



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-2012-00910-EBO
Issue Date: November 16, 2012
Expiration Date: December 16, 2012

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: New Liberty Residential Urban Renewal Company, LLC
50 Washington Street
Hoboken, NJ 07030

ACTIVITY: Proposed construction of a new 10-foot wide by 30-foot long pile-supported timber pier.

WATERWAY: Hudson River

LOCATION: City of Jersey City, Jersey, 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.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any

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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). The proposed work, fully described in the attached work description, could cause the disruption of habitat for various lifestages of some EFH-designated species as a result of a temporary increase in turbidity during construction. However, the New York District has made the preliminary determination that the site-specific adverse effects are not likely to be substantial because it is expected that fish populations would avoid the small area of disturbance. Further consultation with NOAA/FS regarding EFH impacts and conservation recommendations 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.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

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)790-8516 and ask for Leslie Bowles-Early.

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

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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, New Liberty Residential Urban Renewal Company, LLC, has requested Department of the Army authorization for the proposed construction of a new fixed pier structure in the City of Jersey City, Hudson County, New Jersey.

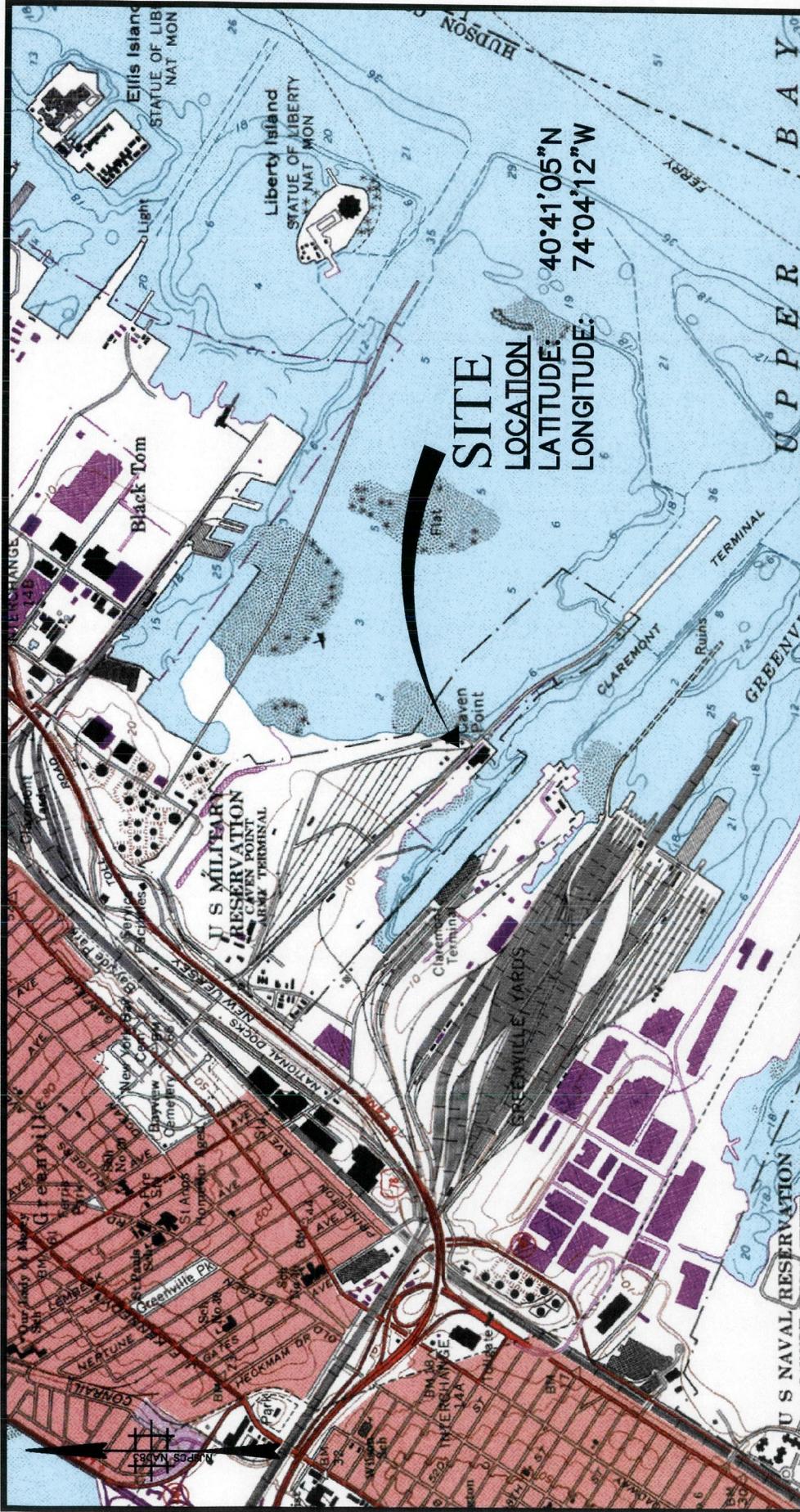
The proposed work would involve: A 10-foot by 30-foot wooden deck set on eight 12-inch timber piles. The wooden deck would be constructed with 3-inch by 10-inch timber stringers set into 4-inch by 12-inch timber pile caps. The surface of the structure would consist of 2-inch by 6-inch timber decking.

The proposed 30-foot long pier would extend over intertidal and subtidal areas for approximately one-third of its waterward dimension, with the shoreward one-third located over armored upland. Four of the eight support piles would be located below the spring high tide line.

The site is currently insufficiently armored with rip-rap, which has allowed wave run-up to undercut and erode portions of the Chapel Avenue roadway at this location. As part of the project, 51.5 cubic yards of new rip-rap would be placed to stabilize the area where the pier meets the existing parking pavement. The rip-rap will include 11 cubic yards above the spring high tide line and 41.5 cubic yards below the spring high tide line.

The proposed pier would be located within the footprint of the former Caven Point Pier that had previously extended from Chapel Avenue terminus more than 500-feet into New York Bay.

The stated purpose of this project is to construct and maintain a 10-ft by 30-ft wooden pier for public access on the former Caven Point Pier easement that is controlled by New Jersey Department of Environmental Protection (NJDEP). The applicant has a certificate from the Commissioner of NJDEP to construct and maintain this pier on NJDEP's bay bottom property at the end of Chapel Avenue.



SITE LOCATION
LATITUDE: 40°41'05"N
LONGITUDE: 74°04'12"W

- SHEET INDEX**
1. OVERALL LOCATION MAP
 2. EXISTING CONDITIONS
 3. PROPOSED OVERLOOK PIER
 4. WOODEN PIER DETAIL - SECTION A
 5. WOODEN PIER DETAIL - SECTION B



USGS QUAD MAP: JERSEY CITY

PROPOSED OVERLOOK PIER PLAN
LOT 11, BLOCK 27503
(F.K.A. LOT 18, BLOCK 1500)
OVERALL LOCATION MAP

SITUATED IN
 CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

Bsg
BIRDSALL SERVICES GROUP
 ENGINEERS & CONSULTANTS

611 Industrial Way West
 Eatontown, NJ 07724
 NJ Certificate of Authorization No. 34C23060600
 Tel.: 732.380.1700
 Fax.: 732.380.1701
 WWW.BIRDSALL.COM

Job No. 50767000115	Date 3/21/11	Scale(B) 1"=200'	(N) N/A	1 of 5
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NO.	DATE	REVISION	DRAWN	CHKD	FIELD
4.	8/29/12	REVISED PER ACE COMMENTS	EGE		
3.	6/15/12	NEW BLOCK & LOT NUMBER	EGE	LRP	ERB
2.	3/19/12	REV. PER NJDEP COMMENTS.	EGE	LRP	ERB
1.	4/14/11	ADDITIONAL RAILING DETAIL	EGE	LRP	ERB

N.J.S.P.C.S. MAD 1927
REFERENCE MERIDIAN

UPPER NEW YORK BAY

MAIN CANAL
BLOCK 27503
LOT 19

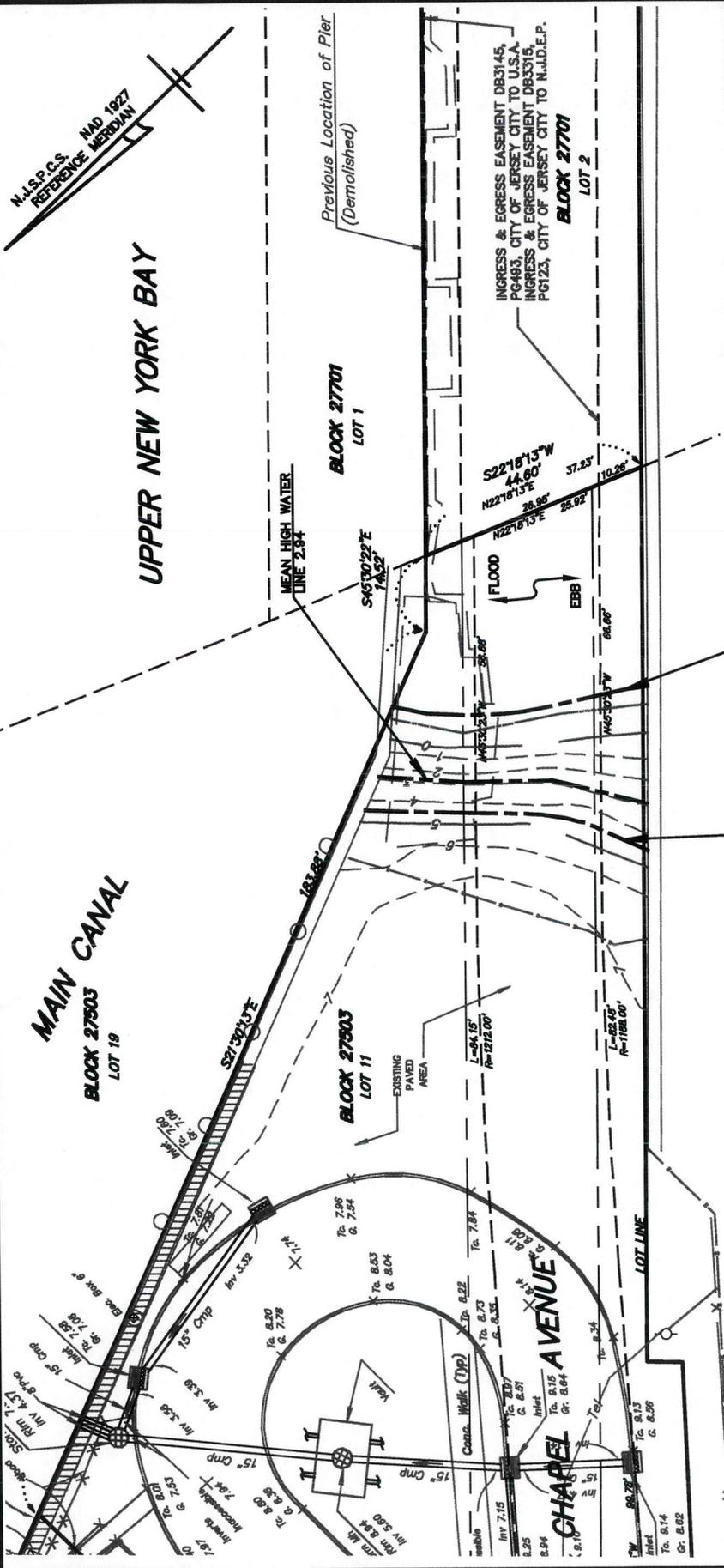
BLOCK 27701
LOT 1

BLOCK 27701
LOT 2

BLOCK 27503
LOT 11

BLOCK 27701
LOT 3

US ARMY CORPS OF ENGINEERS
(CAVEN POINT MARINE BASE)
NEW YORK DISTRICT
N/F US GOVERNMENT



NO.	DATE	REVISION	DRAWN	CHK'D	RELD
4.	8/29/12	REVISED PER ACCE COMMENTS	ECE		
3.	6/15/12	NEW BLOCK & LOT NUMBER	ECE	LRP	BRB

PROPOSED OVERLOOK PIER PLAN
LOT 11, BLOCK 27503
 (F.K.A. LOT 18, BLOCK 1500)
EXISTING CONDITIONS

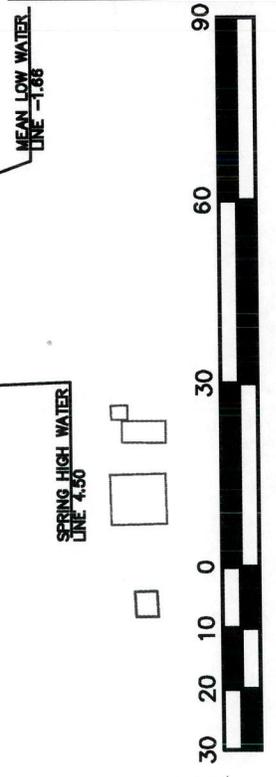
SITUATED IN
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

Bsg BIRDSALL SERVICES GROUP
ENGINEERS & CONSULTANTS

611 Industrial Way West
Eatontown, NJ 07724
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Tel.: 732.380.1700
Fax.: 732.380.1701
WWW.BIRDSALL-CO.NJ

Job No. 500767000115
Date 3/3/11
Scale (H) 1"=30'
(V) N/A

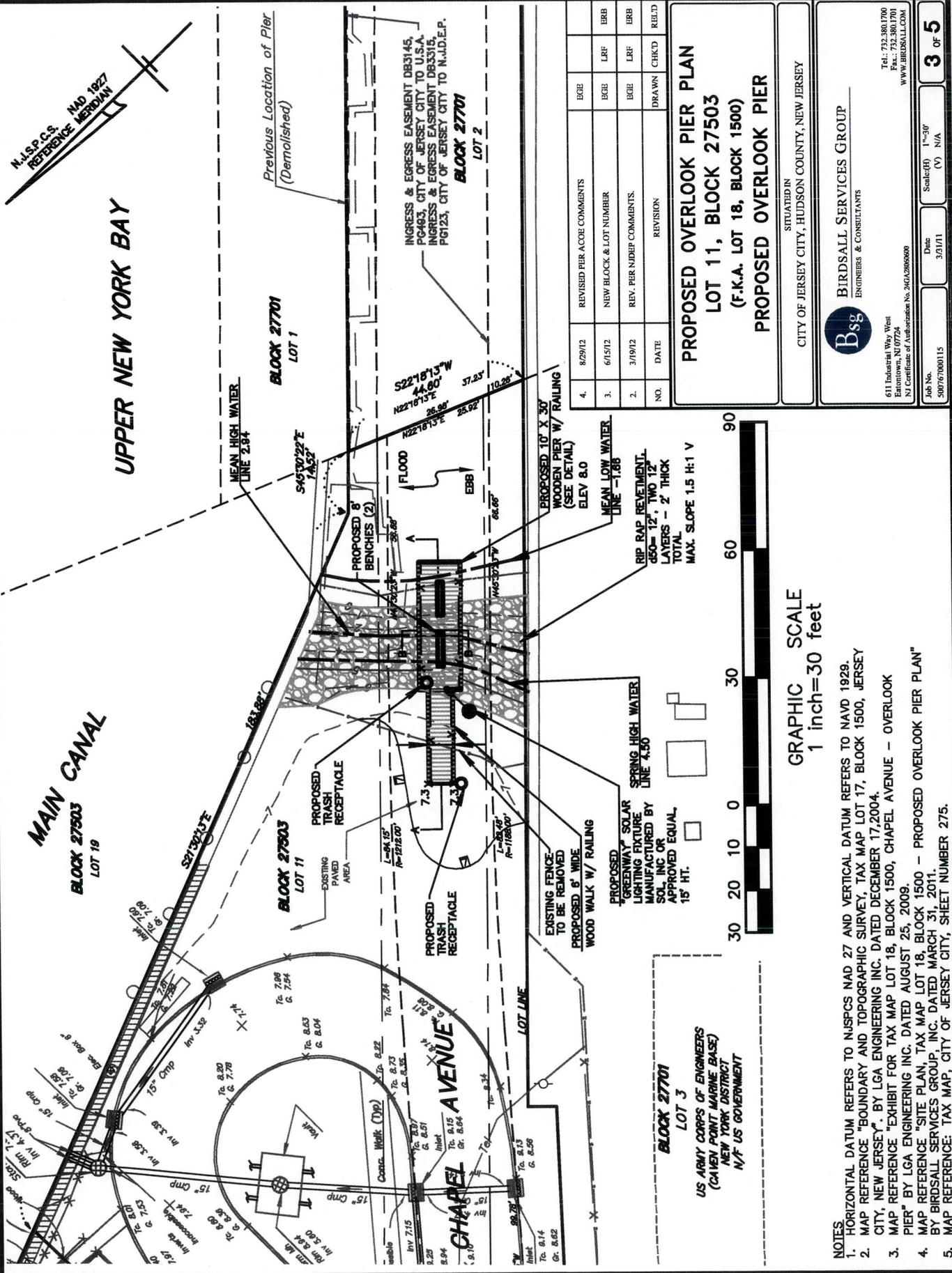
2 OF 5



GRAPHIC SCALE
1 inch=30 feet

- NOTES**
- HORIZONTAL DATUM REFERS TO NJSPCS MAD 27 AND VERTICAL DATUM REFERS TO NAVD 1929.
 - MAP REFERENCE "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX MAP LOT 17, BLOCK 1500, JERSEY CITY, NEW JERSEY", BY LGA ENGINEERING INC. DATED DECEMBER 17, 2004.
 - MAP REFERENCE "EXHIBIT FOR TAX MAP LOT 18, BLOCK 1500, CHAPEL AVENUE - OVERLOOK PIER" BY LGA ENGINEERING INC. DATED AUGUST 25, 2009.
 - MAP REFERENCE "SITE PLAN, TAX MAP LOT 18, BLOCK 1500 - PROPOSED OVERLOOK PIER PLAN" BY BIRDSALL SERVICES GROUP, INC. DATED MARCH 31, 2011.
 - MAP REFERENCE: TAX MAP, CITY OF JERSEY CITY, SHEET NUMBER 275.

Application # NAN-2012-00910-EBO



NO.	DATE	REVISION	DRAWN	CHK'D	RELD
4.	8/29/12	REVISED PER ACOE COMMENTS	EBC		ERB
3.	6/15/12	NEW BLOCK & LOT NUMBER	EBC		ERB
2.	3/19/12	REV. PER NJDRP COMMENTS.	EBC		ERB

PROPOSED OVERLOOK PIER PLAN
LOT 11, BLOCK 27503
 (F.K.A. LOT 18, BLOCK 1500)
PROPOSED OVERLOOK PIER

SITUATED IN
 CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

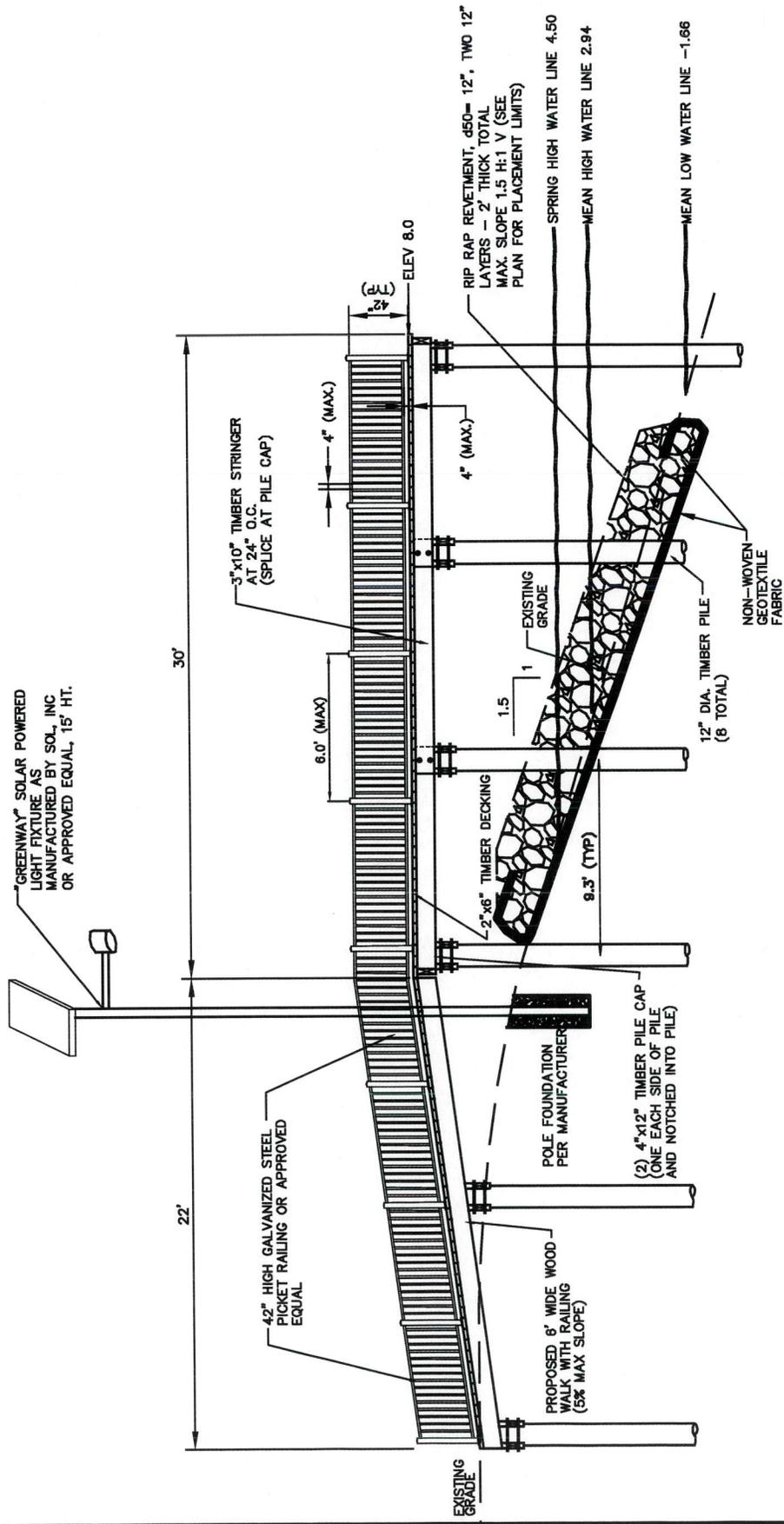
Bsg
 BIRDSALL SERVICES GROUP
 ENGINEERS & CONSULTANTS

611 Industrial Way West
 Eatontown, NJ 07724
 NJ Certificate of Authorization No. 2A02060600
 WWW.BIRDSALL.COM

Job No. 500767000115 Date 3/21/11 Scale: (D) 1"=30' (Y) N/A **3 OF 5**

GRAPHIC SCALE
 1 inch=30 feet

- NOTES**
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WOODEN PIER DETAIL SECTION "A"

NOT TO SCALE

PROPOSED OVERLOOK PIER PLAN
LOT 11, BLOCK 27503
(F.K.A. LOT 18, BLOCK 1500)
WOODEN PIER DETAIL - SECTION A

SITUATED IN
 CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

Bsg ENGINEERS & CONSULTANTS
 BIRDSALL SERVICES GROUP

611 Industrial Way West
 Eastonown, NJ 07724
 NJ Certificate of Authorization No. 24G02866000

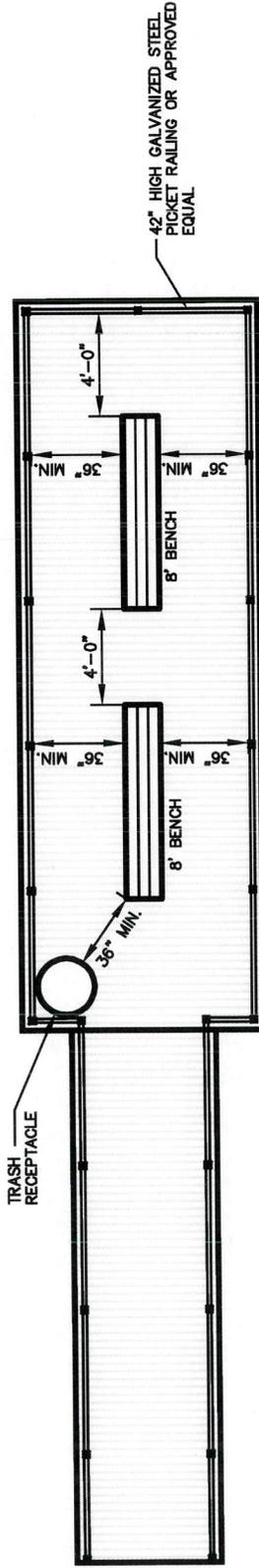
Tel.: 732-380-1700
 Fax.: 732-380-1701
 WWW.BIRDSALL.COM

Job No. 500767000115
 Date 3/3/11
 Scale: (H) N.T.S. (C) N.L.S.

4 OF 5

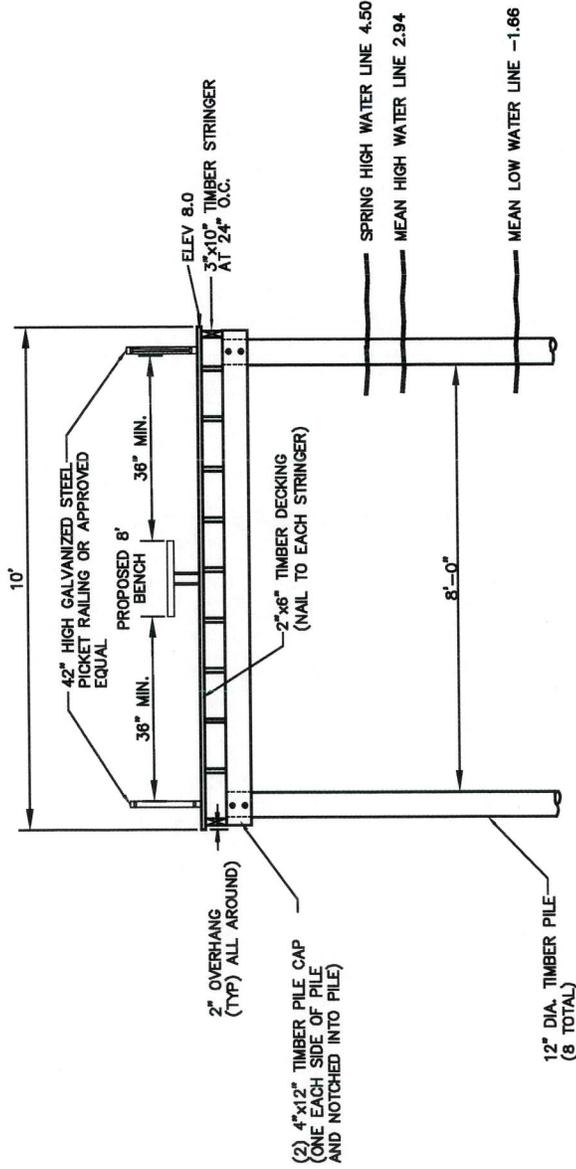
NO.	DATE	REVISION	DRAWN	CHK'D	REL'D
3.	6/15/12	NEW BLOCK & LOT NUMBER	ECE	LRP	ERB
2.	3/19/12	REV. PER NIDEP COMMENTS	ECE	LRP	ERB
1.	4/14/11	ADDITIONAL RAILING DETAIL	ECE	LRP	ERB

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PIER FURNITURE LAYOUT

NOT TO SCALE



WOODEN PIER DETAIL SECTION "B"

NOT TO SCALE

3.	6/15/12	NEW BLOCK & LOT NUMBER	ECE	LRF	ERB
2.	3/19/12	REV. PER NJDEP COMMENTS.	ECE	LRF	ERB
1.	4/14/11	ADDITIONAL RAILING DETAIL.	ECE	LRF	ERB
NO.	DATE	REVISION	DRAWN	CHK'D	RELD

PROPOSED OVERLOOK PIER PLAN
LOT 11, BLOCK 27503
 (F.K.A. LOT 18, BLOCK 1500)
WOODEN PIER DETAIL - SECTION B

Bsg
 ENGINEERS & CONSULTANTS

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 NJ Certificate of Authorization No. 26020006000

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Job No. 500767000115
 Date 3/21/11
 Scale: (D) N.T.S. (C) N.T.S.
5 OF 5

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