



## State of New Jersey

DEPARTMENT OF LAW AND PUBLIC SAFETY  
NEW JERSEY RACING COMMISSION  
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Commissioners

SARA BEN-DAVID  
Acting Executive Director

## ORDER

### ALLOCATION OF RACE DATES TO THOROUGHBRED PERMIT HOLDER FOR 2025

WHEREAS, the New Jersey Racing Commission ("Commission") received timely applications for thoroughbred permits and race dates at Monmouth Park and the Meadowlands Racetrack;

WHEREAS, the Commission received a timely application for a special steeplechase permit with one steeplechase race date being requested at Moorland Farm in Bedminster, New Jersey and Far Hills, New Jersey;

WHEREAS, the Commission considered all information submitted in connection with the permit applications, applications for race dates, and the public comment offered at its November 20, 2024 and January 22, 2025 public meetings;

WHEREAS, Darby Development, LLC ("Darby") requested 50 race dates for Monmouth Park starting May 10, 2025 and ending September 14, 2025;

WHEREAS, Darby initially requested 21 race dates for Meadowlands Racetrack starting on September 19, 2025 and ending on November 29, 2025;

WHEREAS, Darby submitted an amended request for 9 race dates for Meadowlands Racetrack starting on September 19, 2025 and ending on October 17, 2025;

WHEREAS, Darby requested one thoroughbred steeplechase race date for Moorland Farms on October 18, 2025;



*WHEREAS*, the race dates applied for satisfy the conditions of the Off-Track and Account Wagering Act, N.J.S.A. 5:5-127 et seq;

*WHEREAS*, the Commission provided notice to the governing bodies of the Borough of Far Hills, New Jersey, and Bedminster Township, New Jersey, pursuant to N.J.S.A. 5:5-38.2(f) and the governing bodies did not object to the issuance of the special permit by passing a resolution within 30 days;

*AND THE COMMISSION FINDING THAT* approval of the race date application for Monmouth Park, the amended race date application for Meadowlands Racetrack, and the one race day at Moorland Farms would be in the public interest as set forth in N.J.S.A. 5:5-22 et seq., specifically as provided for in N.J.S.A. 5:5-43 and -44;

*AND THE COMMISSION FINDING THAT* approval of the requested race dates is consistent with the Commission's obligation to endeavor to allot to each applicant the dates requested in the respective applications after giving due consideration to all factors involved, including the interests of the applicants, the industry participants, and the public;

*AND THE COMMISSION FINDING THAT* the proposed schedule of thoroughbred racing dates, while not achieving a year-round circuit, will provide for a reasonable continuity of racing from May 10, 2025 through October 18, 2025;

*AND THE COMMISSION FINDING THAT* the proposed schedule of thoroughbred racing dates will serve to promote the thoroughbred racing industry, maintain and enhance the employment which it provides, encourage thoroughbred owners to keep their horses in New Jersey, provide revenue to the State and horsemen, help the State maintain and improve its competitive position in relation to neighboring states and provide for recreational opportunities for New Jersey residents who attend thoroughbred races;

*IT IS THEREFORE ORDERED THAT* the 2025 thoroughbred race dates request of Darby Development, LLC is approved subject to acceptance of the conditions set forth in Schedule A which is attached to this Order and incorporated herein.

This Order memorializes the action taken by the Commission at its November 20, 2024 and January 22, 2025 meetings.

**NEW JERSEY RACING COMMISSION**

By:   
Sara Ben-David, Acting Executive Director

Dated: March 12, 2025

## Schedule A - Conditions

- 1) The permit holder shall comply with any and all obligations imposed upon it pursuant to the Racing Act of 1940, *N.J.S.A. 5:5-22 et seq.*, the Simulcasting Racing Act, *N.J.S.A. 5:5-110 et seq.*, the Off-Track and Account Wagering Act, *N.J.S.A. 5:5-127 et seq.* and all other applicable state and federal laws.
- 2) The permit holder shall be responsible for the prompt and timely payment of any invoice in accordance with *N.J.A.C. 13:74-10.1* and *10.2* for “racing costs” as defined by *N.J.S.A. 5:5-129*. Each permit holder will be called upon to make payments as directed by the Commission for “racing costs” which may include, but shall not be limited to:
  - a. The funding of the Commission’s license program;
  - b. The funding of the Commission’s drug testing program as well as all costs incurred by the Commission in funding a uniform drug testing and quality assurance program;
  - c. All reasonable fees related to the Commission’s appointment of engineers who shall conduct fire, safety, and other inspections at each racing association;
  - d. The funding of the Commission’s investigative unit; and
  - e. The funding of Commission’s Supervisor of Mutuels positions associated with live racing operations and non-casino pari-mutuel wagering activities.
- 3) The permit holder shall ensure that all statutorily allocated revenues, including those derived from live racing, simulcasting and off-track or account wagering, are distributed as required by law. The Commission’s approvals for participation in live racing, simulcasting and off-track or account wagering are conditional upon satisfaction of the live racing permit.
- 4) The permit holder shall make prompt and timely payments pursuant to all “seven-day reports” issued by the Commission, which reports may require the payment of racing costs, purse monies, and other racing-related revenue consistent with law.
- 5) By August 1, 2025, the permit holder shall submit to the Commission anticipated capital improvements to be made in 2025 as well as anticipated expenditures to be made in connection with the maintenance and renovation of existing facilities.
- 6) The permit holder shall, if so directed by the Commission, open its stable area and track facilities 30 days prior to its scheduled opening of the race meet and shall keep the stable area and track facilities open for a period of 30 days following the close of its respective race meeting(s). If the permit holder is unable to open its stable area due to other racing commitments, the Commission may direct the permit holder to provide alternate stabling or contribute toward the purchase of alternate stabling.

- 7) At least 60 days prior to the opening of a race meet, the permit holder shall file a request with the Commission identifying and seeking approval of the officials, pools, post-time, prices, and wagering format for the meet.
- 8) At least 10 days prior to the opening of a race meeting, the permit holder's Director of Security shall provide the Commission with a list of all persons who will be employed in its security department.
- 9) At least 10 days prior to the opening of a race meet, the permit holder's Director of Security shall review the racetrack's security program with the Commission and the New Jersey State Police.
- 10) Consistent with *N.J.S.A. 5:12-195*, if the permit holder cancels any live race day or part thereof due to weather or another act of God, the permit holder shall promptly apply for Commission approval.
- 11) A permit holder seeking to cancel any portion of a race meet due to the voluntary scheduling of a non-racing-related event must obtain the Commission's approval, which approval may be conditioned upon mandatory compensation as determined by the Commission for loss to the State and other racing interests. This voluntary cancellation of a race date shall not count toward the statutorily required minimum number of race dates.
- 12) The issuance and acceptance of these permits shall be deemed an express waiver of any rights the permit holder may have to a renewal of the permits at any time hereafter.
- 13) The permits shall be conditional upon compliance with all laws, rules, conditions, and directives of the Commission. The permits shall be revocable by the Commission for any violation of applicable statutes, rules, conditions, or directives imposed by Commission.
- 14) The permit holder shall advise the Commission in writing of any facts immediately upon recognition of any issue existent that could potentially be disruptive to racing, racing-related activities or the conduct of pari-mutuel wagering at any of the race meets that are authorized by this Order.
- 15) The permit holder and any of its appointed agents shall comply in a timely manner with all reasonable requests of the Commission for information in connection with permits and license conditions.
- 16) Should any of the foregoing conditions not be met within the time periods provided, the Commission may, in its sole discretion, immediately revoke permits and/or licenses.
- 17) Any time limits set forth herein may be extended at the discretion of the Commission or its Acting Executive Director.

- 18)The permit holder shall file fully completed 2026 permit applications and applications for 2026 race dates with the Commission on or before October 15, 2025.
- 19)If the number of 2026 race dates sought by the permit holder requires the written consent of the Thoroughbred Horsemen's Association ("THA") pursuant to N.J.S.A. 5:5-156, the permit holder shall obtain the written consent of the THA and file it with the Commission on or before October 31, 2025.
- 20)The permit holder shall work with Rutgers University personnel to ensure that the weather station in Monmouth Park's infield is serviced and calibrated annually. The permit holder shall notify the Commission immediately if the weather station is moved, damaged, ceases to operate properly, or has not been serviced within a period of twelve months.
- 21)All members and employees of permit holder involved in the management, oversight or operation of the Meadowlands or the special steeplechase meet at Far Hills, if applicable, shall secure licensure from the Commission before engaging in activities requiring licensure.
- 22)The permit granted for the thoroughbred race meet at the Meadowlands Racetrack shall be subject to all rights granted and incident to the standardbred permit granted to New Meadowlands Racetrack, LLC.
- 23)The permit holder shall file with the Commission an executed management agreement related to the operation of the thoroughbred race meets at Monmouth Park and the Meadowlands which sets forth with specificity the rights, duties, obligations and responsibilities of the permit holder and its appointed agents, if any.
- 24)On or before September 15, 2025, the permit holder shall file with the Commission fully executed management and operation agreements which detail the operation, management, supervision, security and control of all aspects of the special steeplechase meet to be conducted at Moorland Farms in Far Hills on October 18, 2025 including all details related to the operation, management, supervision, security and control of all simulcasting and pari-mutuel wagering to be conducted in connection with the special steeplechase meet.