



PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:
Public Notice Number: NAN-2013-00499-WCA
Issue Date: June 10, 2013
Expiration Date: July 9, 2013

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

APPLICANT: Fraternity Meadows, LLC
90 Woodbridge Center Drive, 6th Floor
Woodbridge, New Jersey

ACTIVITY: Construct and install a new 55 slip public marina to be known as the XChange at Secaucus Marina.

WATERWAY: Hackensack River

LOCATION: Town of Secaucus, Hudson County, New Jersey.

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity. Comments provided will become a part of the public record for this action.

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

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Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act (Public Law 104-267), requires all Federal agencies to consult with the National Oceanic and Atmospheric Administration Fisheries Service (NOAA/FS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). Based upon a review of the "Guide to Essential Fish Habitat Designations in the Northeastern United States", issued by the National Oceanic and Atmospheric Administration/national Marine Fisheries Service, the EFH for several aquatic species and their life stages in the proposed project area could potentially be impacted by the proposed work. Further consultation with NOAA/FS regarding EFH impacts and conservation recommendations is being conducted and will be concluded prior to the final decision.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. By this public notice, we are requesting the state's concurrence with, objection to, or waiver of the applicant's certification. No permit decision will be made until one of these actions occurs. For activities within the coastal zone of New Jersey State, the applicant's certification and accompanying information is available from the New Jersey Department of Environmental Protection, Coastal Management Program, P.O. Box 418, 401 E. State Street, Trenton, NJ, 08625, Telephone (609) 633-2201. Comments regarding the applicant's certification, and copies of any letters to this office commenting upon this proposal, should be so addressed.

In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

- (New Jersey Department of Environmental Protection Waterfront Development Permit)

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (917) 790-8412 and ask for James Carrion.

In order for us to better serve you, please complete our Customer Service Survey located at <http://per2.nwp.usace.army.mil/survey.html>

CENAN-OP-RW
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For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>



Jodi M. McDonald
Chief, Regulatory Branch



Enclosures

WORK DESCRIPTION

The applicant, Fraternity Meadows, LLC, has requested Department of the Army authorization to construct and install a new 55 slip public marina, to be known as the XChange at Secaucus Marina within the Hackensack River. The site is located within the Hackensack River, in the Town of Secaucus, Hudson County, New Jersey.

The new 55 slip public marina would consist of the following:

- One 15-foot long by 8-foot wide pile supported fixed platform, supported by four 12-inch diameter steel piles;
- One 5-foot wide by 80-foot long aluminum access way;
- One 1,005 linear foot long by 6-foot wide wooden floating main pier;
- Three 54-foot long by 6-foot wide floating piers, four 37-foot long by 6-foot wide floating piers, and three 85-foot long by 6-foot wide floating piers, all of which would extend from the main pier;
- Twenty-nine 28-foot long by 4-foot wide floating finger piers that would extend from the floating pier; and
- Fifty-two 12-inch diameter steel pipe piles that would support the main pier, the floating piers, and floating finger piers. Forty-six wood fender piles would be installed between vessels in the double slips.

Generally, the proposed marina slips would accommodate vessels up to 28 feet in length. One larger 85-foot berth would be available at north end of the main pier, and a total of seven 62-foot berths would be available at the waterward side of each floating pier.

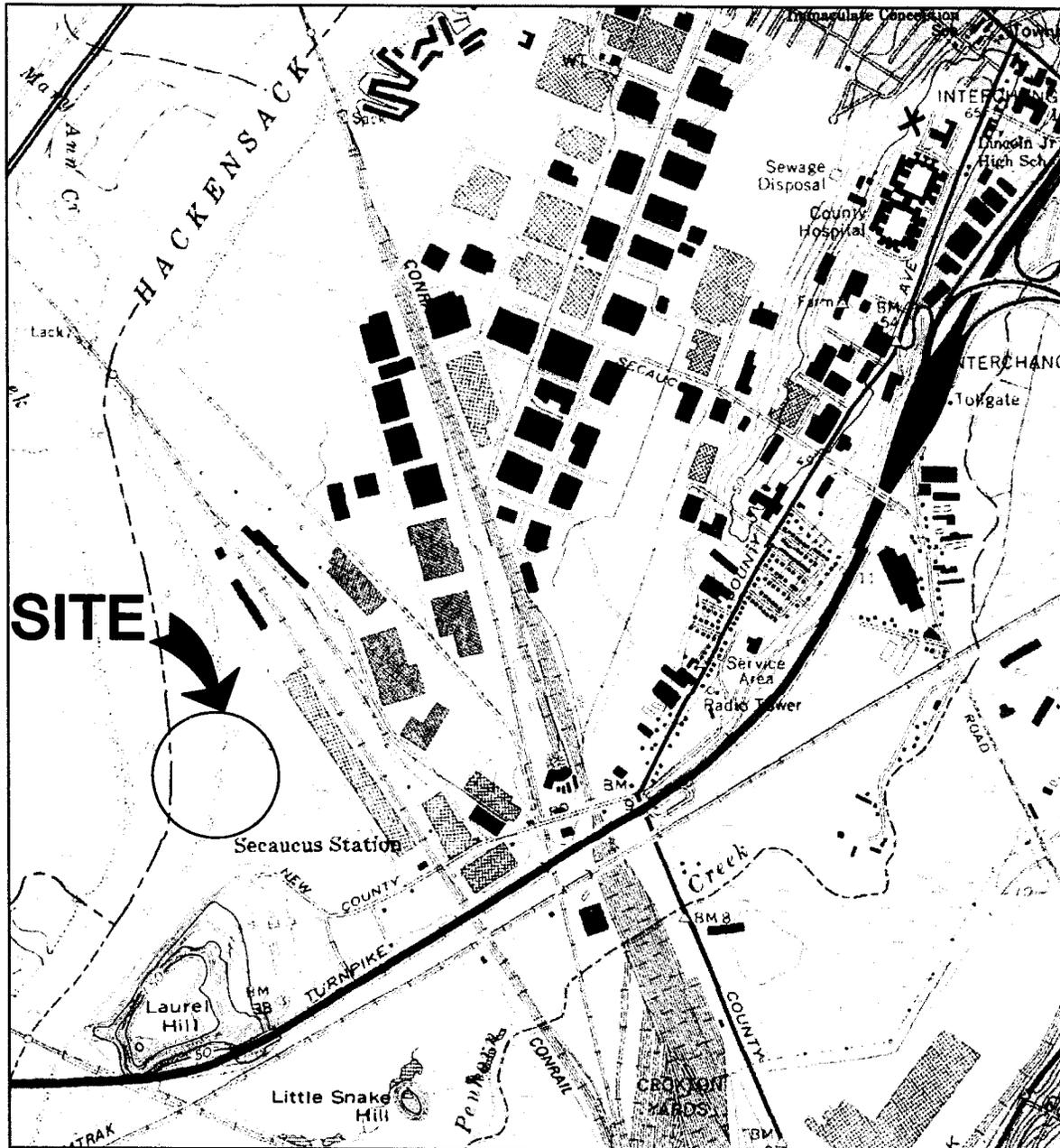
A sewage pump out facility is proposed for use at the marina, including a fueling dispensing facility that would consist of two 4,000 gallon double walled above ground tanks that would be located on adjacent uplands. A fuel pump would be located on the one of the marina finger piers. Spill prevention floating containment booms and absorbent materials would be available in this area of the marina in the event of a hazardous spill. Public parking for the proposed marina would be located adjacent to the marina office, and parking for boat trailers would be available south of the proposed marina site at the existing Hudson County Park Laurel Hill boat ramp.

There would be a minimum of two (2) feet of water between the underside of the floating piers and the existing river bottom at Mean Low Water (MLW) -2.84 North Atlantic Vertical Datum (NAVD88).

The proposed marina would be situated approximately 80 feet from the Federal Navigation Channel of the Hackensack River.

Additional activities previously initiated on the site involve the rehabilitation of an existing deteriorated but currently serviceable 500 linear foot timber and rock bulkhead. The bulkhead rehabilitation activities include the installation of approximately 500 linear feet of composite steel sheeting that is being installed within 24-inches of the existing bulkhead. The bulkhead rehabilitation activities are considered authorized under Nationwide General Permit Number 3(a).

The stated purpose of this project is to provide existing and future residents and members of the public a recreational marina on the Hackensack River that would complement the existing adjacent boat launch located at Hudson County Park at Laurel Hill.



LOCATION MAP



SOURCE: USGS QUADRANGLE MAP
WEEHAWKEN, NJ-NY

PROJECT LOCATION:
NORTH (Y): 704157; EAST (X): 606671

PURPOSE: NEW MARINA

XCHANGE AT SECAUCUS MARINA

LOCATION MAP

DATUM: NAVD 88
ADJACENT OWNERS:
1. SEE APPENDIX A

APPLICANT: WILLIAM HAYES
90 WOODBRIDGE CENTER DR. 6th FLR.
WOODBRIDGE, N.J. 07095

IN: HACKENSACK RIVER
AT: RIVERSIDE STATION BLVD.
COUNTY OF: HUDSON STATE: N.J.

AGENT: M.G. McLAREN, P.C.
100 SNAKE HILL ROAD
WEST NYACK, N.Y. 10994

SHT 1 OF 8 03/28/13

DATUM TABLE

DESCRIPTION	NAVD 88	NOAA MLLW
MHWS	2.92	6.00
MHHW	2.7'	5.78'
MHW	2.38'	5.46'
NAVD 88	0.00'	3.08'
MLW	-2.84'	0.24'
MLLW	-3.08'	0.00'

PURPOSE: NEW MARINA

DATUM: NAVD 88

ADJACENT OWNERS:

1. SEE APPENDIX A

XCHANGE AT SECAUCUS MARINA

APPLICANT: WILLIAM HAYES
 90 WOODBRIDGE CENTER DR. 6th FLR.
 WOODBRIDGE, N.J. 07095

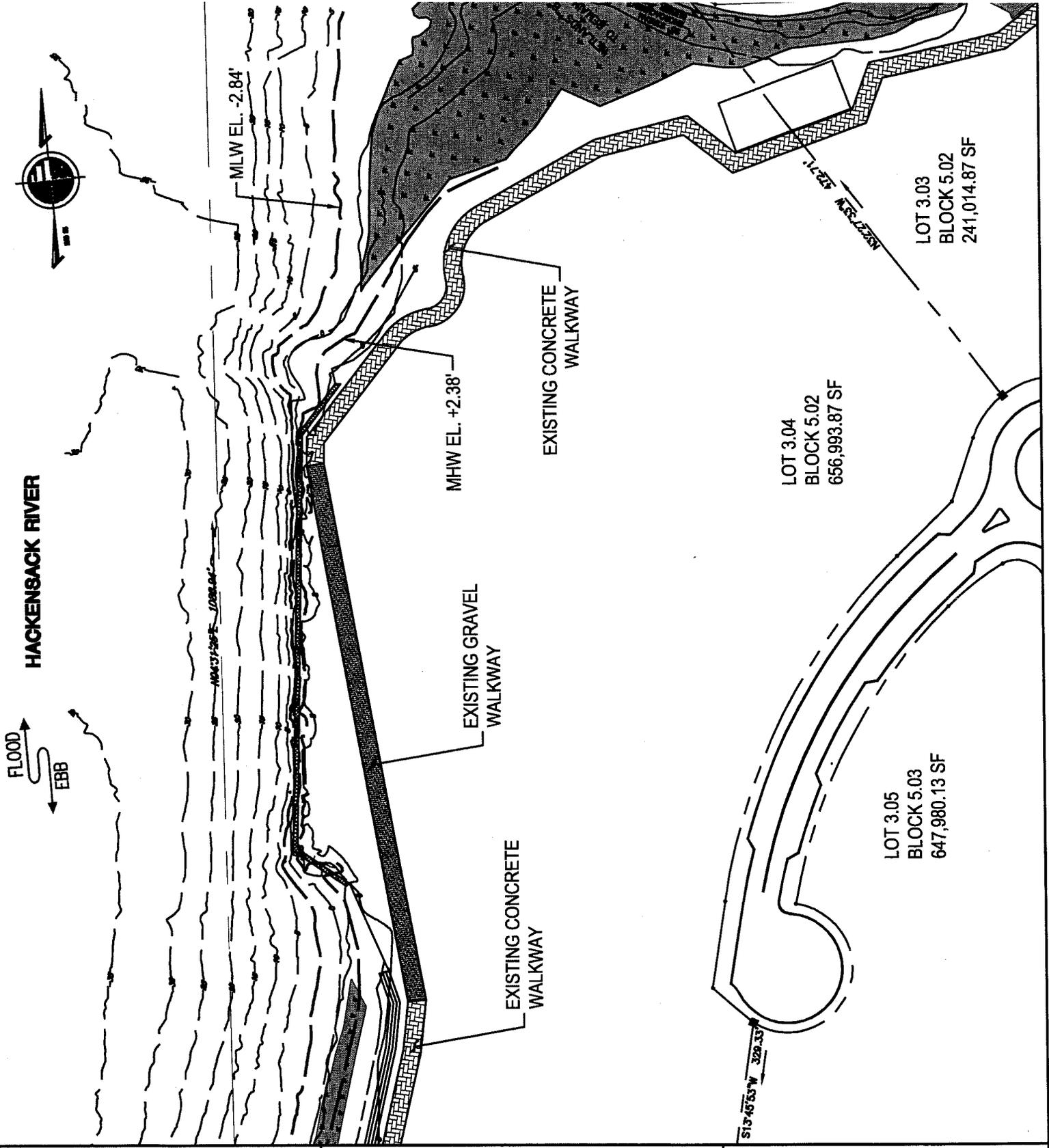
AGENT: M.G. McLAREN, P.C.
 100 SNAKE HILL ROAD
 WEST NYACK, N.Y. 10994

DATUM TABLE

IN: HACKENSACK RIVER
AT: RIVERSIDE STATION BLVD.
COUNTY OF: HUDSON STATE: N.J.

SHT 2 OF 10

03/28/13



PURPOSE: NEW MARINA

DATUM: NAVD 88

ADJACENT OWNERS:

1. SEE APPENDIX A

XCHANGE AT SECAUCUS MARINA

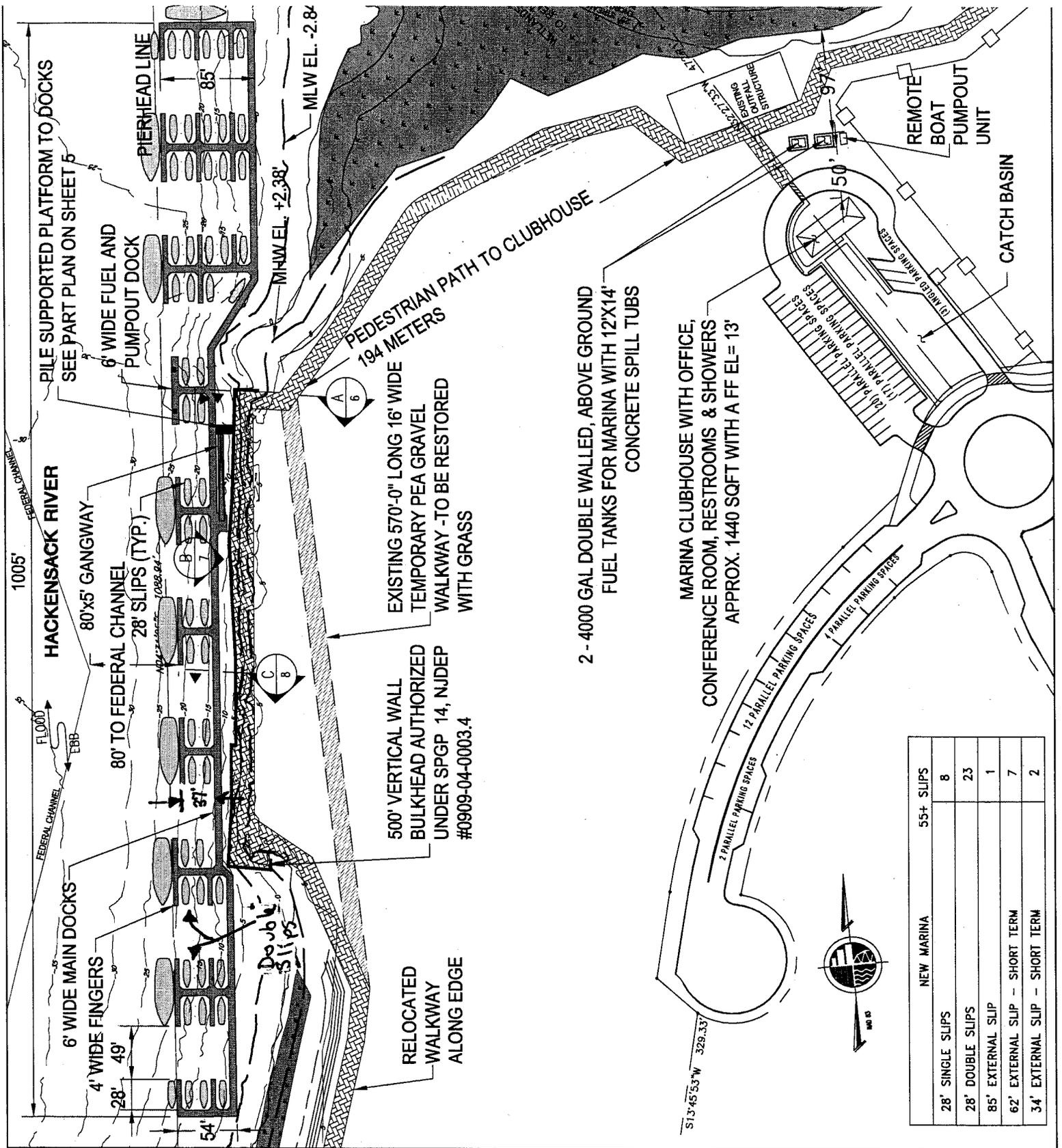
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EXISTING SITE PLAN
 SCALE 1"=120'

IN: HACKENSACK RIVER
 AT: RIVERSIDE STATION BLVD.
 COUNTY OF: HUDSON STATE: N.J.

120 60 0 120
 SCALE: 1" = 120'
 SHT 3 OF 10 03/28/13



	NEW MARINA	55+ SLIPS
28' SINGLE SLIPS	8	
28' DOUBLE SLIPS	23	
85' EXTERNAL SLIP	1	
62' EXTERNAL SLIP - SHORT TERM	7	
34' EXTERNAL SLIP - SHORT TERM	2	

PURPOSE: NEW MARINA

DATUM: NAVD 88

ADJACENT OWNERS:

1. SEE APPENDIX A

REV 1 - 2013-5-15

XCHANGE AT SECAUCUS MARINA

APPLICANT: WILLIAM HAYES
 90 WOODBRIDGE CENTER DR. 6th FLR.
 WOODBRIDGE, N.J. 07095

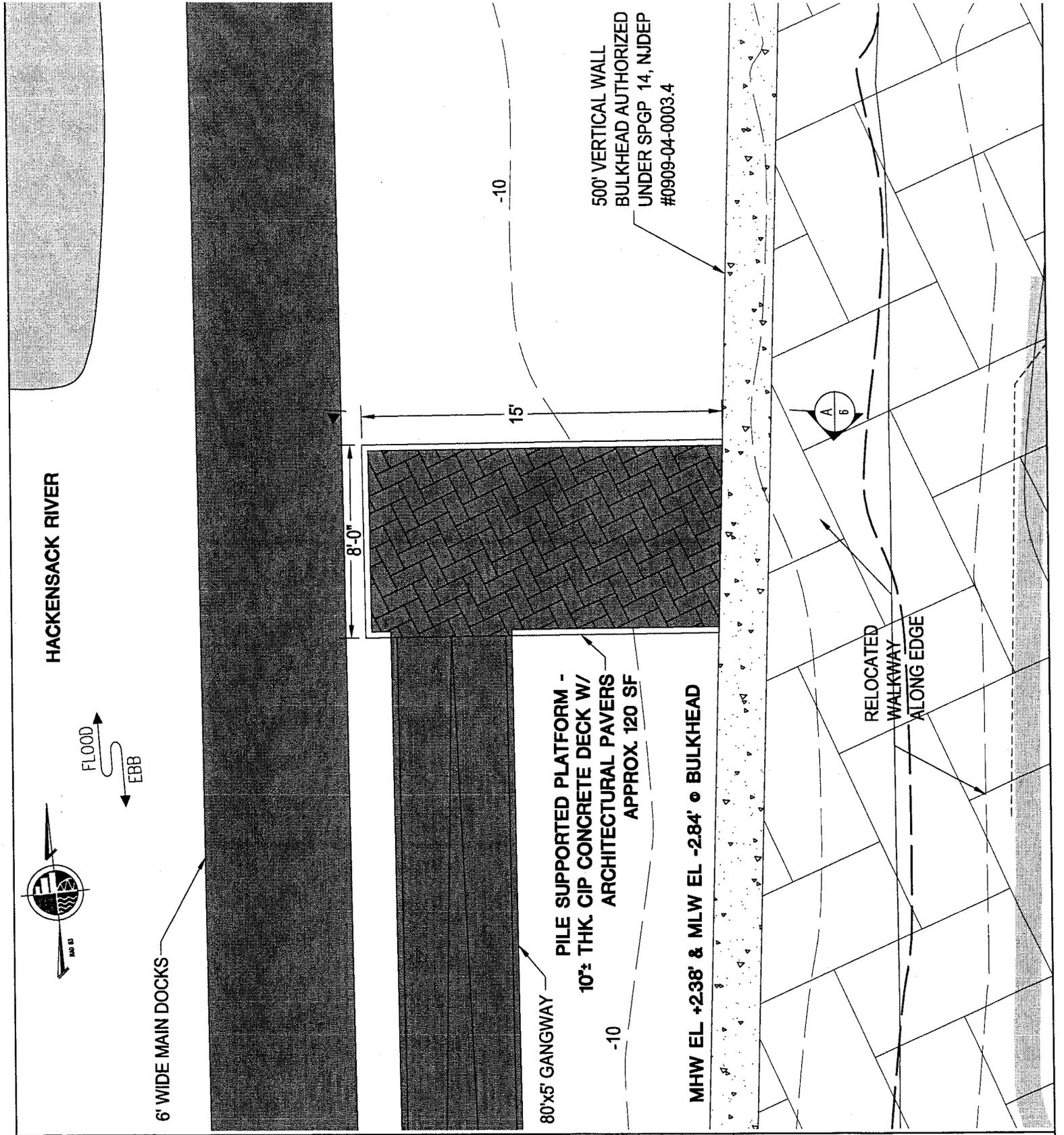
AGENT: M.G. McLAREN, P.C.
 100 SNAKE HILL ROAD
 WEST NYACK, N.Y. 10994

PROPOSED MARINA PLAN

IN: HACKENSACK RIVER
 AT: RIVERSIDE STATION BLVD.
 COUNTY OF: HUDSON STATE: N.J.
 120' 60' 0 120'

SCALE: 1" = 120'
 SHT 4 OF 10

03/28/13



PURPOSE: NEW MARINA

DATUM: NAVD 88
 ADJACENT OWNERS:
 1. SEE APPENDIX A

REV 1 - 2013-5-15

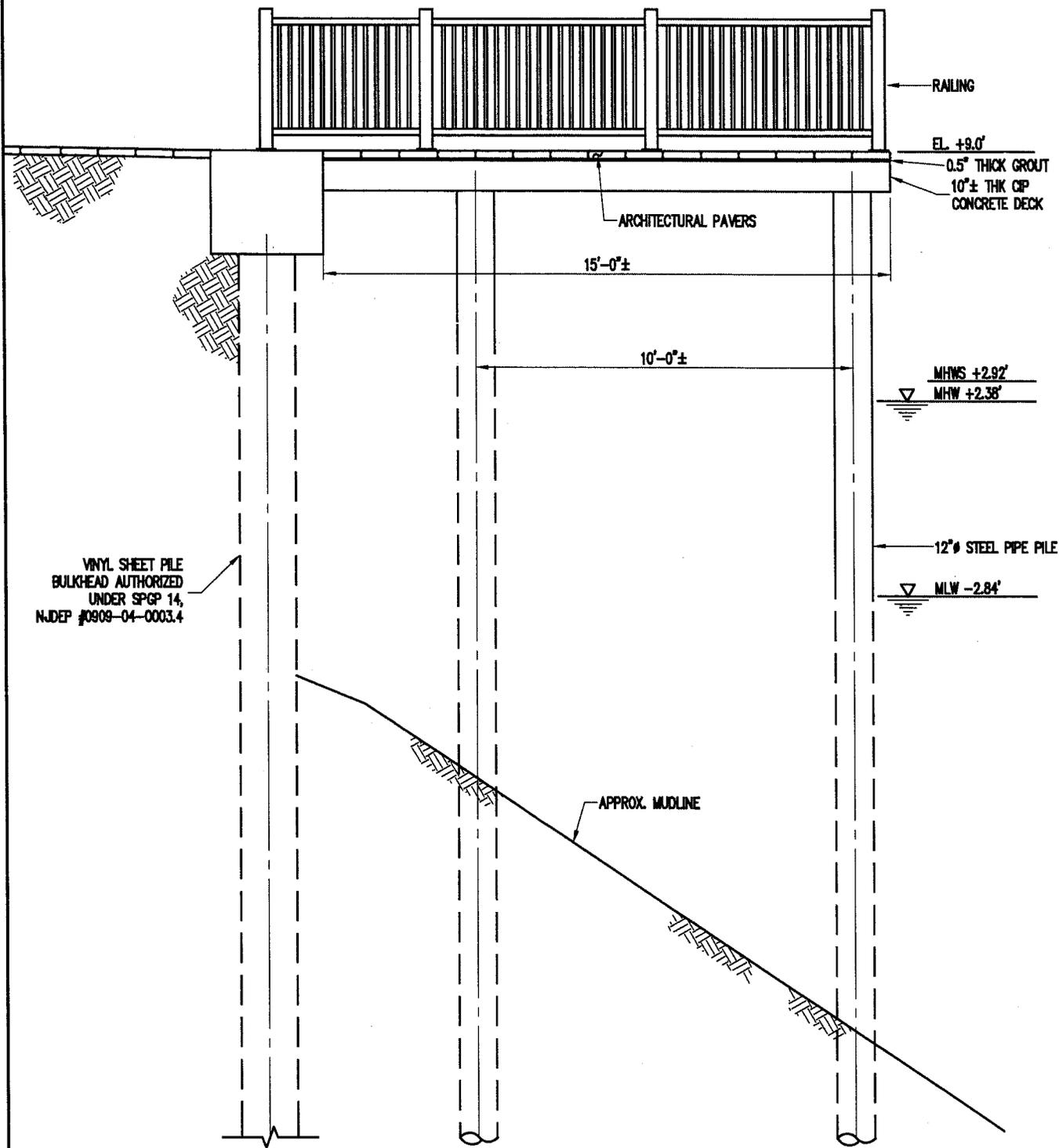
XCHANGE AT SECAUCUS MARINA

APPLICANT: WILLIAM HAYES
 90 WOODBRIDGE CENTER DR. 6th FLR.
 WOODBRIDGE, N.J. 07095

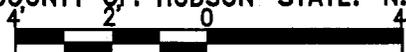
AGENT: M.G. McLAREN, P.C.
 100 SNAKE HILL ROAD
 WEST NYACK, N.Y. 10994

PART PLAN-PLATFORM
 SCALE 3/16"=1'

IN: HACKENSACK RIVER
 AT: RIVERSIDE STATION BLVD.
 COUNTY OF: HUDSON STATE: N.J.
 SCALE: 3/16" = 1'-0"
 SHT 5 OF 10 03/28/13



A **PLATFORM SECTION**
 6 **SCALE 1/4"=1'-0"**

<p>PURPOSE: NEW MARINA</p> <p>DATUM: NAVD 88</p> <p>ADJACENT OWNERS: 1. SEE APPENDIX A</p> <p>REV 1 - 2013-5-15</p>	<p>XCHANGE AT SECAUCUS MARINA</p> <p>APPLICANT: WILLIAM HAYES 90 WOODBRIDGE CENTER DR. 6th FLR. WOODBRIDGE, N.J. 07095</p> <p>AGENT: M.G. McLAREN, P.C. 100 SNAKE HILL ROAD WEST NYACK, N.Y. 10994</p>	<p>SECTION-PLATFORM SCALE 1/4"=1'-0"</p> <p>IN: HACKENSACK RIVER AT: RIVERSIDE STATION BLVD. COUNTY OF: HUDSON STATE: N.J.</p> <p>SCALE: 1/4" = 1'-0"  SHT 6 OF 10 03/28/13</p>
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MATCHLINE

NEW 5'x 80' GANGWAY WITH TRANSITION PLATE

PLATFORM

22
11
12

EL. +5.1'

APPROX. MUDLINE
EL. -5.0'

5' WIDE DIAMOND TREAD TRANSITION PLATE
(1:8 MAX. SLOPE)

5'-0" x 1' x 1/4" STEEL
WEARING PLATE

MHHW EL. +2.7'

MLLW EL. -3.08'

DECK EL. -1.58'

MATCHLINE

B 80' GANGWAY RANGE OF MOTION

7

PURPOSE: NEW MARINA

DATUM: NAVD 88

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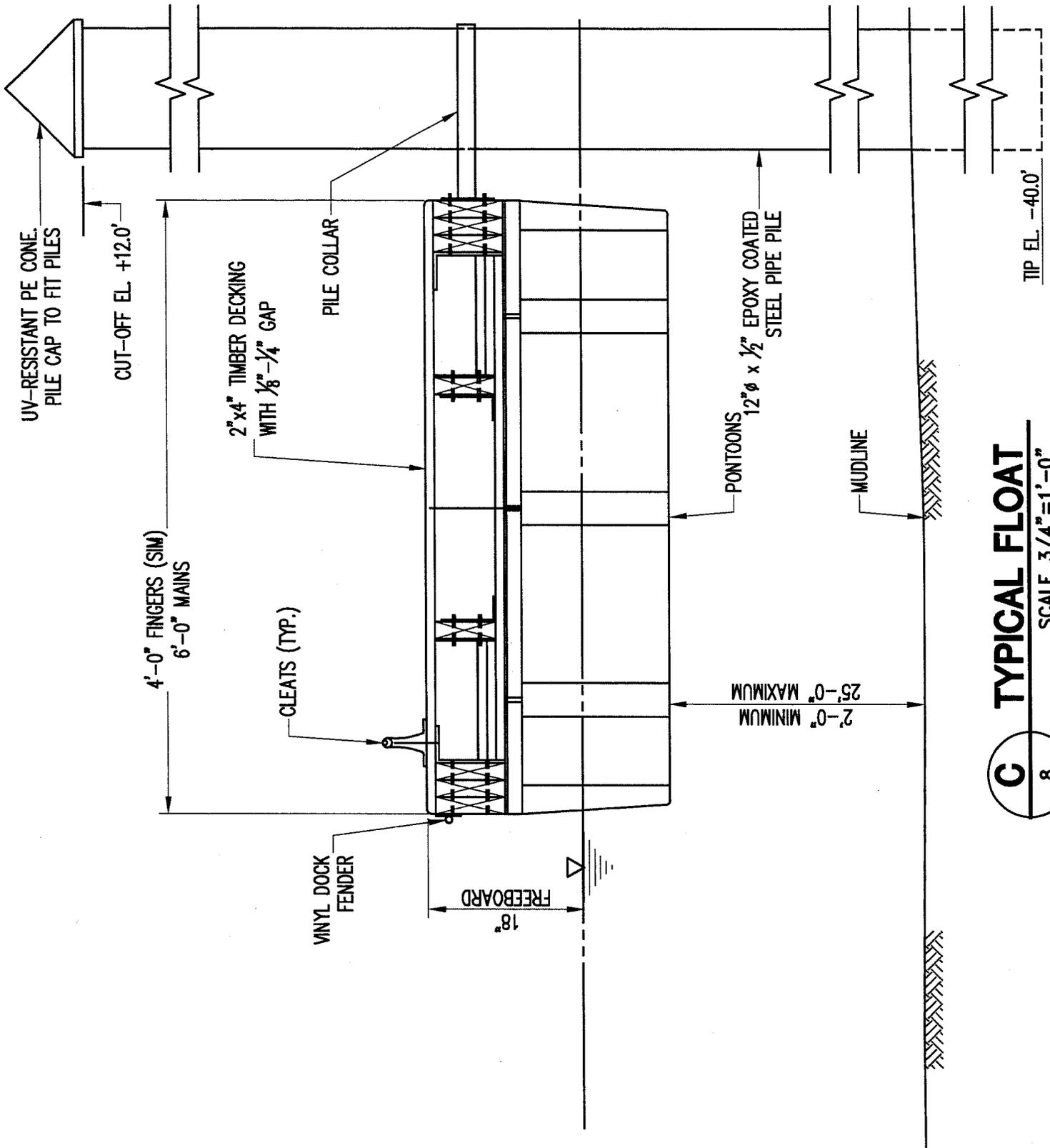
AGENT: M.G. McLAREN, P.C.

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GANGWAY
RANGE OF MOTION

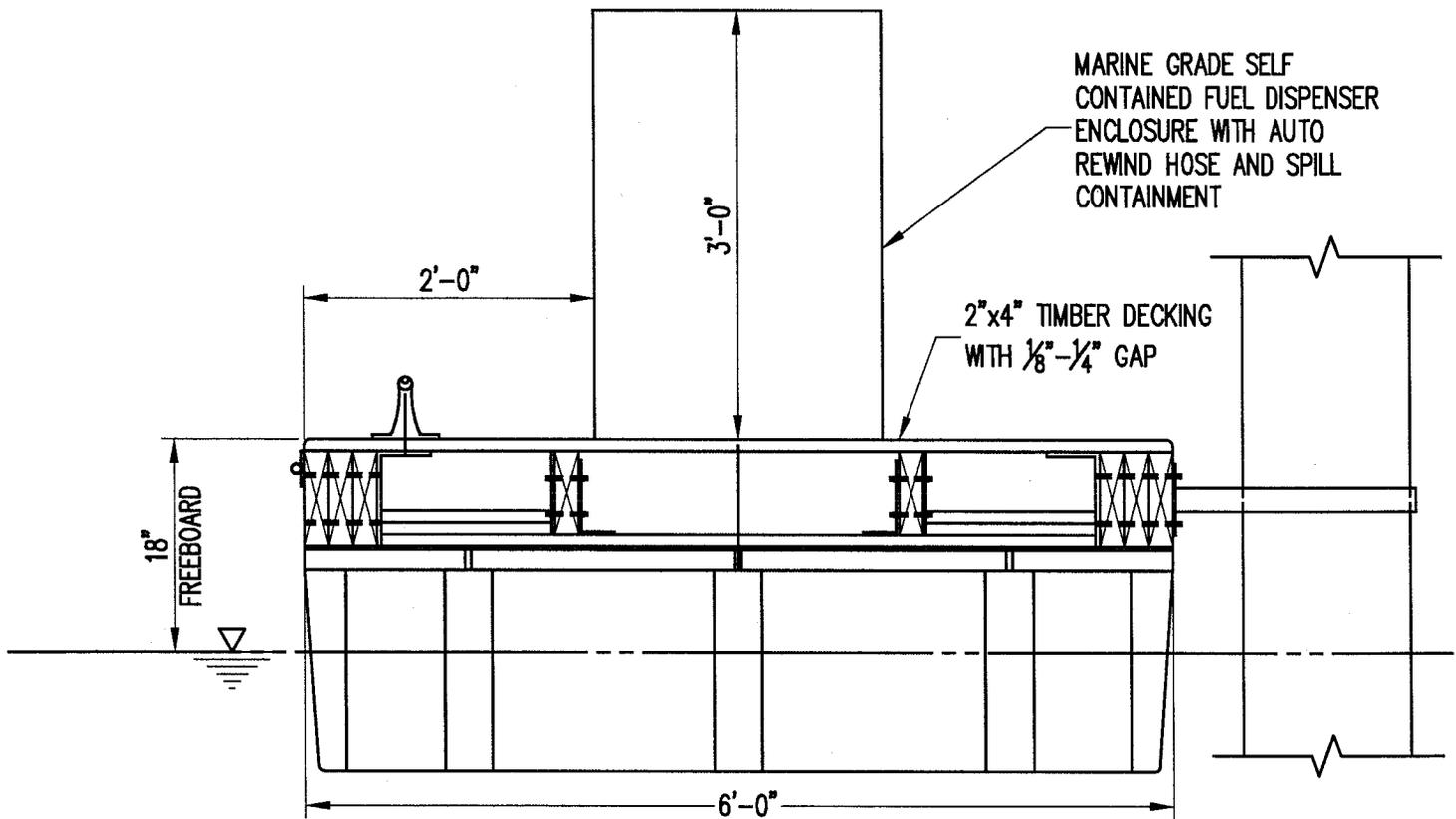
IN: HACKENSACK RIVER
AT: RIVERSIDE STATION BLVD.
COUNTY OF: HUDSON STATE: N.J.

SCALE: 1/16" = 1'-0"
SHT 7 OF 10 03/28/13



C
8
TYPICAL FLOAT
SCALE 3/4"=1'-0"

<p>PURPOSE: NEW MARINA</p> <p>DATUM: NAVD 88</p> <p>ADJACENT OWNERS: 1. SEE APPENDIX A</p>	<p>XCHANGE AT SECAUCUS MARINA</p> <p>APPLICANT: WILLIAM HAYES 90 WOODBRIDGE CENTER DR. 6th FLR. WOODBRIDGE, N.J. 07095</p> <p>AGENT: M.G. McLAREN, P.C. 100 SNAKE HILL ROAD WEST NYACK, N.Y. 10994</p>	<p>SECTION-FLOATING DOCK</p> <p>IN: HACKENSACK RIVER AT: RIVERSIDE STATION BLVD. COUNTY OF: HUDSON STATE: N.J.</p> <p>1' 0 1' 2' SCALE: 3/4"=1'-0" SHT 8 OF 10 03/28/13</p>
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C **FUEL FLOAT**
 9 SCALE 3/4"=1'-0"

PURPOSE: NEW MARINA

DATUM: NAVD 88

ADJACENT OWNERS:

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XCHANGE AT SECAUCUS MARINA

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SECTION-FUEL/
 PUMPOUT DOCK

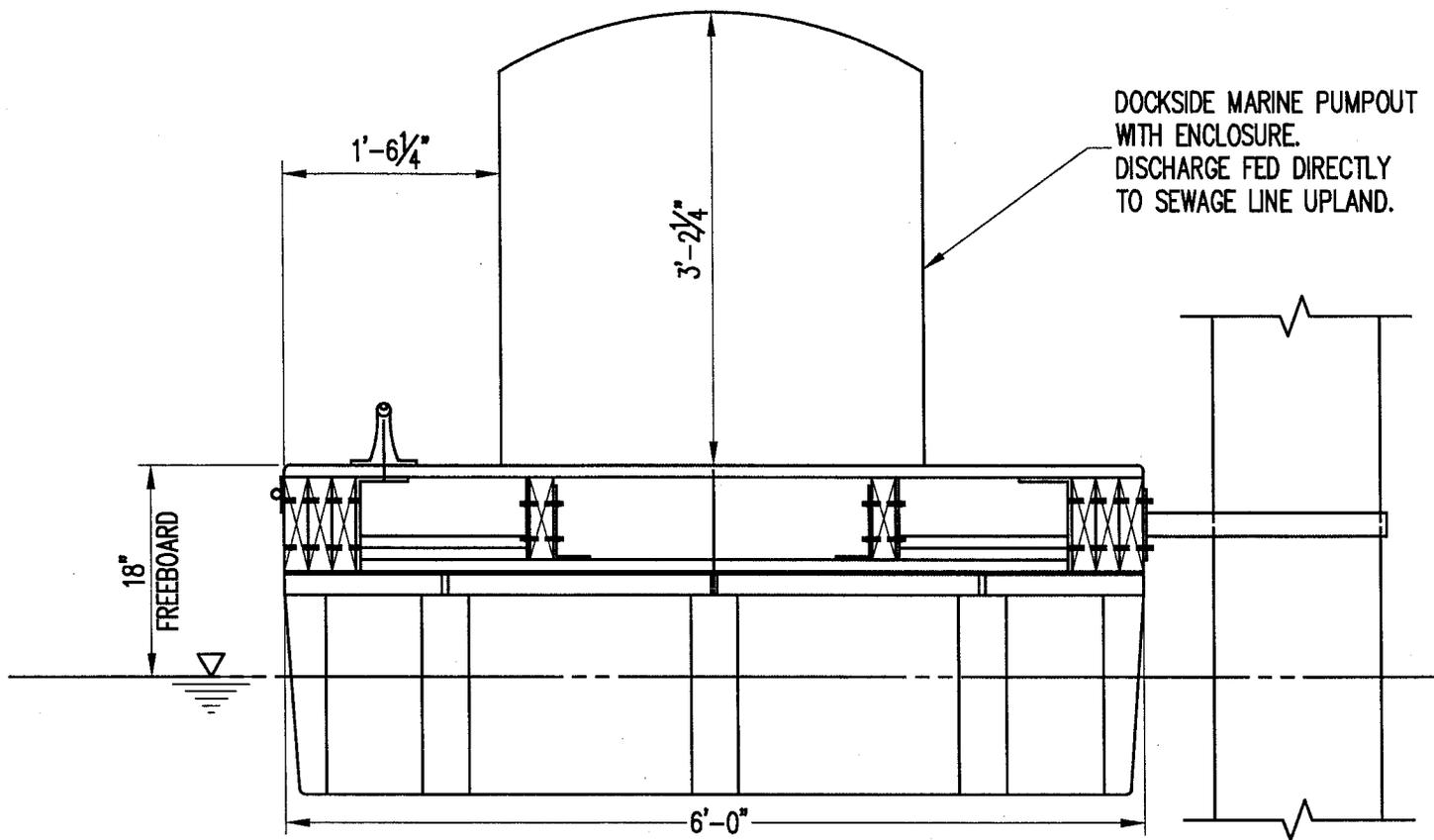
IN: HACKENSACK RIVER
 AT: RIVERSIDE STATION BLVD.
 COUNTY OF: HUDSON STATE: N.J.



SCALE: 3/4"=1'-0"

SHT 9 OF 10

03/28/13



D **PUMPOUT FLOAT**
 10 SCALE 3/4"=1'-0"

PURPOSE: NEW MARINA

DATUM: NAVD 88

ADJACENT OWNERS:
 1. SEE APPENDIX A

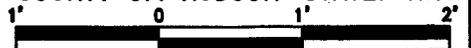
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SECTION—FUEL/
 PUMPOUT DOCK

IN: HACKENSACK RIVER
 AT: RIVERSIDE STATION BLVD.
 COUNTY OF: HUDSON STATE: N.J.



SCALE: 3/4"=1'-0"

SHT 10 OF 10

03/28/13