JERSEY, AND I BELIEVE SENATE BILL #2175 IS THE MEDIUM THROUGH WHICH IT CAN BE BROUGHT ABOUT.

THE CHIEF OBJECTIVE WOULD BE TO BRING TO NEW JERSEY THE FINEST STABLES, TOP HORSES, OWNERS, BREEDERS AND TURF PERSONALITIES AVAILABLE - THE BEST THROUGHOUT THE WORLD.

OUR POLICY SHOULD BE TOP PURSES, TOP RACING AND TOP CONVENIENCES FOR FANS, HORSEMEN, AND BACKSTRETCH PERSONNEL, ALL MERCHANDIZED TO KEEP ATTENDANCE AT THE HIGHEST POSSIBLE LEVELS.

FOR MANY YEARS, NEW JERSEY HAS BEEN SKIMMING THE CREAM OFF THE TOP OF RACING - TAKING ALL, INVESTING NONE ! IN 1969, RACING REVENUES IN NEW JERSEY WERE \$35,033,500.88. IN 1970, RACING RETURNED \$34,804,781.64.

The cost of producing these dollars to the State was approximately 1 per cent for each of these years. These dollars were used to regulate and supervise racing at our five race tracks. Surely, a good return in any man's business.

If we are to continue to reap these dollars from racing, we must meet and beat competition. It takes dollars to make dollars. I believe the time has come to make an investment in racing to protect and increase our racing revenues.

I believe Senate Bill 2175 will accomplish this objective.

The time is here and now.

My three brother Commissioners, Commissioner Mehorter, Commissioner Hanlon and Commissioner Mathis, join me in this statement.

SENATOR SEARS: Commissioner Mulligan, do you see any difficulty at all in the concept of the proposed track here being State operated and run in terms of adjoining a racing community where private ownership is ---

MR. MULLIGAN: None whatsoever. I am a free-enterpriser and I believe in free enterprise. But in this instance, I think the capital involved cannot be handled by free enterprise in this day and age.

SENATOR SEARS: From what you said about the figures or the anticipated revenues, I assume that you would consider this to be a sound fiscal base for the bonds that would have to be sold in order to finance this facility.

MR. MULLIGAN: I most certainly do.

SENATOR SEARS: Senator Stout, do you have any questions?

SENATOR STOUT: When you talk about racing, you are talking about both flat and trotters?

MR. MULLIGAN: Both the thorough-bred and standard-bred, yes.

SENATOR STOUT: Then we would be in competition with Roosevelt, Yonkers, Aqueduct and Belmont.

SENATOR SEARS: Thank you very much.

I would like to announce that Senator Woodcock, who is also a member of the Judiciary Committee of the Senate, has joined us. He is seated at my left.

Senators, do you have any questions of Mrs. Van Ness?

SENATOR STOUT: You were talking about the breeding. Do you represent the breeding industry in Jersey too?

MRS. VAN NESS: Yes. Well, the Horse Council represents 11 different breeds and they are all breeders in the State of New Jersey. I, myself, am an American Saddle horse breeder. I had to get that in.

SENATOR SEARS: No charge for the plug.

MRS. VAN NESS: One thing that I omitted to say here, they like to have a place for sales and this could certainly do a wonderful job that way with some of the young stock. They have no place to hold these sales indoors.

SENATOR SEARS: Thank you very much, Mrs. Van Ness.

MRS. VAN NESS: Thank you, sir.

SENATOR SEARS: Has Mr. Davis arrived as yet? [Not present.]

Mr. Louis Zemel?

L O U I S Z E M E L: My name is Louis Zemel, 62 Halsted Street, East Orange. I am a lawyer, also in the real estate business.

SENATOR STOUT: What is your address?

MR. ZEMEL: 62 Halsted Street, East Orange. That is my office, sir. I do live at 826 South 13th Street, Newark, New Jersey.

I am here as an individual. I represent no organization. However, I am a taxpayer and come from a family which has large real estate holdings in Essex County and throughout other counties in this State. We are primarily interested in taxes. The taxes that this complex could generate would no doubt help us and help every individual property owner in this State. There is no doubt in my mind

the Pony, the Morgan, the Arabian, the Quarter horse, and others are the favorites of many whose activities have given the horse a special place in New Jersey.

The horse industry, as represented by all of our breed groups, is one of the most rapidly growing branches of agriculture in our state. While other farms are dying, horse farms are increasing. The total value of the industry has been estimated at one billion dollars. It provides hundreds of thousands of jobs not only for those employed by our tracks but for those working for feed and equipment suppliers, fence makers, medical and chemical firms, publishers, trophy firms, and many other industries supported by the activities of horsemen.

I am pleased to report to you that more of our young people are participating in horsemen's activities each year as individuals and through youth groups such as 4-H. Many of these fine young people will be the leaders of our industry and our state.

I am citing these facts to give you a better idea of the scope of the horse industry in New Jersey and to impress upon you the need for facilities which meet the needs of the entire industry. We urge that any plans for a sports complex in the Meadowlands include facilities for all of the horsemen of our state - facilities for shows and other forms of competition, facilities for non pari-mutuel racing, facilities for exhibits and meetings and facilities to encourage youth activities. We would be pleased to offer our expertise in the planning and development of such facilities.

We believe that planning of this kind will serve the best interests of the entire horse industry and the best interests of the people of New Jersey.

MR. MULLIGAN: That's correct and that's the idea.

SENATOR STOUT: Do you have any records of how many Jersey people go to those other tracks?

MR. MULLIGAN: No. There have been all kinds of guesstimates on that, Senator, from time to time in our hearings across the State on race tracks. But I would judge that the people that congregate at the metropolitan tracks approximate about 40 per cent of their clientele.

SENATOR SEARS: All right. Thank you very much, Commissioner. We appreciate your coming this morning.

I understand Mrs. Van Ness has arrived. Mrs. Van Ness --

M R S. E U G E N E V A N N E S S: I am Mrs. Eugene Van Ness and I am representing the New Jersey Horse Council.

The New Jersey Horse Council, which represents 12 statewide breed organizations, supports S-2175. However, we respectfully ask that the Senate Judiciary Committee and the Administration consider the needs of the entire horse industry in implementing this act.

Recent discussions of S-2175 have centered about proposed facilities for horse racing. We believe that such facilities should be included in any sports complex in the Meadowlands for the economic benefit of New Jersey and the horse industry. However, we would like to point out that the horse industry in New Jersey is more than just racing.

Thousands of our citizens throughout the state are actively engaged in the breeding and showing of horses which never go near a race track. Thousands more use the horse for riding and recreation. Thoroughbred and Standardbred are breeds familiar to those interested in racing, but the American Saddle horse, the Pinto, the Appaloosa,

that this facility must succeed.

If we just take a look at the off-track betting picture in the City of New York, which had all kinds of prognostications as to its failure and success, you would find that any business based upon controlled gambling by a state organization must succeed.

Too long has New Jersey been legislating the morals of the people. If this matter were permitted to go to a vote, to a popular referendum, there would be no doubt in my mind that the results would be so overwhelming that this commission would be mandated by the people.

However, getting away from the politics end, I want to talk about the flight of money that has gone out of this State to other tracks. Mr. Mulligan correctly put the figure at 40 per cent. It is possible that it may even be more of the people who come into New York and put their money into the New York State treasury.

I, myself, am the living example of the flight of capital from this State. I am a lawyer. I am in the real estate business because my family put me there. It was an accident of birth that I was born into a real estate family. But in 1953, in looking around this State for a place to put horses, I, myself, found that we were not even a second-rate state - we were a third-rate state. I was interested in harness-bred horses. I looked around and the only place we had to race horses was Freehold. Freehold today has come a long way, but it is nowhere near the complex of facilities that are in the State of New York for harness racing. In 1953, I went into the harness horse business. I bought a farm in New York State. I raised horses there and I raced them there. And I found that the State of New York was far in the lead, ahead of New Jersey.

I am not the only person who has done that same thing. Large sums of money have gone out of the State of New Jersey. It is about time we started to bring it back and I think you can do that, gentlemen, by approving this bill.

You will find that New Jersey is a state that links two big metropolitan areas. As a prior speaker mentioned - I think it was Mr. Werblein - we link both New York and New Jersey and you can readily see that a facility that we put in back in 1950 is the greatest facility of its kind. We put in the New Jersey Turnpike. The New Jersey Turnpike isn't used primarily by Jerseyites. It became the leading facility of its kind in the country and possibly in the world, by being between these two big cities.

I say, if you put this sports complex in and if racing is included, this idea just can't miss, gentlemen, and I strongly urge that you approve the bill,

SENATOR SEARS: Thank you very much, Mr. Zemel.

I will ask again if Mr. Davis has arrived or Mr. Marchiante.

Mr. Paul Zar.

P A U L Z A R: Mr. Chairman and gentlemen: My name is Paul Zar. I live at 152 Spring Street, in Red Bank, New Jersey. My office is at home. I conduct a number of different small businesses. One of them is Metro Terminal Associates. It was founded in 1967 as an engineering, planning and development firm. I am the president of the firm. My vice president and associate, co-founder, is Mrs. Nicholas J. Servidio, Holling Road, Colts Neck, New Jersey. Mr. Servidio is a licensed professional engineer in the States of New York and New Jersey, and a licensed professional planner in New Jersey. We are also an engineering consulting firm, as well as designers and constructors. I am also a licensed real estate broker in the State of New Jersey, having been so licensed since 1949, and do business as Monmouth Realty Company, from the same address.

To further identify myself for the record and for your benefit, I am a retired Army reserve major, with many years of experience in transportation, planning, communications and public relations matters. Some 30 years ago, for example, I was

the youngest editor in the State of New Jersey, when I edited the WRIGHTSTOWN NEWS and the SOUTH RIVER SPOKESMAN, both weekly newspapers. I am not an engineer or a professional planner, and have so stated publicly on many previous occasions as I do now.

I have requested to appear before you today in this public hearing on New Jersey Senate Bill No. 2175, introduced March 29, 1971, to represent the interests of Metro Terminal Associates, and my own interests, personally, and in the capacity of a licensed real estate broker, as Monmouth Realty Company. In addition, I come here as a resident of Monmouth County for the past 20 years.

To facilitate identification, from this point on, I shall refer to Metro Terminal Associates as "MTA," our frequently used abbreviation. This should not be confused with "MTA" representing "Metropolitan Transportation Authority," headed by Dr. William J. Ronan, which became organized officially some months later in March, 1968. (Yes, there even was an "MTA" in New Jersey before the OTHER one!)

I believe that my views here today go to the very heart of public interest and public policy. It is my considered opinion that our State needs to do some things to improve its image and create an indelible identity of its own. Despite our rich heritage and historical importance, we should be known as more than just a corridor state between the States of New York and Pennsylvania. Our Metro Terminal Complex proposal is a bold effort to accomplish that noble objective. The sports complex in the Meadowlands is part of it. Let's see how we are going about it.

MTA conceived, created the concepts for, developed the planning and design of and promoted the proposal for the Metro Terminal Complex in 1967. It is designed to become the catalyst project for development of the Hackensack Meadowlands. There are and have been many facets to the conceptual approach taken by MTA to develop the Hackensack Meadowlands through starting with our project, and sports-oriented considerations are but a few of them.

We have included serious consideration for transportation, convention facilities, trade shows, expositions, shopping centers, high rise office buildings, medical and educational facilities and plans for broadcasting and communications endeavors. In addition, we have planned for hotel and motel accommodations, exclusive and distinctive places to shop, a Meadowlands STOLport, a Metroport on the Hackensack River, and considerations for light manufacturing, such as needle trades. We also consider a significant move to the Meadowlands of key elements of the financial community. Our Metro Terminal Complex proposal includes plans for housing, to the end that we visualize a modern city of about 200,000 persons. We considered "open space" and air and water pollution problems. And we understand that one of our largest utility firms will announce within the next several years its application for a nuclear power plant to provide electrical energy in the area in the periphery of "Metro City."

MTA has believed since 1967 that the Metro Terminal Complex is technically and economically feasible, in addition to being sociologically necessary and environmentally acceptable. We privately sought out the opinions of many thought leaders in diversified disciplines to ask them what they thought of our proposal. The responses were most encouraging and gratifying. Former Governor Richard J. Hughes, in a letter to me in 1968, termed the Metro Terminal Complex proposal "very imaginative." Our proposal has been publicized nationally - it occurred in 1968 --and has been described in a variety of news stories, including wire services, throughout the New York - New Jersey metropolitan area.

In early 1968, I personally met with Mr. Michael Burke, chairman and president of the New York Yankees, at Yankee Stadium, for the first of a number of discussions for the purpose of disclosing our conceptual approaches and plans for a sports complex in the Hackensack Meadowlands, with the specific objective of persuading him to relocate his organization there. I also established contact with the New York football Giants then for the same purpose, because I believed that if the New York Yankees would relocate, the New York Giants would, too, upon the expiration of the current leases at Yankee Stadium.

Mr. Servidio, my associate, and I then began making presentations throughout New Jersey before professional groups, businessmen and industrialists and holding discussions with possible investors. We gave many presentations before chapters of the New Jersey Society of Professional Engineers and addressed the New Jersey Society of Professional Planners. In February, 1969, we disclosed our plan at Stevens Institute of Technology in Hoboken, under the sponsorship of the Hudson County chapter of the New Jersey Society of Professional Engineers.

In October, 1969, Mr. Servidio and I made a "sit-down-around-the-table" presentation of the Metro Terminal Complex before the Acting Director, New Jersey Hackensack Meadowlands Development Commission, Mr. Clifford Goldman, and an aide of his, Mr. Chet Mattson. We disclosed then, privately and confidentially, our ongoing efforts then to bring the New York Giants and New York Yankees to our proposed complex in the Meadowlands. There was no such plan in existence then for the relocation of those two major sports organizations to New Jersey, nor no such plan for a sports complex. There was no proposal before the Hackensack Meadowlands Development Commission for a Metro Terminal Complex or any reasonable facsimile. Mr. Goldman termed the proposal "premature" and expressed skepticism over any plan to relocate the New York Yankees to New Jersey to the Hackensack Meadowlands. He said that such an effort would cost New Jersey "at least \$10 million." He also sharply criticized as a "conflict of interest" the designation of Monmouth Realty Company, as the licensed real estate broker to handle all realty transactions exclusively for the proposed Metro Terminal Complex.

The last presentation made by Mr. Servidio and me on the proposed Metro Terminal Complex was at the Holiday Inn, here in Trenton, New Jersey, on March 4, 1970. In the audience were most of the professional engineers of the New Jersey Department of Transportation and others who are employed by the State. I was told that the head of the Civil Engineering Department, Princeton, University, was in the audience, too. The sponsor of the meeting was the Mercer County Chapter, New Jersey Society of Professional Engineers. There was a solid 30-minute question and answer period following the presentation. Many questions were asked and statements made. None, however, indicated in any way shape or form that the State of New Jersey had a so-called "Cahill Plan" for a sports complex in the Hackensack Meadowlands, or that there was a Cahill Administration Plan for the same. We did, however, express the thought that we hoped that Governor Cahill would work with us to bring the project into reality. We received a number of enthusiastic compliments for the dramatic sweep and the creative, imaginative conceptual aspects of the Metro Terminal Complex proposal.

We never publicly revealed our discussions with Mr. Mike Burke of the New York Yankees or the New York Giants because we believed that any premature public disclosure might have an adverse effect upon the proposal. Following some discussions with Mike Burke, I wrote to Governor Cahill in an effort to set up a private and unpublicized meeting with the Governor, several of his Cabinet members, Mr. Burke and myself

to explore ways and means how we might establish a way for the New York Yankees to relocate to the Hackensack Meadowlands. That was in April, 1970. Mr. Burke and I were of the opinion at that time an acceptable way might be found to do that. But several of Governor Cahill's aides requested more details from me in writing. I told them that my Metro Terminal Complex was of public record in the Hackensack Meadowlands Development Commission. That did not appear to satisfy their heightened interest and curiosity, and I was obliged to provide private and confidential details in writing to the Governor's Office for the Governor's information, as prerequisites for the desired meeting. The meeting with the Governor never occurred, however, I regret to say. I got the run-around from one of his topaides, in particular. In April, 1970 and in October, 1970, he consistently asked me, "What makes you think the Yankees want to come to New Jersey?"

Without my knowledge, however, Governor Cahill sent a member of his Cabinet directly to Mr. Michael Burke "to establish liaison." I know that is true, because Mike Burke told me so. And he sent me a note to that effect, in his own handwriting, on New York Yankees stationery! Even when confronted with the information, a particular top aide of Governor Cahill, in his own office, expressed skepticism that such an act occurred. He asked for a copy of the document in October, 1970, and was provided with it by me.

Meanwhile, in September, 1970, I visited the office of a member of Governor Cahill's Cabinet and make a summarized disclosure of the Metro Terminal Complex and our efforts to establish a private and unpublicized meeting with Governor Cahill, himself, another Cabinet member, myself and Mr. Michael Burke. This particular Cabinet member displayed a keen awareness of the elements of the proposal. He displayed enthusiasm for the meeting and indicated the names of the people from the State of New Jersey who should attend.

One particular Cabinet member, however, was "off and running" as it were, and it appeared he was off-course. Mr. Burke asked me to get the entire project on course and either talk to this individual, or have someone talk with him. Accordingly, I explained the problems involved to the Cabinet member I personally held discussions with in September, 1970. He contacted his colleague but was told "stay the hell out of this until after the Election (1970)!" That is exactly what was told to me. Of course, I relayed the information to Mike Burke.

As most everyone knows, the subject of the so-called "Cahill Plan" surfaced in November, 1970, when Governor Cahill unveiled the Master Plan for the Development of the Hackensack Meadowlands. The sports complex--and "added starter" --was not an official part of the plan at that time, according to published stories by competent newsmen who attended the event. Reference to it, however, was made by representatives of the Department of Community Affairs, with appropriate comments made by Governor Cahill in the press conference that followed afterwards.

I would like to make reference to and incorporate the story in the New York Times of, I believe, November 24, 1970.

It was obvious to Mr. Servidio and to me what had occurred: The Governor and some members of his Administration boldly and in a highhanded, arbitrary and capricious manner simply "took over" the Metro Terminal Complex proposal, guts and all, including the sports complex and the knowledge gleaned from my own correspondence of our long-standing discussions with the New York Yankees and contacts with the New York Giants and in an unauthorized manner presented the so-called "Cahill Plan." It was nothing but a warmed-over Zar Plan, if you will, with a different orientation and

emphasis to make it appear as something different. I was told by a member of the Cahill Administration in April, 1970, that it wanted very badly to come up with "something" to establish itself in the eyes of the citizens of our State. I did not dream that the anxiety to do it would result in an unauthorized "takeover" of our own proposal.

At this point I would like to make reference to and incorporate by that reference, my written proposal for the Hackensack Development Commission, submitted in writing October 23, 1969.

We worked for years to develop this proposal and, on the record, it is ours. Adding a couple of race tracks to it didn't really change it. Nor making it separate stadiums that were not domed. Nor changing the location recommended. We never were retained by the Hackensack Meadowlands Development Commission, or any Agency of the State of New Jersey, as consultants for the conceptual approaches, design, planning or other efforts related with the endeavor. We never received one cent from the State of New Jersey. We never received public acknowledgement from Governor Cahill or his Administration that we even existed. It was as though the Arab philosophy of the non-existence of the State of Israel had come to New Jersey. But Israel does exist and so does MTA in New Jersey! And I might add that neither has any intention of going away. The Metro Terminal Complex has a domed facility and that's what it should be

Accordingly, we seek to obtain official recognition from the Hackensack Meadowlands Development, Governor Cahill, the State Legislature and the proposed legislation for the "New Jersey Sports and Exposition Authority" that Metro Terminal Associates did, in fact, originate the proposed Metro Terminal Complex, which forms the very basis for the Bill now before us. Further, we seek to be designated as the firm which will be responsible to bring this project into reality. It is our proposal and we intend to fight for the right to develop it. We also seek just compensation for our endeavors.

SENATOR SEARS: May I interrupt you for a moment, sir. I think you are in the wrong forum. This is a hearing on Senate Bill 2175, which is a piece of legislation that is in this Judiciary Committee. I have permitted you to continue because I don't want to cut you off and be accused of being arbitrary in that sense. Because obviously you are trying to make a case for MTA and for your firm in terms of claiming that the genesis of this idea was yours and that therefore you should either be permitted to continue or should have some part or role in this project.

May I say, sir, that I want to afford you every consideration and every courtesy, but any claim that you are making for recognition, or compensation - and I quote your own words - or for permission to play some role in this would have to be, if this legislation is adopted, made to the Authority which would be set up. This Judiciary Committee cannot take cognizance of any such request.

MR. ZAR: Thank you, Senator. I will address my remarks directly to the bill before us.

But we believe that the Cahill Administration's approach, as reflected in the renderings seen, is not the way to go about accomplishing our proposal. We do not believe in having two race tracks - one a flat one, and the other a harness track - as an integral part of the proposal. Nor do we believe that a separate stadium should be built for football and another separate stadium built for baseball. If New York City today is considering having four major sports organizations using Shea Stadium - merely considering it, mind you - then it might be fair to assume that one large, domed facility could accommodate at least two major sports organizations in the Hackensack Meadowlands. We just heard that this is possible through good management.

Yes, I believe the objective is a fine one, but Governor Cahill and some members of his Administration are going about it in the wrong way. Their course of action, to me, carries the hallmark of the darkened shadows of special interests. The talk about having the Giants and Yankees in the Hackensack Meadowlands is sure to make the blood race wildly through the veins of any dedicated, loyal sports fan! I think I understand that well enough, since I have been a Yankee fan all my life. That has had something to do with my interests, here. But underneath all the talk and rhetoric it is quite plain, "horseracing is the name of the game." It is the proceeds from the two racetracks that will pay the bill, as advanced by the Cahill Administration.

We do not agree with the latter approach. I live in Monmouth County and so does Mr. Servidio. I am deeply concerned with the economy of Monmouth County and I do not know what the effects will be upon our tourist industry there, the nation's oldest harness track in Freehold or the Monmouth Park racetrack in Oceanport if this Bill is passed. So far, no one has said one word about that. I hope our Monmouth County legislators speak out on that subject. This is a unique situation, for here we have the State of New Jersey about to embark in direct competition with privately-held race tracks.

The undue haste shown in the preparation and introduction of this Bill raises the question in my mind. I don't think enough time has been spent on doing the necessary homework. I believe that an economic feasibility study should be demanded by the citizens and legislators of Monmouth, Camden and Atlantic counties as to the possible adverse effect upon their own race tracks and economies if this Bill is passed. I do not understand why the Bill prohibits the question of racetracks from being put on a referendum basis. Why? And why the rush??

In New York City in the past few days we have seen spectacular success with its Off-Track Betting operations. Maybe New Jersey should seriously consider and study how that could be accomplished through the use of existing racetracks as a means of raising revenues? Are we certain that we have found the best way to finance the Cahill Administration approach to raising funds for sports facilities?

Yesterday I read in one newspaper that "...a spokesman for Governor William T. Cahill said that the minimum cost (of the sports complex) was expected to be \$130 million and the maximum cost \$200 million." That is a huge sum of money. Isn't the reported verbal statement of Mr. Wellington Mara of the New York Giants, as stated in the public press, to Governor Cahill that he might be interested in relocating to the Meadowlands a somewhat shaky, unpredictable and unbusinesslike basis for a project of that size? I am sure Mr. Mara's word is good, but I do think a written agreement should be expected in a situation such as this. Even sports fans, including lawyers, are businessmen. According to the newspapers, Governor Cahill, himself, has admitted that if the Giants do not agree to relocate - for any reason - the entire deal will be off!

It is now an historical fact that Mr. Mike Burke and the New York Yankees have now shown serious interest in remaining in New York. It may be in Yankee Stadium or in Shea Stadium, for that debate is now in heated progress. But unless something dramatically develops, it does appear that New York seems to be their location. I am still hopeful that the New York Yankees may yet come to the Hackensack Meadowlands, but not as a "package tie-in" to a proposed racetrack situation. One can only speculate that that might now be the case had our own MTA been permitted to continue to conduct our own private and unpublicized negotiations with Mr. Burke as we had been doing for a number of years. After all, it was our own time, our own money and our own energies that were spent, and certainly not any funds from any source of the State of New Jersey.

I think this Bill should be "bottled-up" or killed as written. I think the Governor and some members of his Administration should soberly reflect upon what has been done and then say, "let's admit we were wrong - let's admit we started out wrong and, therefore, we cannot hope to end up right." I think they should say "we acted too hastily, but let us now do the right thing." I think if they do that more members of the State Legislature and more citizens of our State will be behind them. And I do believe that our citizens know the difference between right and wrong.

One of our most urgent needs in New Jersey is the need for dependable, comfortable, safe and reasonably-priced mass transportation. Our proposal for the Metro Terminal Complex made that the primary consideration, and from that we developed a proposal to encompass many other things, including sports and other facilities. The present Bill places transportation in a secondary, subordinate role. We didn't and wouldn't do that. One Cabinet member and several other key members of the Cahill Administration know exactly where our Metro Terminal Complex should be. I pointed out the spot on a map and told them that among the several major possible site selections, that was the best one after a great deal of research was made. And they agreed. I made a specific point publicly and privately that the design and location of the Metro Terminal Complex was flexible in nature.

I do have some standing in this entire matter, on the record. A Joint Resolution passed by this State Legislature created a "North Jersey Commuter Transportation Study Commission." It was I who was recommended as one of the two public members of that group by State Senator Frank J. Gurrini. The Commission did not become active, however, and I requested in writing that my name be withdrawn. But we should try to remember that the Commission's objective was to study the proposed "Metro Terminal Complex." The record speaks for itself.

I would like to incorporate here and by reference SJR 8, dealing with that very subject.

Yes, we were deeply and personally involved in this endeavor a long time before there was either a Governor William T. Cahill or a Cahill Administration.

There is still time for Governor Cahill and some members of his Administration to create sound, historical achievements. There is an ample amount of bipartisan talent in the State Legislature to achieve a product of which we can all be rightly proud. I urge that we use the time and talent to do that. My associate and I, working together with firms of national and international reputation, and with the State of New Jersey through the Cahill Administration, would like to achieve a Metro Terminal Complex to meet many more needs of our citizens, including sports, through an approach other than this Bill. We must make the best use of the Meadowlands. We have waited

300 years to do that. So why don't we take just a wee bit more time to think things through more carefully, and make the right choice which will be supported by the majority of our citizens, for the benefit of all?

I have written recently to Governor Cahill asking him for a meeting to discuss this subject and expressed a repeated desire to work with him and his Administration. As of this moment, no reply has been received.

I am willing to work with Governor Cahill, if he is willing to work with me. But I believe this Bill, as written, is definitely "on the wrong track" and should be killed.

The State Legislature and Governor Cahill should give Metro Terminal Associates, a small business firm, the originators of the Metro Terminal Complex proposal, due official recognition and the opportunity to develop the project. We have worked hard and long on that endeavor and believe that we deserve that chance.

I thank you, gentlemen, for your indulgence.

SENATOR SEARS: Thank you, Mr. Zar. We appreciate having the benefit of your views.

Mr. Davis' statement I understand will be presented by Mr. Goldman. Is Mr. Goldman here?

A R T H U R A . G O L D M A N: Gentlemen, before I make my formal remarks, may I preface the New Jersey Hotel-Motel Association statement by saying personally that in my half century in the hospitality and sporting world in the State of New Jersey, I have never seen or heard of a plan so audacious, so dramatic, so imaginative, as Governor Cahill's plan to create a sporting complex out of wasteland.

Chairman Sears and members of the Judiciary Committees:

The New Jersey Hotel/Motel Association recognizes the vast potential of Governor Cahill's Meadowlands sports complex plan.

We recognize the many beneficial aspects of the plan but we fear that certain elements of the proposal could be harmful to some sections of the State.

Our principal concern grows out of press reports that the plan will include construction by the State government of a major new hotel and convention center which would compete with privately operated facilities in the immediate area and elsewhere in the State. Such a hotel, even if it were leased to private enterprise, would not be burdened with taxes and other requirements that face private businessmen in New Jersey.

Furthermore, we are most concerned that the proposed race track might be operating in direct competition with existing tracks. Our concern is not for those race tracks but for the hotels and motels in these areas which directly depend on visitors to the race track for much of their annual income.

We would hope that Senate Bill 2175 be amended to include safeguards against such direct competition under government subsidy.

We feel that S-2175 is beneficial from the standpoint of attracting "big league" sports enterprises with the millions of visitors who will come to New Jersey to attend these events. We support this aspect of the plan just as we have vigorously backed the cause of legalized casino gambling for New Jersey, particularly for the resort area. We view Governor Cahill's proposals for professional football, baseball and arena events as doing for North Jersey what we are convinced casino gambling will do for the shore and other areas -- provide tremendous economic advantages to a broad region.

We can foresee tremendous prosperity, not only for existing hotels and motels but for the many new lodging facilities that can be constructed in the immediate area by private enterprise. The same will apply to restaurants and other elements of the hospitality field as well as other service industries.

The sports aspects alone will provide visitors from all over the world with as much excitement and enjoyment as they are apt to find anywhere. It will offer every bit as much attraction as Houston's Astrodome. The sports events are certain to bring millions of additional out-of-state visitors to New Jersey annually, and this must be helpful to the entire State.

I have been asked by a number of our members to request an extension of this hearing so that they can have the opportunity to testify. This hearing comes at the end of the Easter weekend which is one of the busiest times of the year for hotelmen, particularly in the resort areas. There is much concern by some over the questions I raised at the outset of my testimony and they would appreciate the opportunity to express this concern directly to the Judiciary Committees.

Thus, on behalf of the New Jersey Hotel/Motel Association, let me express a hearty welcome to the idea of attracting professional sports teams to our State but reservations concerning governmental competition with private, taxpaying businesses in the lodging industry.

Thank you very much.

SENATOR SEARS: Thank you, Mr. Goldman. Responding to your request or suggestion of perhaps extending the hearing, I cannot say whether we will or will not. But whether we do or not, if any representatives of your industry wish to submit a written statement or brief, we will be happy to make it part of the record. I will note that as part of your request, if you want to convey that word back to them.

MR. GOLDMAN: Thank you, Senator.

SENATOR SEARS: We will be happy to hear from them. We will hear at this time from Mrs. Eisler, who has to get away and who has asked to be taken out of order.

M R S. E D G A R E I S L E R: Thank you. I am Barbara Eisler, President of the New Jersey Citizens for Clean Air.

For the past few weeks, the news media have carried accounts of Governor Cahill's proposals to build a giant sports complex and race track in the Hackensack Meadowlands. Reports have been given of the numbers of Senators and Assemblymen in favor of the proposal (seemingly a majority in both Houses), architect's drawings have magically appeared, a public hearing is suddenly called, and a steamroller effect is created which gives the impression of an irresistible momentum - or a fait

accompli.

There are many of us who resent the undue speed with which this project is being pushed, and although the sudden announcement of this hearing prevented us from appearing in force today, some of us are here to tell the Governor, the Legislature and the public that we prefer clean air and water to horse manure and the New York Giants. In other words, we have serious doubts about the sports complex proposal and the effect it will have on air, water and land pollution and the entire ecology of the Hackensack Meadowlands.

Before the members of the Legislature decide to establish a sports authority, they would do well to remember that they have already established a Commission to plan and develop the Hackensack Meadowlands for the greatest public good. Lest they forget, it is called the Hackensack Meadowlands Development Commission, and it was created because the Legislature felt that the Meadowlands was too important an area to be left to further piecemeal development by municipalities and private developers. We wonder why piecemeal development by the State is any more preferable to that of local government. The Meadowlands Commission has spent several years and quite a bit of public money preparing a Comprehensive Land Use Plan which, by the way, does not include mention of a sports complex or race track. This Plan is due to be discussed in a public hearing this spring or summer, and we feel that in all fairness to the Commission and the public, the Comprehensive Land Use Plan should be heard and discussed before we consider other plans for the Hackensack Meadowlands.

Our biggest quarrel with the sports-racetrack proposal is the lack of information we have been given on its impact on the environment. We have read about all the revenue the Complex will bring into the State, but we have heard no mention of the increase in air pollution from the 30,000 additional cars and busses which will converge on the area for each event. Nor have we heard any mention of the increase in traffic congestion. Mr. Alexander Ewing, the architect of the complex

(before the fact) was quoted in the Newark News as saying that 46 per cent of all traffic to the proposed football stadium will come from the Northwest - presumably this means from Route 46, a road already overburdened by the automobile congestion caused by the Willowbrook Mall. Has any thought been given to whether Route 46 or heavily travelled Route 3 leading from the Lincoln Tunnel can handle the tremendous increase in traffic that the Complex will generate?

The site that has been selected for the Complex comprises 600 acres of the Meadowlands. Do we know what effect the draining and paving of all these acres will have on flood control in the area, on the marsh as a whole and the wildlife that live in it? Does anyone know where the electricity for the Complex will come from? Presumably the various night-time events, and the parking lot, will require tremendous amounts of illumination and therefore electricity. Where will it come from in an area already suffering from the threat of brown-outs and black-outs? What will we do with all the garbage generated by all the hungry fans when we already have an abundance of garbage in the Meadowlands? And what will we do with all that horse manure from the race track stables when we don't even have the facilities to properly treat human sewage?

These are the questions that we want to see answered before we create a Sports Authority to develop what is, after all, a Wetland, an area which should have been included in the Wetlands Act but was omitted for political and financial reasons. We realize that New Jersey is faced with tremendous financial problems, but we believe that the answers to these problems lie in population control, tax reform and welfare reform - not in money-making schemes which destroy the environment for the sake of temporary financial relief.

In closing, I can only say that proposals like the Sports Complex, and the seeming ease with which they are accepted by elected representatives of the public, make conservationists wonder whether perhaps the skeptics are not

right when they say that elected officials only pay lip service to the cause of the environment, and that in the last analysis, air, water and land must stand aside for economic gain. This is political hypocrisy of the worst kind because it destroys more than credibility - it destroys natural resources which can never be replaced.

SENATOR SEARS: Thank you very much, Mrs. Eisler. Any questions, gentlemen? [No response.] Thank you very much.

Mr. Allan Owen.

A L L A N O W E N: Mr. Chairman and Senators: I am Allan Owen, the Executive Director of the Atlantic City Chamber of Commerce.

As a sportsman and citizen of this State, I would like to see a sports stadium capable of attracting major league teams. Our Chamber of Commerce likewise would like to see this. As you know, we are alert to projects that are innovative.

SENATOR SEARS: Yes, sir.

MR. OWEN: So in the matter of the bill before us, we are understanding of the desire to enhance the image of New Jersey in attracting major league teams. This has been done in the past few years in cities like Philadelphia, Cincinnati and Pittsburgh. Such a move in our state would be a first, not at all in competition with other similar private enterprise facilities. But the other places did not go into all the other ventures that would force its citizenry in some parts of the State, at least, to be legislated into competition with themselves, we feel.

Gentlemen, if you have considered the great impact of convention input in our State, please go ahead and help back existing facilities. Get behind places in our State that have know-how, that represent giant investments in convention and public space, huge and small hotels, motels, restaurants and all the other facilities. Build, if you will, a sports palace for the New York Giants and/or the Yankees and others, but let private enterprise go it alone in deciding whether to move ahead in other directions.

Looking at the bill, itself, sir, if I can just quote one sentence that concerned us, which is on page 2, line 13, "It is hereby further found and declared that additional facilities are needed in the State to accommodate large conventions, trade shows and other expositions. . . ." Well, I wonder if the author of that, sir, - and I say this respectfully - had checked on room counts in the hotels in the State, had talked to the Convention Bureaus in cities like Newark, Atlantic City, Wildwood, Asbury Park and others, or had gone as far as down the street to see the failures that are occurring in many, many properties today.

We must be consistent too in our feelings concerning the race track proposal. Our Chamber recognizes the sport of horse racing because we are fortunate enough to have a beautiful and a fine complex that is a great attraction. We feel our State has three major tracks now at Garden State, Monmouth and Atlantic City, plus a group of excellent trotting tracks. The proposed track has established challengers and some very fine figures were presented today to substantiate that, in places like Aqueduct, Belmont and the rest. They are not going to turn over on their backs and lie dead if we build a new complex. That's for sure. This bill says the income from the track is supposed to finance all the other development and construction and is not to be turned back into the State treasury, if we read it correctly.

So here we have a bill that would go forward with a staggering commitment, part of which is viewed with great alarm by some of the good people who have had a chance to get familiar with it, whose investments, taxes, and the jobs they create want close, careful consideration.

We then offer a qualified, yes, go ahead with consideration for a sports stadium, but stop and consider the consequences of the rest of the package.

Sir, our advisors have asked me to say that this bill, seemingly at least to them as they read it, creates

an Authority with powers of a corporation that could virtually do anything in many, many areas, as is spelled out on page 7, paragraph 6 (a).

Gentlemen, we hope that you have considered the matter of limitations, that you have in your own minds defined truly the objective for which you would create what again my advisors have termed "super authority," that can build, run, and lease. Again it is all in paragraph 6 (a) that I hope the public is familiar with and has become familiar with before this hearing. Very frankly, I doubt it.

Other Authorities have a clearly-defined objective. If they want to go any further, it is our understanding they must come back to the Legislature and ask for changes, modifications and expansions. We see nothing like this called for in this bill. As a matter of fact, on page 22, paragraph 22, it is indicated that anything that exists in conflict or is inconsistent with this new bill, 2175, is in a sense swept aside. That includes many of the controls that have been set up by yourselves and previous Legislatures in dealing with many of the areas that are included in S 2175 and its companion bill. They talk about the "public convenience" to carry out the purpose and we feel the purposes are too broad. If you pass this act, you could then go around many of the present regulations that interfere with what is contained herein by one stroke of the pen, thereby washing out many of the rules and controls.

We are for a new spectrum or Philadelphia-type Veterans Stadium. But we feel in the travel and resort industry, which is the second largest industry in the State, involving some 5 or 6 counties, in some of which it is the major industry, that the full impact of 2175 is not understood. We sincerely hope you do not rush passage before people have an opportunity to really see what counties like Monmouth, with Asbury Park and other fine resorts, Somerset with its \$25 million Play Boy Club complex, Ocean County which is loaded with resorts, Cape May and our own County of Atlantic, think about this. I think

all they know right now about it is the glamor, the excitement of attracting a major league team or teams. And I share in that as I said at the very beginning, and so does my Chamber.

In conclusion, we don't really feel that everyone knows all that is in this bill and we call on you respectfully to encourage that understanding which you have indicated in our former experience with you, sir, in other matters. In all seriousness, do make sure that haste does not overcome complete understanding of what is attempted to be done by 2175.

SENATOR SEARS: Thank you, Mr. Owen. Are there any questions?

SENATOR STOUT: They don't include the beauty contest in that, do they?

MR. OWEN: Well, you will have a facility big enough. You are going after everything else, sir, and it might conceivably mean a move of the Miss America Pageant. But we will give you a little argument on that too, sir.

SENATOR SEARS: They will never get Bert Parks in the Meadows, I don't think.

Mr. James Shea?

J A M E S S H E A: Mr. Chairman and members of the Committee, my name is James Shea. I am President of the Hamilton Township Chamber of Commerce, which is located in Atlantic County.

Many of my arguments are in agreement with Mr. Owen's since we have the same interests, I believe, as far as the Atlantic County and South Jersey resort industry is concerned.

I will not go into details as far as this bill goes, speaking about Arabian horses or other such things. But I will say that I am opposed to Senate Bill 2175. I am opposed to the creation of this Authority, which I believe is so broad in concept that it will place the State of New Jersey in the position of direct competition with the resort industry of Southern New Jersey.

Gentlemen, I look at this on the basis of a scale, the scale of justice. I have heard arguments of competition with New York race tracks but no arguments of competition with the southern part of the State of New Jersey. Over the past years since the establishment of the Atlantic City Race Track, the scale has maintained a fairly even balance. The establishment of a race track in the Hackensack Meadowlands would tip the scale unfavorably for Southern New Jersey.

As far as convention facilities are concerned, we have in Atlantic City the largest convention facilities in the East. I would like to see this Committee and this body take a positive approach towards bolstering the resort industry of Southern New Jersey, such as the implementation of the high-speed line.

As I understand this bill, the Authority would have the right, if the gambling referendum is passed, to establish casino gambling in this area.

SENATOR SEARS: Under this bill?

MR. SHEA: Yes. Would this Authority have the right to establish casino gambling?

SENATOR SEARS: No, there is nothing in this particular bill that would permit casino gambling. As a matter of fact, this bill does not contemplate a referendum. You would have to have a referendum to get casino gambling. There is a separate piece of legislation on that. But to the extent that this bill can be interpreted even, I would not think casino gambling could possibly be permitted.

MR. SHEA: Well, gentlemen, let me say as a resident of the State of New Jersey, I am very much in favor of promoting the State of New Jersey. I am in favor of bringing the New York Yankees and the New York Giants and the Mets and the Jets, all to New Jersey, if this is possible. But I am opposed to the establishment of the racing track and also the exposition center. Thank you very much.

SENATOR SEARS: Thank you, Mr. Shea.

Mr. Armand Toron, the President of the Rutherford Council.

A R M A N D S . T O R O N :

Honorable Chairman and Members of the Judiciary Committee, the Governing Body of the Borough of Rutherford, because of the gravity of the proposal of a race track-sports complex and their adverse reaction to it, has seen fit to send me before you today to object strongly against Governor Cahill's proposal and reaffirm the sincerity of our unanimous Resolution against it.

To begin with , on behalf of the people in South Bergen County where the proposed sports complex is intended, we take exception to the fact that the hearing, scheduled so quickly, is being held here in Trenton, when it should be held in the area that will most affect the people. We, therefore, feel and suggest to you that before any action is taken by the Legislature, that another hearing take place in the South Bergen Area at a time and place convenient to the people most affected.

The Governing Body of Rutherford and the people of the community, question seriously and with apprehension the rush of Governor Cahill in his efforts to make the proposed race track-sports complex a reality. The feeling of everyone , question, that if this race track-sports complex is such a good plan, why can't sufficient time be taken to have a detailed proposal presented before the public and schedule adequately public hearings for opportunities where, again, the people most affected can be heard. The greatest affront of all and not only to the people of Bergen County, but also to the people of the State is the efforts of Governor Cahill to subvert the legislative process by circumventing the referendum and thereby the will of the people. There is no question in our minds and those of the people, that the methods resorted to by Governor Cahill raise serious doubt as to the desirability and the claim of benefits, that supposed:

can be derived from a race track- sports complex in the East Rutherford area of the Hackensack Meadowlands.

We wish to raise some questions, because of the extremely poor public relations, that raise doubt to the advisability of such a venture. Why is detailed planning and information so lacking? Is the proposed area, excluding building and engineering data, characteristically agreeable to the nature and operations of a race track-sports complex that appearing from its size will have to run 365 days a year to possibly make it a profitable operation? We question the road network that we presently have and are improving. Without the planning of such a complex it is already stated that all the improvements to Routes 3, 17, 20 and 95 will be obsolete 5 years after completion. The New Jersey Turnpike and its spur, we realize, can possibly take care of a good deal of the North/South traffic leading into the complex, But we must keep in mind that part of the North/South traffic will come from the Garden State Parkway. This leads us to the point that for East/West flow there is, only directly existent to the proposed complex, Route 3, which in our estimation, even with its improvements, can never handle the East/West demand including part of the North/South demand generated by the Garden State Parkway. A traffic survey done by the Rutherford Planning Board in 1966 of Route 3, states that that highway handles the greatest volume of traffic and at that time it was 52,000 to 69,000 vehicles daily. Today the situation is impossible, and corrective measures were long overdue. We fear also that further congestion will require the State to acquire good tax income producing lands from our towns for highway usage. We must keep in mind that South Bergen is the hub of the great megalopolis industrial and commercial area and should be kept clear of other hinderances,

for to sacrifice our great economic location means to sacrifice jobs and security for the people of this State. Unlike New York, New Jersey does not have the public mass transportation net work to move people to and from locations such as Yankee and Shea stadiums. The proposed South Bergen Area will have to use private cars on public roads to get to and from a sports complex. Can you visualize the mess when coupled with the routine daily traffic that now is in an unbelievable state of congestion?

Our next area of concern is in the financing, administration and profitability of such a huge undertaking. It has been stated that the race track is needed to support the operations of the other elements of the proposed complex. If such be the case, we question again, what guarantee is there that the State will derive anything from this operation, if a supposed profitable unit has to pay for money losing units? It is stated that the bonds would be repaid from revenues of the authority-owned race track, including what is normally the State Treasury's share of the takeout from the parimutuel handle at the track. This means two things; 1. the State is not going to see money for a long time to come, if at all, and 2. only the race track is going to come first. We would hate to speculate when the rest of the sports complex would come. It appears that the people of New Jersey have nothing to gain in the form of tax relief. We ask the Governor, what financial resources are going to be provided to at least compensate the neighboring area communities who will have to expend more monies and man power for the added problems of safety, law enforcement and traffic control? We also ask the Governor what guarantee is there that the neighboring communities, besides East Rutherford, will receive any financial return for the added problems when it is proposed that

an authority will run the race track? Governor Cahill knows full well what can happen especially in his recent experiences with the Port of New York Authority. We question Governor Cahill's order of priorities? How can a race track-sports complex take precedence over education, especially in the need for medical schools, housing, ecology and institutions just to mention a few. We also get the pervasive feeling that the State Government, lately, has been resorting excessively to gambling as a means of raising revenue and to say the least, it casts a doubt to our character in regards to integrity and values. We resent this stigma.

Another area of questioning which we feel to be as important as taking the referendum away from the people, is why has Governor Cahill's race track proposal come up outside the realm, responsibility and authority of the Hackensack Meadowlands Development Commission? There is no doubt in our minds that Governor Cahill's race track subverts the formation and intent of an orderly plan of development of the Hackensack Meadowlands to be established by the Commission.

In the past four years three attempts by private interests to establish a race track in our meadowlands area has been defeated. The first in Secaucus, where a race track was defeated by referendum. The other two in Carlstadt where it didn't even get to referendum, because the State Racing Commission saw fit twice to turn it down. The Hackensack Meadowlands Development Commission turned down the last effort, because it was undesirable and did not fit into their overall plan of orderly development. It would be remiss to say nothing of the people's adverse reaction to those attempts also. Now it comes to light that only Governor Cahill knows what the South Bergen Area needs. After

careful review of the materials and facts that have been put forth publicly by Governor Cahill, it is the firm conviction of the Governing Body of the Borough of Rutherford that the overall financial return to the people of the State of New Jersey is limited or non-existent. We question, therefore, what motivates Governor Cahill.

I would like also, gentlemen, to read the resolution that did come from Rutherford, as follows:

"WHEREAS, the Governing Body of the Borough of Rutherford has learned that Governor William T. Cahill of the State of New Jersey is proposing the development of a sports complex in the Borough of East Rutherford Meadowlands area, which sports complex would provide a stadium for football and baseball games, a race track for flat racing and harness racing and parking facilities for 30,000 vehicles, and

"WHEREAS, the Borough of East Rutherford is a neighboring community of the Borough of Rutherford, and

"WHEREAS, the Hackensack Meadowlands Development Commission was created by the State of New Jersey, wherein said lands lie for the purpose of promoting orderly development of the entire area, and

"WHEREAS, the Borough of Rutherford believes that a race track facility will create congestion in the surrounding highways and roads, present undesirable problems for the surrounding communities, encourage gambling and thus create problems for people who can least afford them and further will bring no substantial benefit to the Borough of Rutherford and

surrounding communities, and

"WHEREAS, the proposed new legislation to erect a sports complex and race track facility will remove from the citizens of the Borough of East Rutherford and the citizens of the County of Bergen their right to determine if they desire such a facility and to vote their approval of the same, which is guaranteed to them under the New Jersey Constitution and the statutes, and

"WHEREAS, the Governing Body of the Borough of Rutherford is opposed to the installation of a sports complex containing a stadium for football and baseball games, a race track for flat racing and harness racing and parking facilities for 30,000 vehicles,

"NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Rutherford go on record as being opposed to the sports complex, which will provide a stadium for football and baseball games, a race track for flat racing and harness racing and parking facilities for 30,000 vehicles in the Borough of East Rutherford, and

"BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Governor of the State of New Jersey, New Jersey State Racing Commission, the Bergen County Board of Freeholders and the Assemblymen and Senators from Bergen County."

Thank you.

SENATOR SEARS: Thank you very much, sir.

Any questions, gentlemen? [No response.]

Thank you for the benefit of your views.

Mr. Alan Miller. Is Mr. Alan Miller here? [No response.]

Mr. David Moore.

D A V I D M O O R E: Mr. Chairman, my name is David Moore. I am Executive Director of the North Jersey Conservation Foundation with offices at 300 Mendham Road, Morristown, New Jersey.

We are a membership organization interested in the general conservation field, primarily in land acquisition for public purposes, environmental education, and service to other conservation groups.

I would first like to say that I completely endorse Mrs. Eisler's statement from the New Jersey Citizens for Clean Air. I question the creation of another special Authority that appears to have powers over the regional planning authority now in operation in the Hackensack Meadows. This makes a mockery of the planning process of the Legislature, and imposes another body with similar powers to the Port Authority to operate in an area already beset with some of the toughest planning problems in the world.

The Meadowlands Commission, not now having sufficient power to solve the garbage problem, not having the power to determine the natural resource base that is needed for the implementation of its plans, which have yet to go to public hearing, would be saddled with another group doing its own thing, with no legislative control.

The Meadowlands Commission needs expanding so that it has a larger region to work with and should have the ability to accept or reject the concept of a sports center based upon the resource feasibility as well as financial feasibility.

The Open Space Policy Commission has just recommended to the people of the State of New Jersey the creation of a new \$100 million bond issue to replace or supplement the \$60 million voted into existence in 1961, emphasizing the desperate need for open space in the northern part of our State in the major metropolitan area.

The Hackensack Meadows is the largest piece of open space, dirty and garbage-filled to be sure, but still viable, still open, that we have available to us in this particular region and we seem to be bent on "Manhattanizing" the only piece of green we have left. Isn't this, in fact, our goal?

At least the Meadowlands Commission plans call for a 50 per cent open space mandate. That is not at all enough. But having an Authority, with a single-minded purpose, adding to the traffic load, adding to the already deficient supply of water, adding to the sewerage and solid waste problems and vastly reducing the amount of open space, even though a recreational use, imposes impossible odds on our State. No feasibility study has apparently been made to determine whether or not this complex can be supported by the resource base upon which it and the people of this region depend.

In short, we need to know, if, then where, then provide some planning overview, before such a group as proposed should be established. I have seen no evidence indicating that any environmental concern might be expressed.

We cannot continue to develop the City of New Jersey with total disregard for our resource base. We must not add terminal cancer to our Hackensack Meadowlands Commission, already doubled over with garbage ulcers and meadow disease representing an almost impossible planning mandate.

SENATOR SEARS: Thank you very much, Mr. Moore.
Any questions, gentlemen? [No response.] Thank you.

Mr. Donald Geyer. Is Mr. Geyer here? [No response.]
Rev. Jeanes.

D R. S A M U E L A. J E A N E S: Senator Sears,
Senator Stout and Senator Woodcock: I am sure you don't need to be a prophet to predict which part of the bill I want to talk about.

I am Rev. Samuel A. Jeanes, Legislative Secretary of the New Jersey Christian Conference on Legislation and General Secretary of the Lord's Day Alliance of New Jersey.

In 1949 the Legislature amended the State Racing Law by extending to both a municipality and a county the right of determination by referendum as to whether or not it would permit the operation of a race track with pari-mutuel betting within its borders. Chapter 17 - 15:5-39.1 offers protection to communities and counties not desiring the hazards, risks and inconveniences of race track gambling by wisely providing that:

"In the event a majority of the votes cast on said public question in the county or in the municipality shall have been cast against said public question, the commission shall in writing notify the applicant that the permit provisionally granted is cancelled and thenceforth shall be of no effect, and no permit to conduct or hold any horse race meeting, of the nature designated in the public question so voted upon in the same county shall be granted....."

Either unintentionally or intentionally S-2175 has been designed to deprive the voters of Bergen County and the Municipality where the proposed race track is to be situated of their right of referendum. Section 7. c. of the bill gives sole authority of granting not just a provisional permit, but a permit to the State Racing Commission while Section 7.d. completely eliminates any expression from the people as it says,

"No hearing, referendum or other election or proceeding, and no payment, surety or cash bond or other deposit, shall be required for the authority to hold or conduct the horse race meetings with pari-mutuel wagering herein authorized."

We would urge the deletion from S-2175 of all those statements that would deprive the people of a county or municipality a voice in this important matter. This wise provision of the 1949 amendment was written into the law after New Jersey race tracks were established. The experience of Camden County which became the location for the first race track undoubtedly was considered by the authors of the 1949 amendment.

Camden County voted against a race track but received the dubious honor of having the first one built in its area. The County since then has been given only one opportunity to vote on any issue of Race Track Gambling. Four years ago it voted 62,626 votes against night racing and 34,298 in favor....a margin of defeat of 28,328 votes.

We submit to you that the Legislature has never made any provision to remove a race track from a community once it is established. There should not be eliminated from the law those expressions of voter opinion which have in the past raised objections to such tracks based not just on moral but economic and sociological reasons as well. The operation of a race track by an authority of the State of New Jersey offers no magic formula that would eliminate these objections. The voice of the people should not be muted in these decisions and S-2175 should be amended to guarantee their rights as set forth in the 1949 amendments to the State Racing Law.

Let us also state that we believe that New Jersey has sufficient legalized gambling. Such a densely populated area of the State as the proposed site for a race track should not be subjected to the risks and hazards of this form of gambling. It is the duty of government to promote the general welfare. For the State to exercise its persuasive and political influence by sponsoring another form of gambling that will exploit human weakness is not promoting the welfare of the people. We would urge the elimination of the construction and operation

of a race track from S 2175, and if this is not eliminated, we would strongly urge that the right of referendum be protected for the citizens of both the municipality and the county.

Thank you, Mr. Chairman.

SENATOR SEARS: Thank you, Rev. Jeanes. Any questions, gentlemen? [No response.] Thank you very much.

Mayor Plosia.

J A M E S L. P L O S I A: Gentlemen, I have a prepared statement and I made it as brief as I possibly could.

I am Mayor James L. Plosia, mayor of East Rutherford, proposed site of the sports complex envisioned by the Governor and his Administration.

East Rutherford residents and businessmen are receiving the Administration's proposal cordially but with a reserve borne of experience.

We are aware that the State's recent adventures into the Hackensack River meadowlands have been directly harmful to the fiscal foundations upon which our municipal governmental economies are built. I refer specifically to the impact of the Hackensack Meadowlands Authority, an invasion of municipal domain, and to the multiplicity of arbitrary riparian claims exerted against properties within our boundaries which in fact are outside defined tidelands as shown on the State's own maps.

Anyone who has ever tried to collect taxes from propertyowners whose titles, use and right to enjoy their properties is encroached upon by state riparian claims will understand immediately why we prefer to take the position that we're from Missouri.

The original draft of the Sports Complex legislation was unsatisfactory from our point of view because it implies, in the absence of good will which never seems to be quite enough to ensure that a promise is kept, that East Rutherford's revenue expectation will be improved not one whit by construction values of 100 to 200 million dollars planted in our back yard.

If someone were to propose building a world's fair in your private back yard, the prospect might dazzle you, but your next question, if you retain your senses, must be: "How much will you pay for that privilege?"

I feel constrained to remind this good tribunal that in fact it is a privilege that you seek from the Borough of East Rutherford.

I further assure you that any blithe assumption that the interest of the municipality of East Rutherford may be swept aside will be forcefully confronted in court, again and again, in as forceful a manner as may be necessary. We

will use all of our resources, limited though they may at first appear, to frustrate any effort to dismiss our municipal interest out of hand.

I am a mayor of a small community and I am certainly not in the habit of threatening the State of New Jersey nor do I do so now.

We have learned to work within the system and to exert political muscle as it may be needed to produce benefits from our dealings with other governmental instrumentalities.

It is a point of some bi-partisan pride in our municipality of 9,500 people that in the last seven years we have elected a congressman on one side of the aisle, Rep. Henry Helstoski, and a state legislator on the other, Assemblyman Harold Hollenbeck.

We are the home community of Becton, Dickinson, business base of State Sen. Fairleigh Dickinson.

From this you might correctly infer that we were not born yesterday.

The sports complex is proposed entirely within East Rutherford's boundaries, representing one-fourth of our land area.

Contrary to what some people perched far from the Hackensack meadowlands area believe, the property is not, as is so often tacitly assumed, state-owned property. It is comprised of lands owned by private individuals and municipalities, and

is part of sacrosanct geopolitical boundaries.

Personally, I have no personal or estate interest in properties in the Borough's meadowlands, and speak strictly in my position as mayor of East Rutherford, as I have always done.

The land defined as the proposed site of the sports complex is a 600-acre expanse enclosed by state highways and a county road.

Of the 600 acres, 520 remains undeveloped, but a good section of it is being improved and reclaimed.

The State's riparian map shows some 350 acres of the tract to be outside the lands which the State claims were once washed by tides, although in fact none of the land has been washed by tides within the memory of anyone living in the meadowlands area.

So it is immediately clear that the State will be dealing with private property rights, largely inviolate, in most of the lands and will be compelled to prove that it has any claim whatsoever to all of the remainder.

The property, listed as 147 line items on the municipal tax map, contains 38 improved properties, all but three of them hugging the area fronting along Paterson Plank Road and half of Route 20. It provides a suitable open tract for large-scale development such as the project which is being proposed.

The property is assessed on our tax lists for \$13.5 million, which at the Borough's 2.27 tax rate, produces an annual levy, for the year 1971 particularly, of \$306,450.

Its assessable value for the current year was forced downward by questionable State riparian claims which through county and state tax courts have produced a depressing effect on valuations.

Were it not for the State claims, the land would be valued at a higher level, a factor which may come into play in determining in-lieu-of-tax payments.

Beyond that, the legislation proposes that we yield the potential ratable value of the land, which would be in the millions before another decade passes. We are not willing to abandon this potential, as real as the noses on our faces.

We feel that beyond the immediate minimal cost of up to \$13.5 million to be paid out for condemnation under powers of eminent domain, the State should reimburse the municipality in the minimum amount of \$5 million dollars annually. That would be the assessable value of a \$200 million sports complex even at the municipality's current low tax rate. In terms of the revenues anticipated, it would be a very fair settlement in exchange for municipal rights.

We in East Rutherford believe the Governor and his agents intend to be fair to the municipality in working cooperatively to build this sports complex.

I am mindful of Kipling's poem which states in part, "If you can dream and not make dreams your master."

Yet I cannot help but share, on a personal level, the enthusiasm of the Governor and his Administration as we confront this great undertaking.

There is a great body of people in New Jersey to whom the world of sports and the pleasureable exercise of leisure time, accessible to them without undue travel, is far more real than anything else that government in its humble exercise of sovereign powers may serve.

We do not abandon our jealously guarded sovereignties by stepping forward to meet a challenge, to deal with a dream and forge it to reality. I vow that we in EastRutherford will entertain the proposal constructively, dealing with large forces in a fair manner that warrants a quid pro quo from the sovereign power of the State.

Given fair treatment, we will be partners in this venture.

We feel that as part of the process of ceding one-fourth of our land area to the Sports Authority, the Borough should be given a seat on the Authority, guaranteed that all landowners are dealt with fairly and expeditiously and paid for land which they own, given assurances that any property owner who might be deposed from property he now occupies will be granted every consideration, and granted legal assurances that the Borough's return in revenues and taxes each year will be in the vicinity of five million dollars.

None of these points is extraordinary, since it is municipal property that is to be used, lands having great potential value and nurtured through the years for the benefit of the people in whose sovereignty they lie.

We have seen the State's bulldozer in our backyard in the past, and we do not want to see it again. We must therefore be permitted the pardonable arrogance of asking that our demands be put in writing in advance. I respectfully request that it be written into the legislation or spelled out in ironclad legal terms in advance of legislative action.

Thank you for your time, gentlemen. Any questions?

SENATOR SEARS: Thank you very much, Mayor. Any questions?

SENATOR STOUT: I would just like to ask one. Did I understand that the whole sports complex is within the Borough of East Rutherford?

MAYOR PLOSIA: Yes, according to our information, 600 acres are all in the Borough of East Rutherford.

SENATOR SEARS: Your community has 9500 people?

MAYOR PLOSIA: Yes.

SENATOR SEARS: Do you have your own secondary school, including high school?

MAYOR PLOSIA: Yes, we have a new regional school under construction that is costing us \$4 million. We have a new middle school under construction that is costing \$1.5 million. And we have been able to meet the cost of these schools and the cost of running the government at a progressive rate and keeping our tax rate down at present, even with the intrusion of the Hackensack Meadowlands Commission.

SENATOR SEARS: Does the Borough of East Rutherford own any of the lands ---

MAYOR PLOSIA: The Borough of East Rutherford owns 200 acres of the land, some of which has been leased, but it is still in the Borough of East Rutherford's name.

SENATOR SEARS: Any other questions, gentlemen?
(No response.) Thank you very much.

Sheriff Job is our next witness. Before Sheriff Job begins, I have been handed communications from the Township of South Hackensack and from Mr. John J. Kilcullen, a Councilman of the Borough of Carlstadt. We will incorporate these statements in the record.

[Communications above referred to can be found on pages 101 and 102.]

J O S E P H F. J O B: Mr. Chairman and members of the Committee: I don't come here today as the Sheriff of Bergen County, but as a citizen vitally interested in the

affairs of our county and one who lives in the Borough of Rutherford. As you know, our Mayor and Council has gone on record against this entire complex, so that is a matter of record.

I just come here to say to you, having been a writer of a sports column for a great many years, that I too have strongly advocated a sports complex somewhere in the Meadowlands complex.

I am aware of the fact a couple of years ago this Legislature created a Meadowlands Commission. I believe the sponsor was our own friend and neighbor, Senator Fairleigh S. Dickinson. At that time, we in South Bergen had some apprehensions. However, due to the fact that we had a distinguished individual of this high type sponsor the legislation, we thought we were in fairly good hands. We find now that there is a new Authority to be created, which will usurp the powers that properly belong to this old Authority and we are very much concerned.

We are concerned about the plight of our citizens in the locale, many of whom have had to leave our particular area as the result of higher taxes over the last few years. We are very much concerned that this bill here would usurp the powers that properly belong to the people.

I am just wondering whether I could get an answer here, in view of the fact we would not have the right to vote at a referendum on this bill but would permit the Authority itself, with the approval of the Racing Commission to grant this privilege, does that mean in the future that any other track, if an individual or a syndicate wanted to be permitted to have racing in New Jersey, would not go to the voter?

SENATOR SEARS: Sheriff, my understanding is that Governor's counsel and the Attorney General have given the opinion that as incorporated in this body of legislation with the State operating the track - and that is what this proposal is - the referendum requirement is not constitutionally necessary. In other words, it is a requirement that from a

legal standpoint does not exist. Whereas, as I understand it, if the proposed operators of the track represented private enterprise, that constitutional requirement would exist. That is the distinction as I have been given to understand it. That is not something that I have studied or arrived at a personal opinion with regard to, but it is represented by the proponents of the bill, by the administration, that this is the case.

MR. JOB: This bill does in fact take away the rights of the citizens to have a voice and this is what I object to very, very strenuously. I don't think this Legislature should usurp the powers that properly belong to the people. Despite the fact I know the legislators are elected by the people, however, when you are creating an Authority, Authorities in themselves usurp the powers that properly belong to the people.

The Governor is having a running battle with the Port of New York Authority at the present time because he feels that the Port of New York Authority has usurped too much power. We all know that the bill creating the Port of New York Authority, going back to 1923, granted them vast and powerful powers to take care of a particular need and that was at that time, of course, having to do with traffic. We were in hopes that the citizens of New Jersey at one time would have returned to them those facilities and a new bonded indebtedness. But that wasn't done. It was just increased from time to time as they went into competition with private enterprise, using public moneys.

I would like to ask this question: You say this is going to be State operated. How can it be a State-operated track? And, if so, what benefits other than the 16 or 17 or 18 per cent which now accrue to the State from the other tracks would accrue from these tracks? Isn't it a fact that there would be a bonded indebtedness and the bondholders would control the direction in which the moneys would flow?

SENATOR SEARS: Once again, Sheriff, I can only give you my understanding from my own reading of the bill. The

operation of the track would be by the Authority that is created under the bill. The proceeds from the track, from the operation of the track, would be first dedicated to liquidation of the bonds which would be issued with respect to not only the building of the track in the first place, but with respect also to bonds issued in connection with the construction of any stadium or any other facility that would be erected by the Authority. Beyond that, if, as and when there were additional funds available - and presumably there could and would be - then that profit or that benefit would ultimately inure to the benefit of the State of New Jersey, that is, the taxpayers of the State of New Jersey.

However, if this proposed complex is built at a cost of some \$200 million, there will certainly be a substantial debt service each year that will have to first be paid before any of those funds become available for general purposes.

That is my own personal understanding of the bill as it is written.

MR. JOB: I know that the Senator from Morris is well intentioned. I would like to ask the Senator from Morris what the people of our area, the people of the State, the people of East Rutherford and the 14 towns which presently comprise the Meadowlands complex, what benefits would accrue to them and when could they expect any substantial amounts of money to make up for the amounts of money that are being taken away from them here from the ratables, not only these 600 acres but all the other acreage, which incidentally now is, as you know, in litigation which might take 4 or 5 or 8 or 10 years from now? What relief can the people of our area expect through the passing of a bill such as this one? And, incidentally, I might comment at this time, Senator McDermott has a bill in here which has been a very controversial bill for the past two legislative sessions, 1970 and 1971. This bill has been aired. The people of this State have not had an opportunity, of course, as a result of the action of this Legislature, to vote on this bill. All Senator McDermott's bill

would do is permit the people of this State to say whether they want a gambling type casino in Atlantic and in other municipalities that might want it by referendum vote. Atlantic City is a city today which is depressed. The hotels and motels are suffering. It is a convention city with some of the finest accommodations available. Eighty per cent of the people that go to Atlantic City are people from out of state, from other states.

Now, this particular bill which has been kicked around for the past two years, the Legislature has seen fit to bring out on the floor. But here is a bill that just came up as recently as a couple of weeks ago with some kind of a magic formula and there is a great deal of hurry and haste. Can you please tell me, Senator Sears or Senator Stout, why there is such a hurry for this thing here? Why aren't the people being given an opportunity to take a good hard look at this thing and make some kind of an application that is conducive to the best interests of all the people? Why the hurry? Why in two or three weeks do you people want to deprive the people of our area of the right of a referendum and shove something like this down our throats without knowing whether the people in our area want it or not? Will you tell me that?

SENATOR SEARS: Well, Sheriff Job, let me comment first of all that the hearing on SCR 74 was last week and Mr. Owens, I am sure, appreciates your gratuitous comments with regard to its virtues. I don't think that we can equate or compare that with this. SCR 74 is not the original form of the bill. There have been three or four hearings on that. The matter is still pending.

This is a new piece of legislation. This was introduced on March 29th and this hearing has been scheduled by the Judiciary Committee as the voluntary act of this Committee. In other words, I, as Chairman, and the members of the Committee have scheduled the hearing. The hearings held on SCR 74 are constitutionally required because that

bill calls for a constitutional amendment. This bill was considered a matter of sufficient importance, a matter of public policy, because of the nature and scope and magnitude and the implications of the bill, and also, I might add, because of the obvious interest of people in the area, to hold a hearing. The fact that this hearing has been scheduled and is being held today doesn't necessarily mean that the bill is going to pass.

MR. JOB: I hope not.

SENATOR SEARS: It doesn't even mean that this is going to be the only hearing. It means this is one step in the process.

I think any inference that you or any other witness may give in so far as the bill is concerned, that there is some steam-roller effect or something being produced --

MR. JOB: I don't want to give that inference.

SENATOR SEARS: [Continuing] -- would be unfair, certainly at this juncture.

Again, I would say this, that we are here to hear objectors or advocates of the bill, speak either to their objections or to the virtues of the bill as they see it, and certainly we will be happy to hear you in that regard.

MR. JOB: Again, I have a very high regard for the Senator from Morris. I know that when he speaks, he speaks out of a deep conviction. I want you to know that, Senator. Anything that I might say, I am saying on behalf of the people in my area, representing the feeling of the people there, and also out of a very deep conviction. I am always a little bit afraid of Authorities. I think that too much government has been taken away from the people and I am strictly a "home rule" guy and small town boy, born and raised in Bergen County. I spent my entire life there, so I am very much concerned about the plight of the people of Bergen County. There is some kind of loyalty that an individual has to his community, especially when he has been afforded the opportunity of serving them in high places of

public trust. So I have some very strong feelings.

I have over the years advocated a sports stadium. I was interested in what Sonny Werblein had to say about Rutgers University. We have a great university, Fairleigh Dickinson University. The stadium has a capacity of 1500. Last year 500 people who wanted to view their contests, viewed them on closed circuit TV, and a couple of thousand were turned away at each game.

Each year Bergen County produces championship basketball teams. In order for the people of Bergen County to view any of these contests, they have to go down to the Atlantic City Convention Hall or Asbury Park Convention Hall or to Rutgers or Princeton University.

So we definitely need a sports complex. But we need a sports complex in our area geared to our high school and college people. We need a sports complex which would accommodate an in-door track, which is sorely needed in our area, an in-door swimming pool, tennis courts, for those who can't afford to go to private tennis courts.

We thought that the creation of this new Meadowlands complex would take care of all of these needs of our youngsters. And I think that that takes top priority in our area.

I am also not unmindful of the fact that 8 games -- and I am a strong follower and fan of the New York Giants - so I get to see 8 games every year. I am one of the fortunate ones who happens to have a ticket. Now we may or may not have the New York Giants for 8 games. What about the New York Yankees? They play 162 games, which would mean 81 sports spectacles would be available to people of our area. If we are really serious about bringing a team in there, I would like to know - have we any contract with the New York Yankees? In fact, have we a contract with the New York Giants for the 8 games?

SENATOR SEARS: I think it is a matter of record that there is no contract and that there obviously won't be a contract until there is a vehicle to ---

MR. JOB: So the truth of the matter is at the present time, all we can look forward to right now is not Major League sports, - and incidentally too I happen to know the National and American Leagues would have to approve within a radius of 50 miles whether they want another major league complex in our area, unless the New York Yankees or the Mets moved over - and I am sure the Mets are not going to do it and I am not so sure that the Yankees would either. But the fact of the matter is that the league would have to make a determination by law. Those are the rules and regulations which govern the affairs of the American and National Leagues as to whether or not they would permit a team to come into New Jersey. They don't have to. So we have that. All we are sure of at the present time then is that we will have an Authority -- and incidentally I understand in this Authority that the Governor sets himself up as a czar. He is some sort of a czar now. But he sets himself up as a czar. He has a right under this bill, as I understand it - and maybe I don't understand it correctly - within a period of 15 days to return a copy of such minutes, with veto of any action taken by the Authority or any member thereof, and that such sections shall be null and void. In other words, the seven commissioners, four lay people plus one member of the Meadowlands Commission plus the Attorney General and the Treasurer, who both happen to be his appointees anyway --- in fact, all three of them are his appointees, and then four more. Am I to understand now that the Governor can veto any of the minutes and that anything he vetoes becomes null and void? Then you don't need a commission. What do you have a commission for if he is going to be the czar that just nulls and voids everything. I know he wants to be a czar, but I am not so sure that we want to give him this kind of authority.

I would like to read into the record what Ben Fishler's Ridgewood Sunday News had to say in an editorial and I am just taking excerpts. The editorial says, "Cahill's Scheme." That's the headline of the editorial. "This intolerable plot

which is being pushed hard by the Cahill administration is a cunning ploy to supersede the Meadowlands Commission and the people in disposition of open land that can bear harshly on the Bergen County way of life for the future. The 'grab' is veiled in the glamor of professional sports. Sports is not the point but the cover for a shameless flouting of the referendum process. Why was it necessary to include in the bill that there should be no referendum? Existing law makes a referendum mandatory for a race track."

Can you tell me, Senator, why they want to do away with the present law that is on the books now? I mean, can you tell me why they want to do away with this law now that gives the people the right to make a choice?

SENATOR SEARS: I am just the Chairman of the Committee.

MR. JOB: I know but you are sitting here ---

SENATOR SEARS: I find your questions very interesting and to the extent that I can, I try to answer them. But we are holding a hearing on the bill and certainly if you object, and you obviously do, to the lack of a referendum requirement, then we will certainly take note of your objections and consider them along with the other testimony that is adduced here.

MR. JOB: Well, I hope that you give this bill as much consideration as you people have given, and properly so, to casino type gambling. If this is so, then we can look forward to some relief for the next 18 months at least.

Thank you very much. [Applause.]

SENATOR SEARS: Thank you, Sheriff.

There will be no demonstrations either for or against any witnesses who appear here.

Assemblyman Robertson from Monmouth County has asked to be taken out of turn and we will accede to that request.

J O S E P H E. R O B E R T S O N: Mr. Chairman and Senator Stout, may I first thank you for scheduling this public hearing on the Proposed New Jersey Sports Complex and secondly for

permitting me to place a few of my comments into the record. The project we are discussing here today is, in my mind, a most exciting proposal for the State of New Jersey.

I know the testimony here today will be voluminous and much of it will be repetitious so I shall be brief and to the point. This proposal comes from considerable study and research. The concept is most rational and fiscally sound since no phase of the overall complex will commence until that phase is proven sound by further study. It is flexible and viable. The project will be self-supporting, therefore no hard to come by tax-dollars will be required or used. The State of New Jersey has nothing to loose and everything to gain. I would like to submit six (6) points why this project should be developed, and as expeditiously as possible.

1. Esprit de corps if you will -- for too many years this great State has hovered in the shadows of New York and Philadelphia. It is high time we take our place in the sun. I believe the New Jersey Sports and Exposition Complex, in six to ten years, will be the greatest facility of its kind in the world, something each of our 7 million plus citizens can and will be justly proud. Sporting events, whether professional, amateur or high school are wholesome. It can and does involve the family unit, this we need. I am sure there will be critics who will immediately mention the abuses of racing. We concede these abuses and at the same time ask what areas of our society are free of abuse. The enjoyment and benefits far out-number the abuses. This complex will become OUR complex and will head us toward a unity so desperately needed in our State or any other State.

2. Jobs -- I am informed this proposal will create 10,000 to 12,000 jobs. This certainly must be considered as a plus.

3. Kindle the general economy of the area and the State -- I won't attempt to predict how far-reaching this aspect will extend. I do believe in our compact State, anything that helps Bergen County helps Cape May County and visa versa.

4. Sound rational use of presently useless acreage -- coming from Monmouth County I am not as informed as those of you located nearer the Meadowlands. I do know of the time and energies many have expended to properly develop this area. I have to believe this is a step in the right direction for the development of a great area which presently is going to waste. I believe this is rational planning.

5. Ideal facility for high school state tournaments -- the legislation does not mandate this use nor does it prohibit. I am one of many persons unhappy with certain involvements in the recent past of our high school state tournament play. The high school athletic program is far too important and beneficial to so many of our younger people to permit it to deteriorate any further than its present level. This complex can be the solution to the problem as well as the impetus to greater heights than we have ever known in New Jersey high school athletic programs. The keen interest in high school basketball is of long standing. The interest in high school wrestling, hockey and indoor track is increasing annually. This complex can and should accelerate this interest. If this proposal does not grant high priorities to high school athletics then the legislation must be amended to mandate such priorities before final passage. And finally --

6. Potential future source of urgently needed state revenues -- I sincerely believe when this complex is fully developed and the facility is fully utilized it will be very profitable for the people of New Jersey in many ways. We know now what the demands for state monies will be in the middle and late seventies. We dare not

wait until then for the solutions; we must plan now. This proposal can be one of those solutions. I am proud to be one of the co-sponsors of this legislation. I commend Governor Cahill and all other persons who have played a part in this proposal. I respectfully submit, let us proceed full speed ahead.

Thank you.

SENATOR SEARS: Thank you, Assemblyman.

Any questions, Senator? [No response.] Thank you very much.

Mrs. Little.

B E T T Y L I T T L E: My name is Mrs. Betty Little. I am the Coordinator for Citizens for Conservation.

Thank you for this opportunity to be heard on this very important bill. Citizens for Conservation is a Bernards Township based organization concerned with the total environment and affiliated with about twenty-five smaller and similar organizations principally in Northern New Jersey. We carry on continuous research and have over the past year participated in over twenty hearings, both to testify and to listen, as you yourself know because I have attended a number of these tax hearings.

I am an environmental economist with twenty years' experience as a security analyst and a teacher of finance. I am a member of the American Economic Association, a member of the Board of Advisors of the New Jersey Consortium on Environmental Education, a member of the State Board of the American Association of University Women and a member of the Steering Committee of the Passaic River Coalition. I have also been chosen as one of twenty-five women to participate in an environmental control program in Washington at the end of this month.

It becomes increasingly evident that New Jersey is in a state of crisis. We have a critical shortage of adequate sewerage from the Rockaway River to the Jersey Shore. Our highways are crowded. Fifty-mile traffic jams and twenty-five

car pileups are not uncommon. Highways such as Route 3 across the Meadowlands are continuously jammed. Educational facilities are inadequate, municipal expenditures rising and services deteriorating. Property taxes have reached unsupportable levels and there is a critical need for recreation facilities and public open space. In fact, it surprises me today that there are not more people here asking for these recreational facilities.

With New Jersey's population rising at about twice the national average, we cannot expect our problems to become any less severe in the near future. It is a question of priorities and how we express these priorities. Is the building of a recreational facility for a particular segment of the population justified in the face of much more serious and pressing needs throughout the State?

I think the State has a commitment to the life-long residents of the State, both to the citizens and to the industries which intend to remain here, rather than to out-of-state interests of various sorts.

In his Inaugural Address, Governor William T. Cahill declared his concern for the environment but in the year that has passed, this concern has not been reflected in constructive legislation. The law now before you could be expanded to implement these concerns.

We ask that this law be revised to make the environment a chief concern. I notice when they make a list of things, they say, "and the environment," but we have to begin with the natural facilities that we have.

We ask the State of New Jersey to make a commitment to restore the environment and not simply to build a stadium or an exposition hall. This could be done by making the following changes:

1. The charge to this Commission should include, "environmental checks and balances." We are dealing with an historically unstable area, proposing to cover 600 acres in cement and asphalt. A study should be made of environmental limits to determine when the area may reach the point of stress

and collapse. Provision should be made to provide compensating open space, construction standards and the development of possible new methods of building which will minimize the impact on the land. Incidentally, a number of the planning boards in the State, including the Somerset County Planning Board, are working on such ideas for having buildings themselves be an absorbent or holder for water.

Further, a study of the present value of the Meadowlands from the point of view of air and water pollution abatement and recharge should be carried on to determine a break-even point between natural and artificial pollution controls. At some point in development, it will be cheaper to provide open space than to pay the cost of equipment to clean up the environment.

2. One member of the Commission should be designated as a person with good environmental background and known reputation in the field of environmental concerns. For example, on the Open Space Policy Commission, Brooks Everett has served because of his reputation in the Pine Barrons Area. Such leadership should be found in the area of the Hackensack Meadowsland.

We really feel that the Commission is too small to give fair representation to the citizens of the State who now have increasing interest in the environment. I think you heard some suggestions today for expansion of the Commission itself.

Our assumption here has been that for some reason you find the Hackensack Meadowland Commission unsatisfactory, although we have felt that they have great expertise and it would be more desirable to continue with that Commission than to supersede it with this one.

3. The powers of the Commission should be extended to include providing all of its own facilities, such as power, water, sewerage, solid waste disposal and mass transit. These facilities should be provided within the county so as not to cause undue burden where less benefit is felt and in

recognition of existing critical problems. Other areas of the State already don't have the proper sewerage disposal or don't have the proper power facilities. I think it is unfair for a new facility, such as this, to throw problems on to the community. If we are going to build a stadium, let's build it as a package.

The Commission should be empowered to build a solid waste recycling plant or a combination solid waste-sewerage-water and power facility to serve its needs and improve the environment of surrounding communities. Unless the dumping and burning in the Meadows can be replaced with more modern methods of disposal, they will be undesirable for recreation. I talked with residents of that area within this week about the burning and the rat problem in the area now. So I know this is a reality. We suggest that the Edmonston, Maryland recycling plant may be a prototype of what is needed here. I am planning to make a special trip to Edmonston, Maryland, the end of the month to see this plant and it was my intention to submit it as part of my testimony before the Hackensack Meadows Commission in the summertime. But it seems to me that this is the first thing that has to be done, to clean the meadows up.

4. The revenue derived from the operation of the sports facility should be used to acquire open space, build recreational facilities and establish environmental education centers to restore the environment of the 14 communities which surround the Meadows. The charge to the Commission should be extended to include a concern for these communities and their economic and environmental needs. We must begin to deal with the crisis in New Jersey on a regional basis. The population in the area of the Meadows is nearly 4,000 persons per square mile, among the highest densities in the world. If the recreational facilities can be developed to enhance existing housing, commerce and industry in the surrounding communities, it will raise the tax base and enable these communities to be self supporting. I think if you put the facility in and then

use the good mass transit system, we could use hotels and commercial establishments to provide jobs for the people in that area where in some cases, such as Jersey City and Newark, we are running as much as 10 per cent on employment at the present time. We would suggest that an in-lieu of taxes payment be made to any municipality from which land is taken. This tax payment should be terminating based on a proposal made recently in the report of the Open Space Policy Commission Report.

In case you are not familiar with that, the report suggested that the communities be compensated for taxes until real estate values rose to take up the slack so that they would not be hurt on their tax base. I have taught Money and Banking. I have worked in the money market and I am very familiar with the problems of interest rate and bond sales. We have in addition in Citizens for Conservation a Finance Committee which is composed of people in the finance business. And from this, I come to the following conclusions:

It must be borne in mind that the sale of bonds by an authority such as the one proposed in this law will be in direct competition with State and local sewerage bonds, a potential Green Acres bond issue which would benefit many areas of the State - that's the \$100 million bond issue already referred to which was suggested by the Open Space Policy Commission and is now under consideration by both the Senate and Assembly - and all the school and other municipal bond issues now being proposed. To the extent that these issues may have to raise their interest rate in order to be sold or go unsold, the taxpayers throughout the State will bear the cost of this recreational facility. Such expenditure can only be justified in terms of benefits to the total community in terms of improvement of the environment of the State of New Jersey. If this authority is simply to establish a sports arena for a selected few, it simply is not enough. It simply is inadequate for the needs of our times.

SENATOR SEARS: Thank you very much, Mrs. Little.

SENATOR STOUT: I don't have any questions.

SENATOR SEARS: Thank you and we appreciate having the benefit of your views and appreciate the suggestions made for amendment.

Commissioner Sullivan is here and, Commissioner, I would like to put you on at this time.

R I C H A R D J. S U L L I V A N: Thank you, gentlemen.

I am glad to have the opportunity, Senator, to make a few brief comments on this proposed Sports Complex. The opinions I express will include nothing having to do with the financial arrangements or feasibility or financial benefits, since these factors lie outside our official area of interest. My concern here is to address myself to several of the environmental aspects of the proposal.

If we were to base our decisions in this area purely upon the ecological needs, I think we would conclude no development at all would be the wisest course to take, to keep this open space as a cushion and perhaps even remove a few of the grotesque operations that already dot the landscape. We have even thought in wistful moments that it might be preferable if the Meadowlands Commission's name were changed to the Meadowlands Restoration and Protection Commission rather than the Meadowlands Development Commission. In our experience real estate improvement is not always an improvement in the sense that that term is ordinarily employed.

From a practical point of view in looking at the total public interest, it seems to me that the choice that we make here is between controlled development and unruly development. We are pleased that we have a mechanism such as the Meadowlands Commission which can provide for controlled development. We think that the main thrust of its control should seek low density development, mindful of the fact that we have more things per square mile to make the air and water dirty in the fringes of the Hackensack Meadowlands than

any other place in the country.

The plan developed so far, albeit a tentative plan, by the Commission could be said to be a low density plan, contemplating about 200,000 resident population in an area that is larger than the City of Manhattan. We think 200,000 is still too much to add into the midst of this area which already suffers severe environmental problems. But we do believe that the district can best serve the public by being a kind of recreation cushion to these dense metropolitan areas in the vicinity. With this in mind, we are happy that the Commission has set aside 5500 acres, including some water, that would be protected in its natural condition. We would like to see more, but still given the immense value of this land, we are pleased that the environment, at least, got that consideration.

If the Legislature and the Governor approve an Open Lands Bond Issue for the coming fall, it seems to me it would be possible for the State to consider the purchase of lands in the district in order to construct parks and recreational areas that will be near where the people are.

From the point of view of our Department, in looking at all factors, we like the proposal to build a sports facility at this location. We think it is compatible with the recreation emphasis we would like to see placed on this land. We think it is preferable in terms of pollution prevention to the development of commercial, industrial or heavy residential uses.

I would like to make a couple of specific comments about the proposal, however,

First, I would echo Mrs. Little's opinion that it is important in the construction of a public project of this magnitude to build environmental protection in as we go. I can't express myself specifically on these points today because we are dealing with a concept and not with plans and specifications. But, for example, before the diking is undertaken of this 600-acre tract, we would like to know what

form the diking would take, how it would impinge on the quality of meadowlands in the vicinity, etc. So we would like to see somehow built into the process an opportunity to review environmental impact before the construction is actually undertaken.

We are happy that the proposed site does not include those portions of the meadowlands within the 5500 acres to be set aside for protection. However, we would like to point out that the site does include land set aside in the plan for park purposes and if the Sports Complex is constructed, we would hope that that park land would be replaced by park land of at least an equivalent size, equally accessible, elsewhere in the meadowlands district.

We would also like to call attention to the fact, if a facility of this kind is constructed, there will be great pressure to provide for peripheral development of a high density character. We would like to be assured that the land use plans of the Meadowlands Commission will firmly protect us from development of excessive density in this area.

Obviously the site with all the people visiting it will be a focal point of the generation of solid waste. We find it an absolute necessity, therefore, that the Meadowlands Commission, which is now considering how to dispose of the 30,000 tons a week that already arrive in the district, will incorporate in its plans sensible arrangements for the disposal of the vast quantities of wastes generated at this site. In addition, quantities of waste water will be generated by the facility.

Our Department has funded a \$75,000 study for the Meadowlands Commission to provide for regional sewerage facilities. The choice now appears to be between a single treatment plant down at the confluence of the Passaic and the Hackensack, to serve the entire region or else dividing the wastes, including those from this facility, to the treatment plant in Bergen County and one to be upgraded by Hudson County, in both cases causing the effluents to go into the Hudson River rather than into the Newark Bay, which because of its low flow has little assimilative capacity and as a result is now

in poor condition. In either case, with proper planning, the wastes generated by this facility can be disposed of in a way that will not damage the environment by causing them to go to either one of these regional plants.

It is also obvious to us that there will be impact upon air quality by this facility. In general, this is much to be preferred over alternative developments that would put heavy demands on power and space heat and that would involve a substantial residential population. But we can't ignore, or we will be negligent if we do, the 30,000 cars for which parking spaces are provided or the 19,000 cars that the consultant estimates will visit the site, each car with its own chimney in an area where air quality is already unacceptable.

With respect to this subject too, a study is now being funded. We obtained \$100,000 from the Department of Health, Education and Welfare, which is matched by \$10,000 by the Meadowlands Commission. The purpose of this study, which will report in a year, is to tell us the impact on air quality by each of several land use strategies, so that for a change we will know before we build everything what the result will be on air quality instead of trying to come in with "after the fact" correctives, which is the story of our life in this business.

We will put into the mathematical model being constructed for the Meadowlands District, the impact of 19,000 cars, mindful of the fact that through State efforts and Federal efforts, five years hence each will be producing less than it does now, hopefully, so that a year from now before construction is actually undertaken, we will be able to inform ourselves with some precision as to the resulting air quality, if this construction plan is carried forward.

I can't express an opinion as to whether these cars will pollute the highways by their simple numbers. I will leave that to my colleague in the Transportation Department. But it would seem to me clearly to be in the public interest in order to protect the quality of our air, if we assure that

adequate mass transportation facilities will serve this area and not rely on the use of private automobiles by everyone who will come to see one of these events.

All things considered, we think this is an excellent use of the land in the Meadowlands District and the construction of these facilities would not only be compatible with the best uses of the Meadowlands, but would help to give our State a little identity of its own. And with the few caveats I have offered, which can be dealt with as the matter proceeds, we would favor without hesitation the construction of these buildings.

Last Saturday, I took my three sons to see the opening day of the Phillies in the brand new Veterans Stadium and, except for the fact it was more like football weather than baseball weather, it was a very entertaining day. That is a beautiful facility and I think it would be great fun if my kids could go up to a similar one in New Jersey and root for the New Jersey Yankees. Thank you, gentlemen.

SENATOR SEARS: Thank you, Commissioner. Any questions?

SENATOR STOUT: No.

SENATOR SEARS: Thank you very much for appearing before us and giving us the benefit of your views on this matter.

At this juncture, it being one o'clock, we will declare a short recess for lunch. We will reconvene promptly at quarter of two.

[Recess for Lunch.]

Afternoon Session

SENATOR SEARS: We will proceed with the hearing. Mr. Miller is the next one on my list. Are you ready, sir?

A L A N J. M I L L E R: My name is Alan Miller. I am the Mid-Atlantic States Regional Representative for the National Audubon Society.

The National Audubon Society is a conservation organization, nationwide, and has something like 7,000 members in New Jersey.

Originally the National Audubon Society was started to save wildlife and herons and egrets. During the past 70 years we have changed our emphasis to being concerned with the entire environment. Because ours is an urban society, our environmental problems come into sharpest focus in and around the city and in these metropolitan areas.

Wildlife has become an index to the health of ECO systems and since conservation is no longer for the birds, the welfare of man in his urban centers has become a central conservation environmental problem.

We can look at the Hackensack Meadows also and see the kind of problem that some of the wildlife are trying to live with. There are botulism and dying birds in the Hackensack Meadows, indicating the kind of unhealthy environment that mankind has to live with also.

New York City, Newark and Paterson are rapidly becoming unlivable. Destruction threatens these cities from both inside and outside. Like all core cities in an unplanned society, New York is rotting away because investors find it easier to build up the peripheral areas rather than rebuild what has become debilitated. If the city is to be rescued, the nation will need to stop squandering its taxes, mostly derived from the city, on regional development and invest them in a broader, better-thought-out urban renewal. And the cities surrounding open spaces will have to be closed to development and retained as open spaces because the cities' people need them and because their development would further delay rebuilding the cities.

The Hackensack Meadowlands Development Commission was charged with assimilating the cities' garbage and developing the meadows optimally. A master plan has been prepared essentially to build a new city in the meadows. This would be disastrous for the New York and New Jersey metropolitan area.

President Nixon has talked about bringing the parks to the people and we are also of the opinion that the urban area has need for open space rather than the necessarily pristine areas where most conservation organizations are trying to preserve it.

If a sports complex is to be built in the Hackensack Meadows, it is going to again use up viable marsh. If a Sports Complex were built on old landfills where the marsh is already ruined, it wouldn't be nearly as bad, but this doesn't seem to be so, according to the proposed plan.

Not too long ago, the Governor signed a wetlands bill which by specific mention excluded the Hackensack Meadows. As I understand, this was presently being thought about by the Hackensack Meadowlands Commission. In the hearings the Hackensack Meadowlands Commission has had, they have just recently become aware of ecology and the value of the Hackensack Meadows.

It appears that the new Authority to be created would usurp and truncate the Hackensack Meadows and it appears that the New Jersey Legislature is not interested in a regional plan but rather to cut out their piece of the action and leave the rest of it for the Meadowlands Commission to work out on a regional basis. During this period that the Hackensack Meadowlands Commission has been formed, they have just at this point considered the ecological necessities of open space and have at least considered saving 10 per cent of the meadows for conservationists.

I would like to refer to the Hackensack Meadows and just explain that it is not simply a dead, stinking swamp, which is being sold essentially for the purpose of "let's pave

it over as quickly as possible and make it into other than useless acreage." The Hackensack Meadows is an estuary and estuaries are responsible for 75 per cent of the fin fish and shell fish that our population uses. It is an area that is a nursery for the ocean supply that we are going to be looking to in the future. Scientists have predicted that the world population will be doubled in 35 years and there will be 7 billion people by then. They have also indicated that the food source of the world will be coming from the oceans. Might I remind you gentlemen that the estuaries are the nurseries for this food source of the world. You cannot make an estuary. It took 20,000 years to make the Hackensack Meadows, but you can clean one up. You can clean the pollution plugs in the Arthur Kill, the Kill Van Kull and Newark Bay in order for them to become viable estuaries. But in spite of the pollution that they are living with, they are still a viable food source if the pollution plug to the ocean could be opened up.

I don't think then the value of an estuary should become secondary to a sports center.

The value of the Hackensack Meadows as a flood plain is also a consideration that should be thought about in terms of long-term ecological disaster instead of short-term gains.

Conservationists are worried about a new authority and the power of eminent domain that this authority would have.

Should sports come before a healthy environment? We have seen in the past where the power of eminent domain was granted where ecological considerations were regularly secondary to the stated purposes of any particular authority with this kind of domain. We wonder where the natural resources are going to come from - the water, the sewerage plants necessary to handle this kind of a volume. We know certainly that horses produce less carbon dioxide and monoxide than automobiles and certainly the Giants will produce a little bit less too, but not nearly will they create the problem

that Route 3 traffic will create. We know automobiles contribute up to over 75 per cent of the air pollution in a metropolitan area such as the New York-New Jersey complex.

I might remind you of the 1968 Thanksgiving Day weekend when air pollution built up to tremendous proportions simply because the trade winds slowed down and did not blow away the pollution as quickly as they normally did. We were only hours away from a catastrophe when the trade winds picked up again and reduced this pollution.

Hudson and Bergen County voters had the opportunity to say no to a race track once before. I wonder whether the State at this point feels they can develop statewide pressure to develop a race track in an area where the local residents said they didn't want one, because really who objects to a national pasttime or sports events if they are held in somebody's else's backyard?

The Open Space Commission has reported that a minimum of over \$100 million will be necessary to solve the present open-space problems of Metropolitan New Jersey. This was a minimum figure that they talked about. How are we going to feel twenty years from now when our children are stating to us that it wasn't such a good idea to fill up the meadowlands with development, whether it be a new city or a race track? What are we going to say to them when they ask us, "How could you have been so stupid as to not have looked twenty years into the future for the best needs for the residents of this region?"

What are then the priorities for seven million people in New Jersey, a state which has double the population density of India already, and the area around the Hackensack Meadows has over 10,000 people per square mile, which is a similar population density to Hong Kong?

Urban open space is probably the most needed open space we can think about, not just simply for the birds but for the people. What about the mental and physical requirements of the people in this urban ara? And what kind of quality of

life will they have if we have a new city or a sports complex? To me, these can only add to the pollution, not subtract from it.

I think I can close by stating that the National Audubon Society would recommend sufficient studies and time be spent thinking about the kind of ecological impact that developments such as this will have in the meadowlands, whether it be from the air pollution viewpoint or from the social and psychological effects of crowding on the core areas such as Newark, Paterson, Passaic and New York City. Thank you.

SENATOR SEARS: Thank you, Mr. Miller.

SENATOR STOUT: I don't have any questions, thank you.

SENATOR SEARS: Thank you very much.

Mr. Lynch, who is speaking for Mr. Marciante of the AFL-CIO, who originally registered.

R I C H A R D L Y N C H: I am Richard Lynch, Executive Vice President of the New Jersey AFL-CIO, and I appear here on behalf of over half a million members. I want to thank the Committee for this opportunity to testify.

Presently New Jersey is in desperate need of work, of jobs. The latest figures I have seen are 186,000 unemployed. There are actually more because this does not count those who have ceased looking for work because it is hopeless to find any.

For a long time, the backbone of the New Jersey economy was the electrical and manufacturing industry. But this is fast disappearing from a variety of causes. First, over the past 15 years, New Jersey manufacturers have been lured South by the enticement of tax concessions, low wages, plants built under the accelerated amortization program. This has not only been in New Jersey but in the Northeast, the entire northern tier of states. I estimate over the past 15 years, 80,000 manufacturing jobs in New Jersey have gone South or to other rural areas. As a couple of examples, General Electric closed down a factory in Bloomfield - that's my

home town - with 1200 workers and moved the entire operation to Tyler, Texas, and would not take a single worker with the job outside of a few young engineers and supervisors. They also closed a plant in Newark and moved 400 jobs to Memphis, Tennessee. Right here in Trenton we saw the Horsman Doll Factory close down and 500 jobs moved South. Monroe Calculating and many other companies have been doing this. There has been a constant drain over the past 15 years of these basic manufacturing jobs.

Just when we thought we had survived this, we have been hit with a new threat, a more serious threat, or equally as serious a threat, and this is a tidal wave of foreign goods which has virtually wrecked our electronic industry in the United States. A lot of it is made in South Korea, Taiwan, Hong Kong, with girl operators getting 18 to 26 cents an hour, when here in the State our girls may be making, say, \$2.25 and \$2.50, etc.

Less than a year ago we saw Emerson Radio and TV factory in Jersey City close down and 1500 workers lost their jobs, due to these foreign imports. A lot of these workers had over 25 years of service. Right now in Bendix up in Teterboro, there is no one in some departments with less than 33 years of service. If you have 32 years of service in some of these Bendix plants, you are out in the street - you can't have a job. I have a brother-in-law working in the General Instrument Plant in Newark. They are virtually closing down. They are just phasing out because General Instrument has built a new plant, employing 15,000 workers, in Taiwan and they are manufacturing there all the things which were formerly made in the United States. Singers in Elizabethport, ten years ago there were 9,000 workers making sewing machines and sewing machines parts; today the 9,000 is down to 2,000. Seven thousand workers have lost their jobs. A company I came out of, Westinghouse, Metuchen - out of the Trenton, Bloomfield and Belleville plants, over a thousand jobs have moved south to Little Rock, Arkansas;

Reform, Alabama; Richmond, Kentucky; etc. So we lost a thousand jobs there. Westinghouse TV and radio factory in Metuchen or Edison, from 700, they are down to 300 workers. In my home town, Bloomfield, Tung-Sol has been absorbed by Wagner Electric out of St. Louis. They have just closed the Bloomfield factory. They are shutting it down and about 700 workers are going to lose their jobs there.

It is not only foreign imports and inducements from the South, but it's the conglomerates, Litton, Wagner Electric, IT&T, closing down these smaller plants and building elsewhere. Just now, Gammon, a manufacturing company in Newark for 60 years, closed down. It was in the Newark News last week. They are phasing out by the end of this year. A. P. Smith, makers of valves and water pipes in Bloomfield, have been purchased by U. S. Pipe and they are shutting down that operation.

What I am saying here is, we have 186,000 workers in New Jersey out of work. Other northern states are suffering the same and we must search now, in my opinion, for other work to give these people gainful employment.

I have been watching the meadowlands for some time. I remember they brought some engineers over from Holland to see what could be done to develop the meadowlands. I know up in East Rutherford, because that is where our regional office is, off Route 3 there are a lot of buildings. That land is put to gainful employment.

I think that the thing that will really give great emphasis to the development of the meadowland will be this sports complex and I look forward to the day, I hope - maybe I won't see it - most likely I won't - when the entire meadowland, the whole stretch from Bergen through to Union or Cartaret, wherever it goes, will be a beautiful park between New York and New Jersey, with housing, light assembly work, manufacturing plants, parks; and a sports complex I think will give us the big kickoff.

Right now we are desperately in need of work. I can see no chance for the economy to recover unless something

is done to provide employment. Right now among the building trades, the latest figure I have seen is that 16 per cent of these men are out of work. So immediately, once the green light is given, this will provide employment for the building trades building this sports complex. Then thousands of other workers will be required to maintain it.

Sure, I think about the wildlife and so forth, but I also know that in the meadows there are a lot of rats and mosquitoes breeding there too. So that is something to consider.

Winding up now, I would like to say that I think it is a great opportunity for the State Legislature to approve this proposed sports complex. I think it will be the beginning of a great development in the entire meadowlands. The one thing I am primarily concerned about is jobs for our people. I know a lot of them are just about hopeless now. They are living on welfare. They can't find employment. And I think that this would be a great opportunity to develop the meadowlands. That is the position of the State AFL-CIO and I want to thank you for the opportunity to appear here.

SENATOR SEARS: Thank you, Mr. Lynch. We appreciate having the benefit of your views.

Mrs. Filippone.

E L L A F. F I L I P P O N E: Thank you for this opportunity today to address you.

I am Ella F. Filippone, President, Environmental Research Associates, Inc., a New Jersey corporation, and also Coordinator for the Passaic River Coalition. I would also like to interject here that for 14 years I acted as an advisor to the Senate Judiciary Committee in Washington and I have also worked with the Joint Economic Committee on the Federal level.

We in the Passaic River Watershed are at the present time involved in an endeavor to have the Passaic River and all its tributaries designated as the model river by the Environmental Protection Agency in Washington. It is incumbent,

therefore, that we remain aware of programs which are initiated in the areas contiguous to us.

Our approach for the Passaic Watershed is one which concerns itself with the total environment. It is an approach which is rather unique, and it seems to me that in analyzing both the proposals of the Hackensack Meadowlands Development Commission and the proposed New Jersey Sports and Exposition Authority charge, we find the State of New Jersey erring again in the same social and economic transgressions as so many other projects have before. All the units of either program have not been coordinated into a comprehensive pattern. The programs are not at all related.

The incapacity of government thus far to make notable progress in achieving goals of clean air and water, livable cities, and educational excellence, weakens the confidence of all citizens and disappoints those who expect a better quality of life.

We must begin an entirely new approach to the solution of public problems, and the Hackensack Meadowlands have been a problem to the State for as long as one can remember. I grew up in Lyndhurst, which is between the Passaic and the Meadowlands, and these meadows have been studied and studied since before I was born. This bill being discussed here today falls short, as decisions are being made with inadequate data because not all of the necessary factors have been taken into consideration.

We all are aware that New Jersey is the most densely populated State in the Union, and the area surrounding the Meadowlands is a primary factor to this status. You heard much of this today. When only considering population criteria, we must begin to analyze the needs of the people today. There is a need in New Jersey for better housing, better education, better health care, a decrease in unemployment - my predecessor went into that in great detail - retention of open space, and relief from stress via recreational facilities. Economically speaking, it is most ideal if several needs can be accommodated through one project. We strongly feel that this bill falls

short of the needs of the State of New Jersey and that it should be either revised or amended to include environmental checks and balances so that the remaining acreage of the Meadowlands does not find itself burdened with additional environmental pollutants, which it can ill afford to cope with.

A new authority which subjugates the charge of the present Commission should either overtake the present Commission or not be initiated.

A complete analysis should be undertaken as to the function of this land so that in addition to the Sports Complex discussed in this bill other forms of recreation are included. The Meadowlands functions at the present time as a discharge area and is vital to certain requirements of the ecosystem and the health, wellbeing, and nutritional needs of the people. Mr. Miller discussed this rather extensively and is well qualified and I would like to also state for the record that I agree with his concepts. Considering the lack of recreation and open space in the State, the Meadowlands could be utilized as a combined Sports and Recreation Center as well as a State Wildlife Preserve so that this land does not only cater to spectator sports but also to the needs and desires of other interested sportsmen and women and other outdoorsmen. I think Sheriff Job also touched on the need for recreational facilities for school children participation and college participation. To this end, we call for a complete restoration of the Meadowlands so that sections may be used for water sports; that sections be set aside as a wildlife preserve; that an environmental education center be built for this area within the Meadowlands in direct proportion to the land available. If this Authority is set up as proposed, we will begin to see much of the Meadowlands taken from the Commission and slowly developed much in the manner as the State had not wanted it to be done in the first place.

The verbal assurances that environmental concerns have been taken into consideration are not enough. They must be amended to the bill. We must phase this into our planning of

this project, as we cannot haphazardly know, for example, what effect the implementation of these sports facilities will have on the existing environment, what the additional cars will affect, and how we are going to cope with the thousands of people who daily will be going to and from the complexes. Will this project be self-sustaining? Will it provide for its own power, water, and waste disposal? The bill does not touch upon these all important factors.

We need a commitment in the State of New Jersey - a commitment to its environment. Many people have voiced a commitment, but are doing little to implement investigations to prevent any additional problems from occurring. It is most gratifying to see Commissioner Sullivan here, voicing the same opinion. We have heard our finest scientists and engineers tell us that we have the technology; however, does the State of New Jersey in its desire to build a money-making Sports Complex have the courage to tackle this project on a wider commitment base or is it going to go about its way on a piecemeal basis? When is this State going to set some priorities? What comes first -- a comprehensive systems analysis or the building of this project and then a reflection in the year 2000 of how it should have been done? We are at the beginning. Hopefully, the individuals who will initially be appointed to the Commission will be those who have demonstrated serious concerns for the use of this land -- individuals who are amongst the conservation leadership within New Jersey. You have had the privilege of hearing some of them today and I am sure you have heard them before and will hear from them many, many times to come.

We must in our analysis of this area determine how many people this State can support. We do not want New Jersey to be wall to wall cement or macadem; we do not want to be another New York City. The Meadowlands at the present time is composed of approximately 11,000 acres of undeveloped land. Can this land be improved? Can this bill establish a Sports and Exposition Center and include the additional lands

as recreational facilities, natural areas, and open space? Will this bill consider that this project should be self-sustaining? Will the financing of this project not be in competition with other municipalities, which are trying to finance badly needed projects for citizens already living there? Have we determined what the shape of New Jersey's future will be?

The answers to these questions and many others will involve an element of risk and a great deal of intellectual and physical reorganization. Are we in too much of a rush to establish this Authority because it is felt by some that it will be a money-making enterprise? Is there a State emergency for this kind of a project? What are the projections to this effect? What are the estimates of cost of this project? Will the income from each endeavor carry itself or will we be including one to compensate for the other? How have comparable stadiums fared in New Jersey in the past? How have they fared in other parts of the country?

The Hackensack Meadowlands is a key resource area for the northeastern section of the State and it is incumbent upon the State to protect it as it has its coastal wetland areas. After the Sports and Exposition project, the pressures of additional encroachment for the remaining acreage will increase. Therefore, it would seem that the first order of this Committee is to recommend a change in the charge of this Authority so that it includes environmental checks and balances for this project and possibly eliminate the concept of an absolute Authority, which I believe is a glaring insult to the people of New Jersey.

It should also eliminate any housing within its plans whether permanent or transient. Many of the municipalities surrounding this land and in the adjoining counties could better furnish housing with appropriate financial assistance. Industrial expansion should also be left to the cities and towns already existent. Frequently we have heard people in Paterson and Newark calling for additional industry. The

land is there. Mass transit should be furnished to eliminate an undo burden on this area. Possibly it should be considered that no cars should be allowed into this complex, should it become a reality, and a mass transit system built into the meadowlands.

In short, the Hackensack Meadowlands should become the recreational center of the northeastern part of New Jersey. Its land use should serve multiple purposes - recreational, educational, and functional.

SENATOR SEARS: Thank you very much.

Any questions?

SENATOR STOUT: I take it your remarks are directed not only to the Sports Complex but to the whole plan of the Meadowlands Development Authority.

MRS. FILIPPONE: Yes. I think with the introduction of this bill, you more or less opened the door somewhat and it possibly should be completely re-evaluated. I think the Commissioner hinted at this also. He would like to see it as a recreational cushion, I believe he called it. Here we have new concepts evolving in this entire environmental arena, so to speak. He also indicated - and I completely concur - that the Sports Complex could be the beginning of a badly needed resource for the people. We have stress syndromes in our cities now - in Newark, in Paterson. We just saw in the paper there is another riot in Newark today. We have to do something about this and possibly the Meadowlands, after having been explored for so many years, maybe this is its real function, to provide recreation, to provide open space and at the same time restore the environment through the natural means, which we need to live as human beings.

I think that possibly this should be part of the charge to this Authority if it is going to in any part usurp the authority of the Commission.

SENATOR STOUT: Thank you very much.

SENATOR SEARS: Thank you. Your comments and suggestion are most welcome.

Mr. Quaremba.

J A M E S A. Q U A R E M B A: Senator Sears and Senator Stout, my name is James Quaremba. I am former Commissioner of the Village of Ridgewood, New Jersey, in Bergen County, the central part of the county. I am a former candidate for the Republican nomination to the United States Senate from New Jersey and am presently a candidate for the State Senate in this year's Republican Primary.

I am a football fan and a baseball fan. I am not a race track fan, as my comments to follow will indicate.

The gentleman who preceded me quite some time ago used a number of adjectives in describing the proposal contained in the legislation under study. I would agree with his choice of one word, the word "audacious."

DESPITE THE EFFORTS OF SOME TO PORTRAY THIS LEGISLATION AS CENTERING ON PROFESSIONAL FOOTBALL AND BASEBALL TEAMS, IT IS IN REALITY AN ATTEMPT TO LOCATE A MAJOR RACETRACK IN BERGEN COUNTY IN BLATANT DISREGARD FOR THE WISHES OF THE PEOPLE OF THE IMMEDIATE AREA WHO TWICE HAVE VOTED DOWN SUCH A PROPOSAL. THE LEGISLATION IS ILL-CONSIDERED AND HAS MANY APPARENT FLAWS. I URGE THE LEGISLATURE AND THIS COMMITTEE TO DESIST FROM ANY BLITZKRIEG ATTEMPT TO MAKE BERGEN COUNTY THE HORSERACING CENTER OF NORTHERN NEW JERSEY AND NEW YORK. SLOW DOWN AND PERMIT CAREFUL STUDY AND CONSIDERED DEBATE OF THIS PROPOSAL. DO NOT CIRCUMVENT THE REFERENDUM ENVISIONED BY LAW.

THE FOCUS OF PUBLIC ATTENTION UPON PROFESSIONAL FOOTBALL BORDERS UPON FRAUD BY OMISSION TO STATE MATERIAL FACTS. FEW ADDITIONAL NEW JERSEY FANS WILL SEE THE FOOTBALL GIANTS PLAY IN THE MEADOWLANDS BECAUSE THERE WILL BE NO ROOM FOR THEM IN THE STADIUM. PRESENT GIANT TICKET HOLDERS FROM CONNECTICUT AND NEW YORK WILL CONTINUE TO HOLD THEIR RESERVED SEATS, TAKING UP THE LARGEST PART OF THE STADIUM. LET THE

GIANTS MOVE TO CONNECTICUT. THEN AT LEAST, NEW JERSEY FANS CAN SEE GIANT GAMES ON TELEVISION. WITH TELEVISION BLACKED OUT, THE BENEFIT TO NEW JERSEY FANS OF PROFESSIONAL FOOTBALL IN THE MEADOWLANDS WILL BE NEGLIGIBLE.

BUT THE DETRIMENTS WILL BE SUBSTANTIAL. FOR EXAMPLE, THE STADIUM WILL SURELY LOSE MONEY. YESTERDAY'S NEWSPAPERS REPORTED THAT SHEA STADIUM IN NEW YORK LOSES \$300,000 ANNUALLY, ALTHOUGH IT HOUSES BOTH A PROFESSIONAL FOOTBALL AND BASEBALL TEAM. WHAT WILL BE THE ANNUAL DEFICIT PRODUCED BY TWO SEPARATE STADIA AS ARE PROPOSED; ONE EXCLUSIVELY FOR FOOTBALL AND ANOTHER FOR BASEBALL; EACH VACANT DURING THE OFF SEASON? A VERY LARGE ONE UNDOUBTEDLY.

THERE APPEARS TO BE ONLY THE MOST REMOTE CHANCE THAT THE NEW YORK YANKEES WILL ABANDON NEW YORK CITY TO PLAY BASEBALL IN NEW JERSEY, AND NO EVIDENCE HAS BEEN OFFERED TO PROVE THAT A THIRD MAJOR LEAGUE TEAM CAN PROSPER LONG IN THE METROPOLITAN AREA. IN SHORT, THE BASEBALL AND FOOTBALL ASPECTS OF THIS LEGISLATION SEEM MORE ILLUSION THAN REALITY. DREAMS WILL NOT PAY THE DEBT SERVICE AND MAINTAINENCE OF EMPTY STADIA.

THE REALITY IS HORSERACING. THERE WILL BE, I UNDERSTAND, POTENTIAL FOR BOTH TROTTERS AT NIGHT AND THOROUGHBREDS DURING THE DAYTIME, FOR 100 OR POSSIBLY 200 DAYS AND NIGHTS A YEAR. THE PUBLIC HAS NOT HEARD OF THE TRAFFIC CONGESTION WHICH WILL RESULT TO COMMUTERS, SHOPPERS AND RESIDENTS USING THE HIGHWAYS AND TUNNELS TO AND FROM NEW YORK CITY. THE PEOPLE IN THE SURROUNDING COMMUNITIES HAVE NOT BEEN PERMITTED TIME TO ASSESS THE IMPACT OF THIS DEVELOPMENT UPON THEIR LAND VALUES AND THE EFFECT OF THE GAMBLING ELEMENT UPON THE ATMOSPHERE OF THEIR TOWNS.

I WOULD STRESS THE RESPONSIBILITY OF THIS LEGISLATURE TO THOSE RESIDENTS OF SOUTHERN BERGEN COUNTY - LODI, GARFIELD, RUTHERFORD AND EAST RUTHERFORD, WHICH HAVE BEEN HEARD FROM HERE TODAY, LYNTHURST, AND A GREAT LIST OF TOWNS IN THE NEIGHBORING VICINITY. THESE PEOPLE HAVE A RIGHT TO CAREFUL CONSIDERATION, SPECIAL CONSIDERATION, BEFORE THIS LEGISLATION IS ACTED UPON.

SOME COLLATERAL MUST SECURE THE PROPOSED BOND ISSUE. IF THE BONDS ARE NOT TO BE BACKED BY THE FULL FAITH AND CREDIT OF THE STATE, THEY MUST ULTIMATELY BE SECURED BY THE PROPERTY ITSELF. IN THE EVENT OF DEFAULT THEN, THE RACETRACK AND REAL ESTATE WOULD GO INTO PRIVATE OWNERSHIP, NAMELY THE BONDHOLDERS. THAT COULD BE A DISASTER FOR THE MEADOWLANDS AND WOULD BE CONTRARY TO THE ASSURANCE OF STATE OWNERSHIP AND CONTROL NOW OFFERED BY TRENTON TO JUSTIFY TAKING THE DECISION IN THIS MATTER AWAY FROM THE VOTERS.

IT HAS BEEN SAID THAT THE PROPOSED COMPLEX WILL GENERATE MONEY FOR THE DEVELOPMENT OF THE MEADOWLANDS. THERE MAY BE SOME MONEY LEFT AFTER SUBSIDIZING THE DEFICIT-RIDDEN BASEBALL AND FOOTBALL PALACES, BUT I SUSPECT THAT MORE MONEY CAN BE RAISED FOR PUBLIC PURPOSES IF THE 600 ACRES IN QUESTION ARE DEVELOPED FOR OTHER USES MORE ATTRACTIVE TO THE PEOPLE AND COMPATIBLE WITH THE PATTERN OF LIFE IN BERGEN COUNTY.

UNDERLYING ALL MY OBJECTIONS IS THE BELIEF THAT THE POTENTIAL OF THE MEADOWLANDS FOR DEVELOPMENT IS DEBASED BY THIS PROPOSAL. IT WILL SPAWN A VAST CONCRETE AND ASPHALT COMPLEX. IT WILL SEEMINGLY BYPASS AND UNDERMINE THE NEW JERSEY COMMISSION FOR DEVELOPMENT OF THE MEADOWLANDS.

THERE MAY BE ANSWERS TO MY OBJECTIONS. UNDOUBTEDLY SOME PRESENT PROBLEMS CAN BE CORRECTED. WHAT IS NEEDED MOST NOW IS TIME: TIME TO STUDY; TIME TO THINK; TIME TO EVALUATE; TIME TO EDUCATE, BOTH THE PEOPLE AND THE LEGISLATORS WHO ULTIMATELY WILL ACT UPON THE PROPOSED BILLS.

THE PEOPLE OF THIS STATE, AND OF BERGEN COUNTY ESPECIALLY, DESERVE ASSURANCE THAT THEY AND THIS LEGISLATURE WILL HAVE ALL THE FACTS, AND TIME TO CONSIDER THEM, BEFORE SO MOMENTOUS A PROPOSAL IS ACTED UPON. I ASK THIS COMMITTEE TO GIVE SUCH ASSURANCE BY SCHEDULING PUBLIC HEARINGS ON THIS LEGISLATION TO BE HELD IN BERGEN COUNTY NOT BEFORE

SEPTEMBER OF THIS YEAR. THE LEGISLATURE SHOULD NOT ACT ON THIS PROPOSAL, IN MY VIEW, EXCEPT TO SUBMIT IT TO REFERENDUM, UNTIL AFTER THE NOVEMBER ELECTIONS.

I KNOW YOU HAVE HAD A VERY LONG DAY, GENTLEMEN, AND I THANK YOU FOR YOUR ATTENTION.

SENATOR SEARS: Thank you very much, Mr. Quaremba, for your statement. We appreciate it.

I had called Mr. Geyer earlier. He is now returned, I understand.

D O N A L D W. G E Y E R: Senator Sears and other members of the Committee: I am Donald W. Geyer, resident of Newark, and I would like to read a statement of current opposition to the Hackensack Meadowlands Sports Complex, as now planned, within the overall Hackensack Meadowlands Project, as now planned, based upon social and economic perspectives.

I am submitting this testimony privately as a virtual lifelong resident of Metropolitan Northern New Jersey. (I have also resided brief periods of time in adjoining portions of New York.)

As a long-time resident of Newark, I am concerned about misplaced priorities in a sea of urban crisis.

I am also a New York Giant fan and a sometime Yankee fan.

As a long-experienced, licensed "professional planner", I do not see any realistic opportunity, unfortunately, to locate major league outdoor sports in my city of Newark.

I believe major league outdoor sports, however, do indeed need improved stadium facilities in terms of comfort, good transportation, parking facilities and tolerable traffic conditions.

As a committed, socially-responsible urbanist, I can not react enthusiastically toward corporate moveouts from Manhattan to elite, affluent Fairfield County, Connecticut --- and it is somewhat in this

sense that I view with mixed emotions - my departure of major league sports from New York City to a place with a brand new competitive image. New York's image problems are, in many respects, similar to Newark's and those of other cities which are not getting a fair shake from either Federal or State governments.

In New Jersey, for example, it appears that the cities are being relegated to further deterioration of their images, while the State image is contrived to soar to new heights. This is paralleled by a notable "P. R." tendency by State administrations, irrespective of party, to protect their political image, while doing an urban cop-out - and diverting huge resources to new vast development - directly competitive with and very nearby the established, but Balkanized, cities.

This is true of - especially - the Community Affairs Department - under both the present and previous administration --- as regards the escapist glamour of substituting Meadowlands pre-eminence - for painstaking commitment to and within the cities themselves and urban-suburban rapprochement. When it comes to the oft-seeming irresistible dreams of planners and politicians ----- whatever the merits or demerits of the case for the Albany South Mall, at least it is in Albany.

The true magnitude of New Jersey's abdication of responsibility is expressed not so much in the proposed sports complex, however it may be modified, but in the whole currently imbalanced concept of Meadows development. I should note that I am myself an advocate of a total Meadows development plan, complementary to rather than competitive with the cities, to provide an ecologically sensitive balance of facilities and housing.

At this point I would like to digress from my prepared statement to note that I am quite aware of certain details of the plan, such as the fact that it would provide 200,000 jobs, and I think only 186,000 housing units. This is what I mean by imbalance. But at a time when the State has barely digested an inadequate \$25,000,000 urban-aid package which could hardly begin to meet the annual needs of even Newark were it devoted exclusively to Newark, the State has proposed a 30-year public-private investment in the Meadows of \$10,000,000,000.--- I repeat: 10 billion dollars, --- it would take 100 years at the existing urban-aid rate to equal this Meadows figure --- a period longer than the blacks of our cities have already been oppressed on this continent.

If, of this \$10,000,000,000. --- \$4,000,000,000. is public and \$6,000,000,000. is private, then the Meadows plan, as now proposed, will divert the cream-off-the-top of private investment which could be going to New Jersey's prime downtown urban functions, into the meadows - instead of into our hard-pressed cities which will be left with dwindling commercial ratables to meet mounting indigenous needs. And the inducing head of this anti-urban phalanx is, potentially, the Meadows sports center.

If this is shocking and offensive in financial terms, it is an even more offensive slap at our cities and their diverse residents in social terms.

While arriving at such conclusions does not dampen, too much, my personal enthusiasm for the sporting events themselves, I do not expect all sports enthusiasts to think this reflectively about the social issues amidst the Roman arena type clamor for a sports center priority.

What should the public expect though? As a bare minimum, the general public should expect that at least its elected and top appointed officials, whether sports fans or not, will get ahold of themselves and put matters in perspective so that the sports complex does not become the politically popular escape hatch from the problems of the cities, --- and the means by which Newark is replaced as New Jersey's major center.

If one suffers revulsion over feuding currently going on in Newark, and intermittently in our other cities, does he have the maturity to acknowledge that he may be a reason why, figuratively, the combatants are incarcerated together with too little food to go around?

Does a city with family problems and a black majority have to forfeit its birthright and aspirations as the State's major business center, --- as the place where subways could tie together Downtown, the commuter rail system and the airport, --- as the place where some of the prime sports and entertainment facilities could be placed? Does not Washington, D.C. enjoy such roles with a black majority, and does not Oakland, California --- smaller, but comparable, excel as a center of both major league sports and a brand new subway system?

To spell out an earlier implication, I believe that Newark now has insufficient land for major league outdoor sports - and could not easily accommodate such traffic.

But what about indoor sports?

Newark has no indoor sports facility which will seat even 5,000 --- but has many colleges centrally located and a diverse transportation system ideally suited to an indoor sports facility of up to 20,000 seats--- the size proposed for the Meadows indoor arena.

New Brunswick is getting its second major college gym, while Newark has none comparable.

I, therefore, urge most particularly the Essex County Legislative Delegation, at the very least, to vote against the Meadows Sports Complex - unless it deletes from the plan and authorization the indoor facilities, and places them instead in accessible Downtown Newark, with a seating capacity of from 13,000 to 20,000, to serve professional, community and university needs. There could be fiscal and revenue-producing correlation of Newark facilities to the Meadowland's outdoor facilities, as one method of financing.

And I would urge the entire Legislature, additionally, to oppose the Meadows Sports Complex until a socially sensitive re-evaluation of the whole Hackensack Meadowlands development scheme is assured, which will reallocate to the core cities, major portions of the \$10 billion and the prime facilities represented in that astronomical figure.

Thank you very much.

SENATOR SEARS: Thank you very much, Mr. Geyer. Do you have any questions, Senator Stout?

SENATOR STOUT: You want the indoor facilities to be in Newark, is that correct?

MR. GEYER: Yes. As a planner I have had opportunity to examine various sites in Downtown Newark and I feel within easy walking distance of Broad and Market Streets, the Gateway development, the Penn Station development, where there is an abundance of land either cleared or about to be cleared and compatible with business, hotel and other prime facilities, this could be there, not necessarily buried in Rutgers or the Essex County College or NCE, or Med School or other campuses, but available to them within walking distance, so as to be of combined total service to the community and to relate to the major transportation facilities converging on Broad Street, on Market Street, and through Penn Station even to New York City, if you will. This is a major opportunity. I don't see why it could not even get some of its financial sustenance as an adjunct of a Meadowlands Complex, specializing only in certain outdoor sports. And

I feel that perhaps \$200 million or so, which is one estimate of the Meadowlands Complex, may be only the small part of the iceberg of this \$10 billion that I am talking about. I am objecting more to the \$10 billion than I am to the Meadowlands Complex. But I do feel that there are certain specialized facilities that ought to be committed to the central city where they can be handled and would serve a very, very positive benefit.

SENATOR STOUT: I see. Thank you very much.

SENATOR SEARS: Thank you, Mr. Geyer.

Senator Knowlton.

W I L L A R D B. K N O W L T O N: Thank you, Mr. Chairman and Senator Stout.

I spoke with Senator Dickinson yesterday and the remarks which I am about to deliver here, which will be brief, are joint feelings on the proposed sports agency in the Hackensack Meadowlands area.

First of all, we want to go on record as approving the concept of a Sports Center some place in the Meadowlands.

Secondly, we do not think that the area in question represents the best use of land, that is, in the East Paterson-Carlstadt area, which is already zoned by the master plan of the Meadowlands for industrial purposes.

Thirdly, we believe that the bill, as filed, is deficient in that it actually rules out the Meadowlands Commission from any effective role in planning where this agency is going to put its stadia and so on. We think that the location of the complex, the type of building, transportation and all the other related problems should be reviewed finally by the Meadowlands Commission and that it should have the final say. To do otherwise would be to emasculate the Meadowlands Commission.

We think also that the constituent towns in the Meadowlands area should be heard from in the way of referendum. We do not agree that it need be countywide, but at least the towns involved ought to be heard from.

Furthermore, we feel that the revenue to be derived from this complex should fall clearly within the existing formula as set forth in the Meadowlands Commission Act.

Briefly, that is our viewpoint. Again, as I say, we find the concept interesting and we think it could be attractive. But we think the present bill, as introduced, would take away a great deal of authority from the Meadowlands Commission.

I might say that Section 25 of the Act is slightly unconstitutional and I am quite sure that ought to be taken care of and it could be taken care of.

SENATOR SEARS: Is that the initial funding?

SENATOR KNOWLTON: That is the initial funding section. That is all I have to say.

SENATOR SEARS: I understand, Senator Knowlton, that Senator Dickinson had been prescheduled to go out of the State today --

SENATOR KNOWLTON: Yes.

SENATOR SEARS: -- and that is the reason he is not able to be with us and he had asked me to make that statement for the record before I knew that you were coming in to make a statement in your joint behalf.

It is my understanding that the precise location of the Complex is not spelled out or provided for in the bill, so that I assume that that portion of your statement is by way of admonition to whatever authority may have control of the ultimate site.

I would gather that the other comments offered are perhaps offered by way of suggested amendment to the present legislation.

SENATOR KNOWLTON: Yes, Mr. Chairman.

SENATOR SEARS: Do you have any questions, Senator Stout?

SENATOR STOUT: No. I want to thank the Senator for being here.

SENATOR KNOWLTON: Thank you very much. Am I excused,

Mr. Chairman?

SENATOR SEARS: You are, yes, sir. Thank you.

We have - I believe I am going to say our last witness - Mr. Foley. If there is anyone here who has not registered who might wish to be heard, please come up and signify your intention now, because following Mr. Foley's testimony, we will be closing the hearing.

Mr. Foley.

G E O R G E F. F O L E Y: Mr. Chairman and Senator Stout, my name is George F. Foley, a resident of the State of New Jersey. I live in Smoke Rise, New Jersey.

I am President of an organization known as the New York Giant Fan Club.

SENATOR STOUT: Where are you cars that I heard about on the radio?

MR. FOLEY: We have quite a delegation. We don't know quite where they are. They are lost in the traffic of Trenton.

The officers of this organization of which I am President are: James D. Moore, Teaneck, New Jersey is Vice President; the Secretary is William Brett, Stamford, Connecticut; the Treasurer is Robert Nugent of Scarsdale, New York.

The New York Giant Fan Club deserves a bit of an introduction and explanation. The New York Giants is really a public-spirited, private institution, a profit-making organization. The fans are divided into two types. The first type fan is the fan who follows the vagaries of the Giant team up and down in good years and bad through the newspapers and on the radio and he would be what we would call the public fan. The second fan is the man who each year puts out money for season tickets and stays with the Giants to the tune of about \$3 million a year in revenues and admissions to Giant games and he is the member of the New York Giant Fan Club. All of the members of the Giant Fan Club are season

ticket holders and are subscribing members to the New York Giants Team.

Our organization is broken down into what is known as the section team. Again by way of explanation, the New York Giant Fan Club is divided into section season ticket holders who meet during the year from time to time, having gained social friendship through meeting on Sunday in the rain, the snow, the sleet and the hail, in victory and in defeat, and out of that has grown a comradeship over the last 10 or 15 years and social activities, which have been held, have generated between a half a million and a million dollars a year in philanthropic revenue to various charities within the confines of Metropolitan New York.

So we feel we have more than just a casual interest in our team. We have a vested interest in our players and our future and we have a deep concern for the conditions under which we watch this great, glorious game of football.

To give you some idea of the scope of the background of our Fan Club, our committees which have been set up in connection with this project in New Jersey consist of the following. And if I may take your time, Senator, I would like to read these names into the record.

SENATOR SEARS: Good.

MR. FOLEY: The New Jersey Committee is headed by Thomas Dyer of Emerson, with Committee members, Mr. Brian Cunningham of Haworth, Mr. William Vessely of Columbia, Edward Brett of Dumont, Fred Everett of West Englewood, Frank Tomasulo of Cranford, Mr. Gene Kelly of Rahway, Dr. Robert Bowers of Somerville, Dr. Edward Brady of New Brunswick, and Mr. Frank Riena of Orange.

Our Westchester Committee is headed by Maury Brauman of White Plains; and Rockland County, by Robert Reilly of New City; Connecticut, by Thomas Cervier of Greenwich, Connecticut and Mr. Glen Leech of Greenwich, Connecticut.

It is the position of the New York Giants that we wish to commend the foresight and imagination of the

Governor of the State of New Jersey and the Legislature, we hope, of supplying the possibility for us to find a new home in which to watch the Giant games. The average season ticket holder in the New York Fan Club has been attending the Yankee Stadium for an average of ten years, the conditions of which are absolutely intolerable. No major league football team plays under the conditions nor does any fan watch the game under conditions which we the New York Giant Fans have under the last 10 or 15 years. There appears to be no immediate prospect of any improvement of those conditions and we welcome with great expectation the hope that a new ball park may be built in the New Jersey meadows.

When this proposal came up and when Mayor Lindsay proposed to our landlord, the New York Yankees, that there was a possibility of refurbishing the Yankee Stadium into a new type of park, the owner of the New York Giants - and we are proud and feel we have a very excellent owner of the team - suggested that he would like to explore the possibilities of the New Jersey prospect in the Jersey meadows. At that time, there seemed to be some consideration of whether or not Mr. Mara was being fair to the citizens of the City of New York or to the New York Yankees or the New York Legislature and our position was that he is a private entrepreneur, he has put up his own money, and we have put up our money to make the New York Giants possible, and if we could find a better home for the team, he should explore those various possibilities. So we passed a resolution by the Committee of the New York Giant Fans representing 22 of the section clubs of the stadium and recommended that he do in fact keep those options open.

We are here today to say if the New Jersey park is built, the New York Giant Fans, those members of the Fan Club who are season ticket holders, will indeed endorse this move and endorse it wholeheartedly and do all we can to help this park come into fruition.

I would like to point out that over 50 per cent of the

season ticket holders are in fact residents west of the Hudson River, that in fact those in Connecticut and Rockland County and Westchester are in favor of this move, even though there may be some distance involved. A new park will be closer to Times Square than the current Yankee Stadium, we understand, and certainly four miles closer than Shea Stadium.

We believe that making a political football out of the New York Giants is an unwarranted assumption and that the team is not leaving New York. New York, to us, is Metropolitan New York. The man who lives in Greenwich, Connecticut, is just as much a New Yorker and a New York Giant fan as the man who lives two miles from the park in the Bronx. If the Bronx is not a suitable area for the New York Giants team to stay overnight, it is time that we started to find a suitable home for the park and for the team itself.

The rivers and boundaries of New York have disappeared. As far as we are concerned, this is Metropolitan New York. This is not intended to be a debate, but a remark was made here earlier today, "Let the team move to Connecticut, in which case a blackout could be lifted." There will be no blackout lifted if the team is anywhere in Metropolitan New York. If the team moves to New Jersey to the proper site, it will be, we hope, heralding a new golden era of sports not only for the Giants but for sports in general in the whole metropolitan area. We believe a move to suitable quarters in New Jersey will, in fact, help Downtown New York and will help bring prosperity to the restaurants and hotels.

We also feel that in the New York Giant Fans you have a hard core of sports fans who will support your other activities in the Meadows and maybe we can help build inter-collegiate football back to the place where it was when Yankee Stadium was a place of glory. Yankee Stadium was 48 years old this Friday. We think it has served the New York

Giants, the New York Yankees, and American football and baseball well. She is a grand old lady. We say, let her die in peace. Thank you very much.

SENATOR SEARS: Thank you, Mr. Foley.

I have two short statements here for the record, one by Commissioner Kohl of the Transportation Department, another by Commissioner Hume of the Department of Community Affairs. We will incorporate these in the record. Copies, I understand, have already been made available to the press. I think, I shall, however, for those of you who would be interested, read them before we close the hearing.

Commissioner Kohl's, I will read first.

[Reading]

The Department of Transportation is already at work on a variety of projects designed to improve and expand the transportation network that would be needed to accommodate peak traffic demands generated by the proposed sports complex.

Frankly, we look upon this proposal as an opportunity to introduce a new and expanded highway network and an economically feasible rail transit service into the broader Meadowlands area. In other words, we are now planning the transportation needs of the total Meadowlands development, and see the sports complex as an exceptional and unique vehicle in getting underway.

We are especially excited at an immediate opportunity to introduce rail transit service into the South Bergen area. For example, a short track connection -- from the Erie-Lackawanna Railroad -- could tie into rail terminal facilities at the proposed stadium complex. The proposed rail tunnel under the Hudson River in the vicinity of 48th Street in Manhattan could be effectively utilized in the total transportation network we are studying.

Because of time considerations, it should be understood that all of our plans for highway improvements, as well as rail transportation, are in the earliest stages. We look forward, however, to working with the authority to be established under this legislation, with the Meadowlands Commission, and with Bergen County officials, on any final plans.

I would like to make one final point which I think is important in considering the transportation needs of this sports complex. It is possible, upon study of the patterns of origin and destination of sports fans, to best project the traffic generated by such activities. Simply stated, the number of people attracted to a sports facility and the means that best brings them to and from such a facility, can be projected and planned for. We look forward to this challenge and to the broader opportunity of planning for the development of the greater Meadowlands area.

SENATOR SEARS: Mr. Kohl, I understand, is in Philadelphia on another matter today and asked, therefore, that this statement be filed for the record of this hearing.

Commissioner Hume also was not able to be here in person, but sends this short statement:

[Reading]

STATEMENT BY EDMUND T. HUME TO
THE SENATE INVESTIGATING COMMITTEE

NEW JERSEY SPORTS AUTHORITY LEGISLATION

APRIL 12, 1971

As Commissioner of the Department of Community Affairs, I also serve as a member of the Hackensack Meadowlands Development Commission and was designated by the Governor to be the chairman of this Commission.

From the very outset of the preliminary discussions regarding the Sports Complex in the Hackensack Meadowlands, the novelty and potentialities became most exciting. The far-reaching effect of the orderly development for the Hackensack Meadowlands makes this project a very enticing and attractive development. It will complement the orderly growth envisioned in the master plan. It is my feeling that it will act as a catalyst and expedite the development of the Meadowlands.

One point of concern has been agreed to by the sponsors; namely, the limitation of 700 acres be established by the Sports Authority in the Hackensack Meadowlands district. Such an agreement will solve any questions I have concerning this exciting development.

SENATOR SEARS: I have been also requested by a couple of people who testified for an opportunity to present additional written material. We will hold the hearing record open for a period of one week from today to afford those who have not had an opportunity to be here to file written statements expressing their views.

We will, therefore, declare the hearing adjourned at this time.

[Hearing Concluded.]



South Hackensack Township

227 PHILLIPS AVENUE
SOUTH HACKENSACK, N. J. 07606

COMMITTEEMEN

LOUIS MONTENEGRO, Mayor
JACK E. FERRARO, Deputy Mayor
ANDREW D. TRAUSE
GENNARO ANZEVINO
PHILIP MELILLO, JR.

BERGEN COUNTY

April 9, 1971

MUNICIPAL BUILDING
227 Phillips Ave.

TELEPHONE

(201) 487-1815

CHARLES PICARDI

Acting Township Clerk
And
Tax Assessor

JOSEPH PERONE

Deputy Township Clerk

LOUIS ROSSI

Collector And Treasurer

Hon. Judiciary Committee
New Jersey Senate
State House
Trenton, N. J.

Gentlemen:

I have been instructed by the Township Committee of the Township of South Hackensack to advise you that South Hackensack is unalterably opposed to any and all invasions by the Legislature into the internal affairs of any municipality whether for the operation of a race track or for any other private, special or local purpose on the ground that the same would be a direct violation by you of the State Constitution.

South Hackensack, together with all of the other municipalities in this vicinity are presently engaged in a legal attack on the constitutionality of the Hackensack Meadowland District enacted by the 1968 Legislature. The reasons for our attack on the Meadowland District are all equally applicable to the proposed race tract district bill presently under discussion by you. Therefore I have been directed to file with you as our objections to the race track bill, our reasons against the Hackensack District, as set forth at page 55a to 59a of the Joint Appendix filed with the Court in the Meadowland litigation, as well as our argument in support of those reasons contained in the accompanying briefs.

South Hackensack views it of vital importance to every municipality in New Jersey that no deviation be ever permitted from the presently existing constitutional proposition that the Assemblyman from Cape May County or from Cumberland County may not in the absence of the presently required constitutional consent, force on a municipality of Bergen County any system of municipal law to which the municipality of their county would not be equally subject.

Very truly yours,

Charles S. Picardi
Acting Township Clerk

Statement of John J. Kilcullen 329 Hackensack Street Carlstadt, N.J.
New Jersey State Assembly
State House
Trenton, New Jersey
Gentlemen:

I have requested that this objection and comments be read and filed with your committee, studying A-2319. This legislation would create a sports authority which would usurp the right of the people of a community and county to vote whether they would like to have a race track in their area.

My first and main objection is taking away peoples rights. The voters of any community or county in New Jersey have their choice now and since they are the ones directly affected by such an establishment, they should have the final say. Not some one who has no idea of the every day traffic and related problems are. Studies and surveys do not show this as well as every day contact. When the legislation was enacted to create the State Racing Commission, it was never intended that subsequent laws would usurp this authority.

Twice in the past three years a private group have tried to establish a night harness track in Carlstadt. Twice their application was denied due in no small measure to the inadequacy of the roads in the area. Since that time work has been progressing very slowly on Routes 17 & 3. Before this work is completed it will still be not enough to serve the needs of the area in it's present state of developement. Sorry to say this present project took many years of jammed highways and countless fatal accidents before the center dividers were installed.

The third road which will form the boundary for this complex will be Paterson Plank Road. I was just a young boy when this road was obsolete. It is a county owned and maintained road which the citizens of Bergen County should not have to subsidize to serve the interests of the bond holders of the proposed sports complex.

The last road to form boundaries with this alleged " Grand Dream" is route 20. This road was widened a few years ago, this too after many surveys and studies. The tragic part was that four people had to lose their lives in a single accident before a center divider was put in to prevent such tragedies.

One other item which is of utmost importance to the people of our area is the attendant crime and welfare problems which seem, according to statistics to be an integral part of any area which is the home of a race track in the state of New Jersey. Surely if this were to come about the people in the area affected should have some say in the matter.

Does this legislation include provisions for additional police protection for the towns in the immediate area which would be so vitally affected. The voters of Cherry Hill when they were properly informed with years of experience with a race track overwhelmingly voted to defeat the night harness track in their community. This is too a matter of public record. I would hope that the purpose of this legislation is not to jam something down the throats of people with out them having a say in the matter.

Another fact of interest. There have been 11 stadiums of major league stature built in the United States in the last 12 years and not one of them had to depend on the revenues from a race track to bail them out of financial difficulties. The city of New York has been subsidizing its Major League teams for years and this is supposed to be private enterprise. And you all know what kind of fiscal mess New York is in.

If the establishment of a race track is such a Godsend as many of the backers would have you believe, why is the state of Maryland considering closing one of their major tracks.

While I personally don't think too highly of another one of the "grand schemes" of the present legislature, namely the Hackensack Meadowlands Development Commission, I could not find anything in their recently released master plan to indicate such a project as this legislation provides. Are we to scrap this plan and send more tax dollars down the endless sump of studies and surveys to come up with a new plan to which this bill would be compatible.

One thing that really has me puzzled is the timing of this hearing. Why could this not be held in the affected area and not a remote section of the state. Could it be a way to discourage people from coming and having their say. There are many places in Bergen County that would be happy to host your distinguished committee on any evening you would choose to conduct a real public hearing on such a matter of public interest. Then having been shown all the facts and not some public relations promotion such as we had ~~next~~ ^{last} year, they would then be able to intelligently think on the merits and pitfalls of this scheme.

Another masterpiece of logic in timing is your consideration of A02054 during the same month you are considering taking away the rights of some of the people, you are considering legislation to restore the franchise to others. While I think this is a good bill, A-2054, I can't say the same for A-2319.

In closing let me remind you that the same people who elected you will be the same ones who can and should replace you if you put the needs and desires of the voters in second place to some power hungry pressure

group who is trying to foist this project off on the people of the great state of New Jersey.

I request that you all think long and hard about the effects of this bill on the voters. Especially reminded are the representatives from Bergen County. The people are not too happy with this idea. At least not the ones who would be most affected by it.

Thank you for your time

John J. Kilcullen
Councilman,

EXECUTIVE COMMITTEE

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- Family Life Education: The Rev. Elizabeth Ehling
- Market Place Ministry: The Rev. John D. Watt
- Ministries For & With Youth: The Rev. R. H. Koerselman
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OFFICE

165 Burton Ave., Hasbrouck Heights, N. J. 07604
Office Secretary — Mrs. A. Edward Vander Vliet
Phone: 288-3784

April 8, 1971

Chairman, Hearing on Senate Bill 2175
Assembly Chamber
Monday, April 12, 1971

SIR:

Please present the following as part of the record
of the Hearing on Senate 2175.
County
The Bergen/Council of Churches has a standing resolu-
tion against having a race track in the Hackensack Meadowland.

This is based on the traffic problem, the unprofitable use
of the Meadowland, and the cost to the State of policing
the area. The gambling element issue is also a major
consideration against the race track. This is all the
more objectionable since it is supposed to be the fund-
raising basis for the entire \$200,000,000 complex.

County
Therefore, the Bergen/Council of Churches is
opposed to having a race track (or race tracks) in the
Hackensack Meadowlands. This applies to Senate 2175.

Stanley I. Stuber
Ecumenical Minister (Executive Director)
Bergen County Council of Churches

Bergen County Council of Churches
165 Burton Avenue
Hasbrouck Heights, N.J.
Tel. 288-3784
4/10/71

Opposition to Meadowlands Race Track
Resolution by the Bergen County Council
of Churches

Because the Racing Commission has received an application for the construction of a racing track in Bergen County, the Bergen County Council of Churches must state that it is strongly opposed to the authorization of this application.

As for the moral issues involved, we believe gambling is a moral and social evil that undermines our economic order, defeats true benevolence, favors the philosophy of "getting something for nothing" and leads to individual and social demoralization. We, therefore, are opposed to the authorization of this betting track.

Dims Industrial-Residential Potential

The location of a race track in this area immediately dims the industrial, residential and other recreational development of the Meadowlands.

High grade industrial concerns generally do not want to locate in such an area because they would face the dual disadvantages of employee absenteeism and the higher taxation necessary to support the needed municipal facilities.

Communities in the general area of a race track can expect to suffer a decline in the influx of desirable ratables while, at the same time, they can expect to assume new burdens that are caused by the seasonal and sporadic nature of track activities and the transient nature of most of those it would employ.

Creating Image of a "Gambling State"

In addition to this dangerous "chopping up" of land areas that are far more valuable to a community in industrial, commercial, residential, or worthwhile recreational use, the authorization of any more betting tracks in New Jersey will have a decidedly adverse effect upon the state's "image" both as a desirable environment for business and industry and as an attractive family and resort area. Any addition to the present number of betting tracks will cause New Jersey to gain an undesirable reputation as a gambling state.

In view of the critical need to expand New Jersey's base of year-around and worthwhile industrial job opportunities and in the light of the many serious problems that confront the citizens and government in Bergen County today, it would be the height of folly to allow the preemption of prime industrial, residential and/or wholesome recreational land for usage of so little socio-economic value.

Because we see the people of Bergen County gaining so little and losing so much through the licensing of a betting track, the Bergen County Council of Churches is unalterably opposed to the allowance of this track.

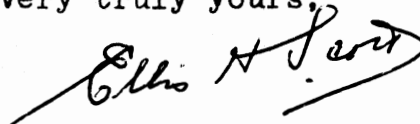
21 April 1971

Dear Mr. Alito: Re: Gov. Cahill's TOY Complex
There was no time make plans to be heard at the
hearing, 4/12. Everything seemed to be Hush,
hush and RUSH, RUSH.

So let me make this statement: LET THE ELECTORATE
BE HEARD THROUGH A REFERENDUM OR HEAR THEIR VOICE
THROUGH THE BALLOT, next NOVember.

Very truly yours,

Ellis Harold Scott
2 Walnut Street
Rutherford, N. J. 07070

A handwritten signature in cursive script, appearing to read "Ellis H. Scott", written over a horizontal line.

STATEMENT

BY

ALVIN S. BROWN, PRESIDENT

NEW JERSEY BUILDERS ASSOCIATION

TO BE ENTERED IN THE RECORD

OF THE

SENATE JUDICIARY COMMITTEE HEARING

ON

BILL S-2175

My name is Alvin S. Brown and I wish to offer testimony on behalf of the New Jersey Builders Association, of which I am President. Our Association represents some 1300 firms involved in residential, commercial and industrial building throughout the entire State of New Jersey. We welcome this opportunity to speak in favor of the proposed New Jersey Sports and Exposition Authority Law (S-2175).

We too agree with the Legislature in concept that the general welfare, health and prosperity of the State will be promoted by the holding of athletic contests, horse racing and other spectator sporting events and trade shows in facilities that would adequately provide for same.

We believe the project will mean a great deal to the building industry as well as a tremendous amount of revenue to the State and perhaps 12,000 new jobs.

It should be stressed, however, that when created the New Jersey Sports and Exposition Authority must cooperate fully with the Hackensack Meadowlands Development Commission; the Commission having been charged with the planning and development of the proposed project area.

Of utmost concern to the builders and developers in our Association, however, is the question of land titles in the meadowlands. The State has claimed that much of this property is tidelands and subsequently has undergone confiscation proceedings against some of our builder members who claim title to this property. We therefore would urge that the Title questions, waylaid in Court for 5 or 6 years, be resolved before the project be undertaken.

In summary, we conceptually support S-2175 but retain a guarded cautiousness about the land to be utilized for the complex until the title questions are resolved.

JUN 27 1985



