

SUPPLEMENTAL 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-2011-01158(S)-WCA
Issue Date: June 28, 2012
Expiration Date: July 27, 2012

To Whom It May Concern:

On October 14, 2011, the U.S. Army Corps of Engineers (USACE) issued Public Notice Number NAN-2011-01158-WCA concerning a permit application submitted by Metro Central, LLC c/o Triple Five Development (the applicant) to discharge fill material into waters of the United States to facilitate the construction of a commercial amusement park and water park, adjacent to the entertainment and retail complex that was authorized under Department of the Army Permit 2003-00549, and is now known as "American Dream Meadowlands". The 21.75 acre proposed work site is located in the Borough of East Rutherford, Bergen County, New Jersey, and includes approximately 7.36 acres of jurisdictional tidal and non-tidal Waters of the United States.

The October 14, 2011 Public Notice stated that the applicant proposed to mitigate for all aquatic impacts; however, at that time a specific mitigation plan had not been submitted. In May 2012, the USACE received a complete mitigation proposal from Metro Central, LLC c/o Triple Five Development to compensate for the expected adverse impacts to the aquatic resources from the proposed project. To allow for full public review of all proposed activities that require authorization from USACE, the New York District is issuing this Supplemental Public Notice to solicit written comments on the mitigation proposal. A description and plans of the applicant's mitigation proposal are enclosed to assist in your review. In addition, the enclosed work description details minor revisions to the proposed work that requires authorization from the USACE.

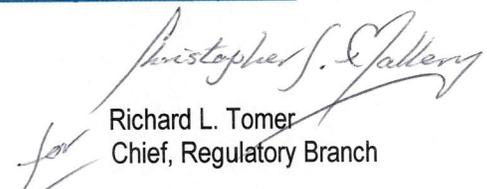
ALL COMMENTS REGARDING THIS SUPPLEMENTAL PUBLIC NOTICE MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE CLOSE OF BUSINESS ON JULY 27, 2012, otherwise, it will be presumed that there are no objections to the activity. Please mail written comments to the following address:

James Cannon
U. S. Army Corps of Engineers
New York District
26 Federal Plaza, Room 1937
New York, New York 10278-0090

A complete copy of the original October 14, 2011 Public Notice can be viewed on the New York District's website at <http://www.nan.usace.army.mil/business/buslinks/regulat/pnotices/201101158.pdf>. If you have any questions, or require further information regarding the Public Notice, you may contact Mr. James Cannon at (917) 790-8412. Comments may also be sent by fax to 212-264-4260.

Two (2) public hearings were held by the New Jersey Department of Environmental Protection and the New York District of the U.S. Army Corps of Engineers on November 15 and 16, 2011. A complete copy of the public hearing transcripts can be viewed on the New York District's website at:

<http://www.nan.usace.army.mil/business/buslinks/regulat/index.php?news>


Richard L. Tomer
Chief, Regulatory Branch

WORK DESCRIPTION

In October of 2011, the applicant, Metro Central, LLC c/o Triple Five Development, requested Department of the Army authorization to discharge fill material into waters of the United States, including wetlands, and construct drainage improvement structures, to facilitate the construction of a commercial amusement park and water park facility on a 21.75-acre site identified as Block 107.02, Lot 3 in the Borough of East Rutherford, Bergen County, New Jersey (Figures 1 and 2). A portion of the New Jersey Turnpike right-of-way is located adjacent to Lot 3.

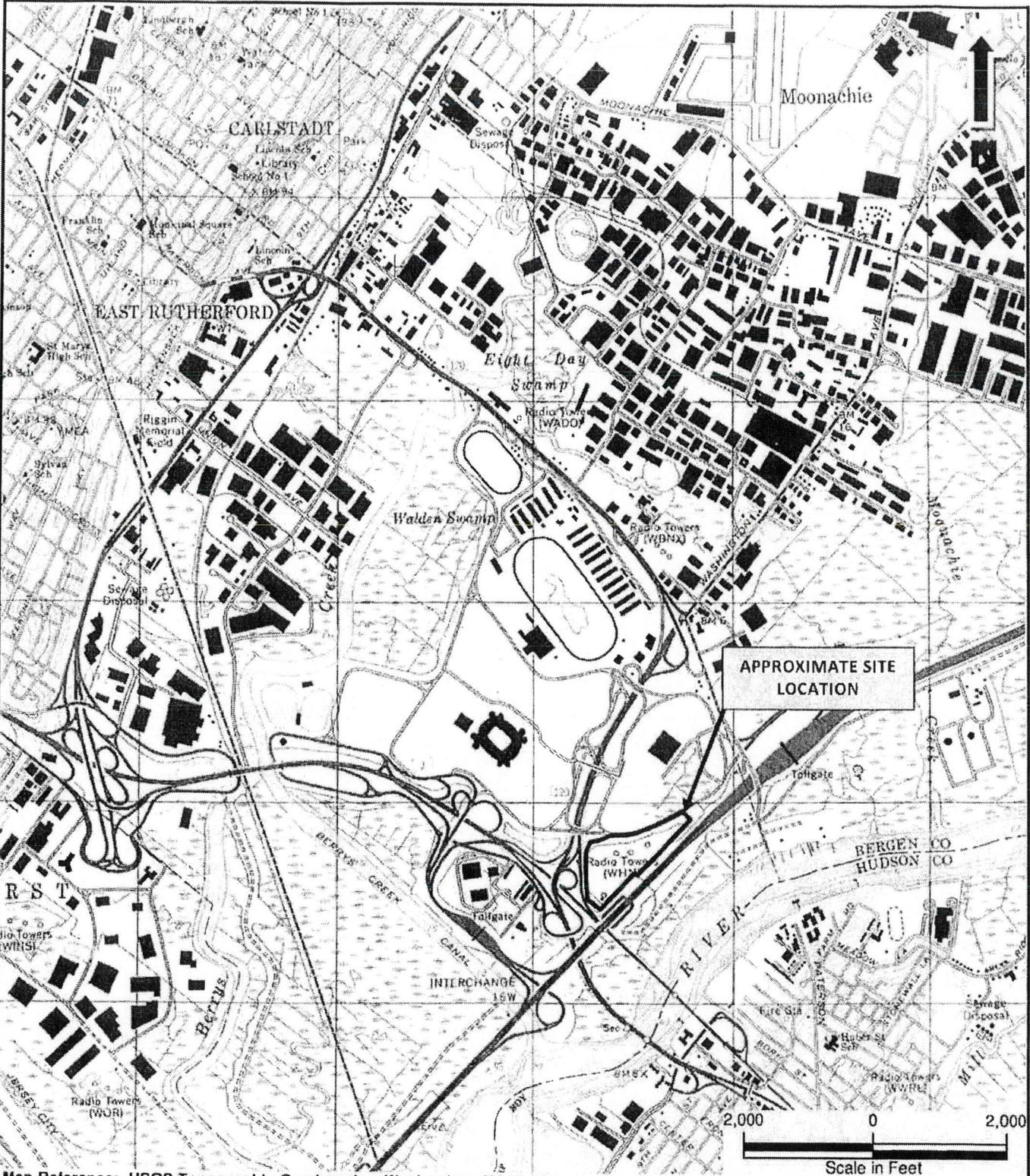
To compensate for the 5.41 acres of permanent impacts to tidal and non-tidal waters of the United States, the applicant proposes to purchase of a total of 5.41 acre credits from the Federally-approved Evergreen MRI3 Wetland Mitigation Bank (Figure 7). The applicant has made appropriate financial assurances with the mitigation bank sponsor for the purchase of 5.41 acre credits. The mitigation bank's service area encompasses the watershed where the proposed project site is located. It should be noted that as the number of wetland mitigation credits created by the establishment of a federally approved wetland mitigation bank in the Hackensack Meadowlands District is determined by an interagency committee based on the bank site's acreage of wetland restoration, creation, enhancement and preservation, permittees are generally expected to purchase mitigation credits at a ratio of 1 mitigation credit for 1 acre of wetland impact.

In discussions with the applicant, Metro Central, LLC c/o Triple Five Development, the New Jersey Sports and Exposition Authority (NJSEA) has additionally agreed to place a conservation easement on the existing tidal wetlands complex known as "Walden Swamp" (Figure 8). Walden Swamp is approximately 128 acres and located along Berry's Creek on the western portion of the Meadowlands Sports Complex. The conservation easement will preclude any potential future development of this tidal wetlands complex.

In addition to the applicant's complete mitigation proposal, the applicant provided a revised project design which reduced permanent wetland impacts from approximately 5.47 acres to 5.41 acres, and temporary wetland impacts from 0.66 acres to 0.18 acres (Figure 6).

The regulated activities include discharging approximately 50,000 cubic yards of fill into approximately 2.46 acres of tidal emergent wetlands and approximately 2.8 acres of non-tidal emergent wetlands to facilitate the construction of a 639,000 square foot building complex that would consist of a 318,000 square foot Amusement Park and a 236,000 square foot Water Park (Figures 4 and 5).

Approximately 0.15 acres of tidal waters of the United States, including wetlands, would be permanently impacted to construct new headwall and outlet protection for an existing 96-inch culvert situated within the New Jersey Turnpike Right-of-Way. The previously proposed drainage improvements, including dredging approximately 3,500 cubic yards of accumulated sediment from a 300 linear foot portion of the unnamed tributary, are no longer proposed. The new design proposes to only remove accumulated sediments within the existing 96-inch culvert, and in the area directly adjacent to either end of the culvert, where new scour aprons and headwalls are proposed (Figure 5). This revised design work would result in the removal of approximately 2,090 cubic yards of accumulated sediment. The excavated sediments would be disposed of at a state approved upland site. The rock rip-rap scour protection proposed to be placed in the unnamed channel has also been reduced from approximately 1,062 cubic yards to 262 cubic yards.



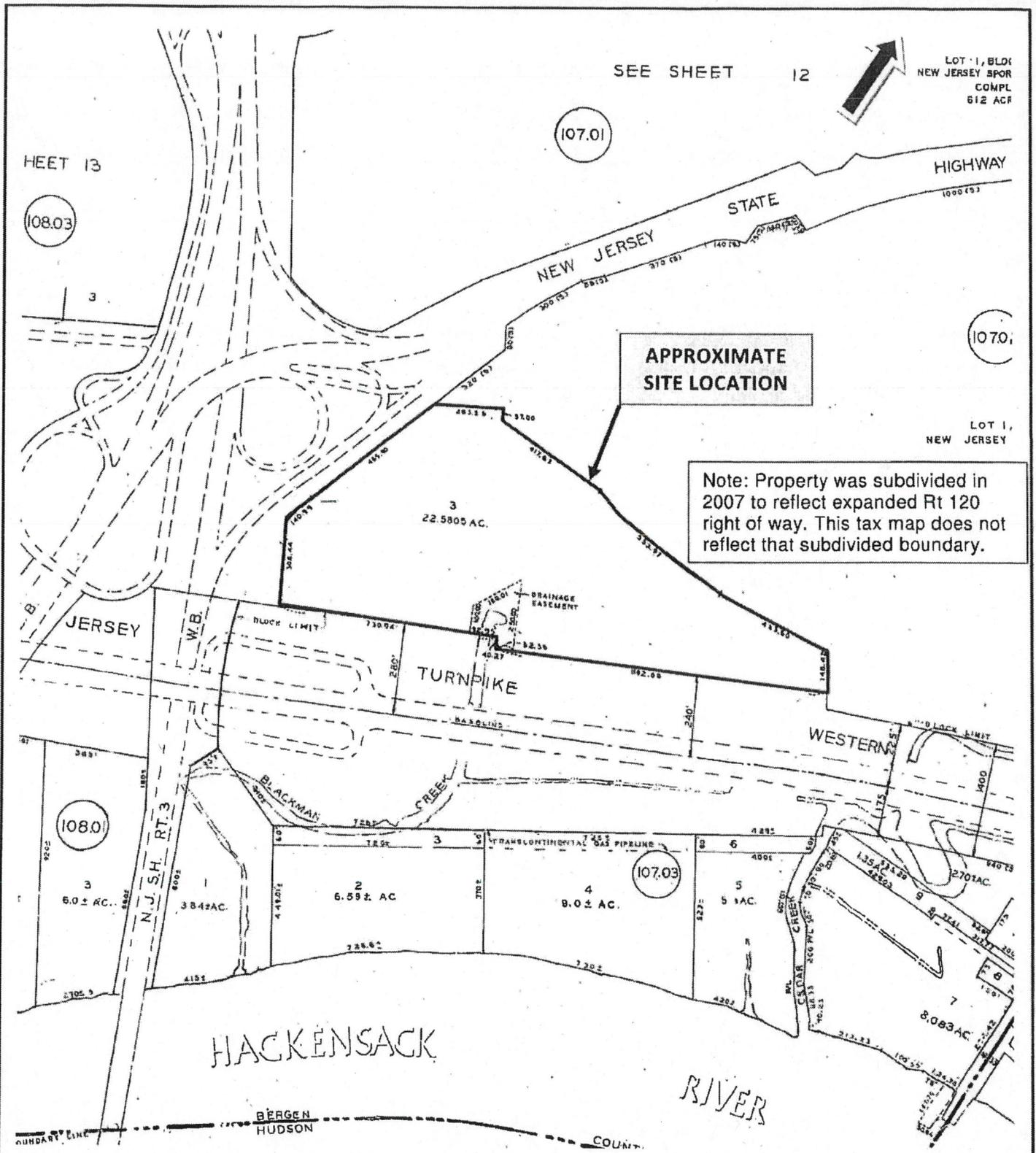
Map Reference: USGS Topographic Quadrangle - Weehawken, NJ (1995)



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**USGS SITE LOCATION MAP
 AMUSEMENT PARK AND WATER PARK
 AMERICAN DREAM MEADOWLANDS
 BLOCK 107.02, LOT 3**

EAST RUTHERFORD		NEW JERSEY	
JOB NO.	DATE	SCALE	FIGURE NO.
100234201	10/11/2011	1"=2,000'	1



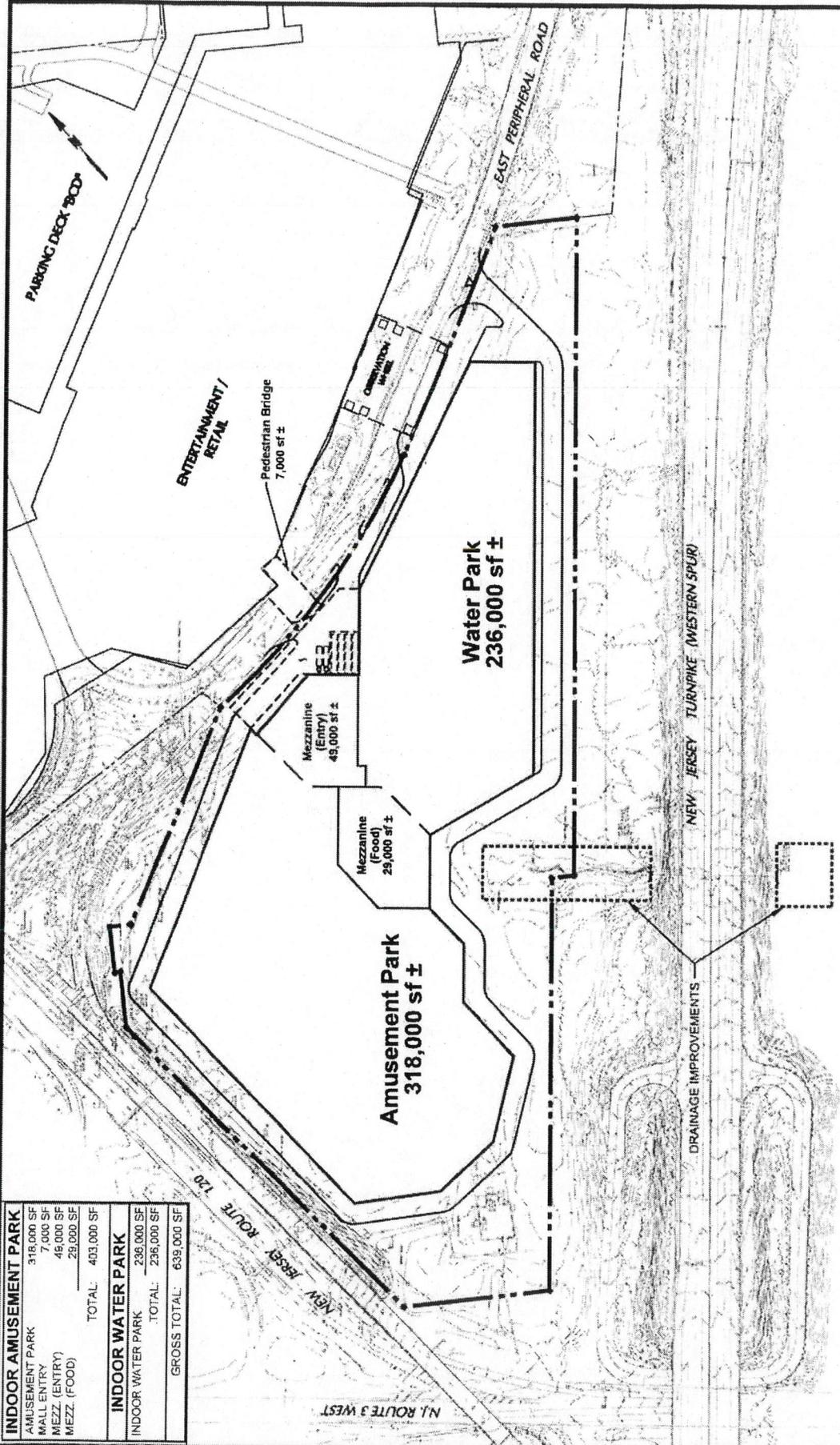
Map Reference: Borough of East Rutherford Tax Map, Sheet No. 10



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TAX MAP			
AMUSEMENT PARK AND WATER PARK			
AMERICAN DREAM MEADOWLANDS			
BLOCK 107.02, LOT 3			
EAST RUTHERFORD		NEW JERSEY	
JOB NO.	DATE	SCALE	FIGURE NO.
100234201	10/11/2011	NTS	2

INDOOR AMUSEMENT PARK	
AMUSEMENT PARK	318,000 SF
MALL ENTRY	7,000 SF
MEZZ (ENTRY)	49,000 SF
MEZZ (FOOD)	29,000 SF
TOTAL:	403,000 SF
INDOOR WATER PARK	
INDOOR WATER PARK	236,000 SF
TOTAL:	236,000 SF
GROSS TOTAL:	639,000 SF



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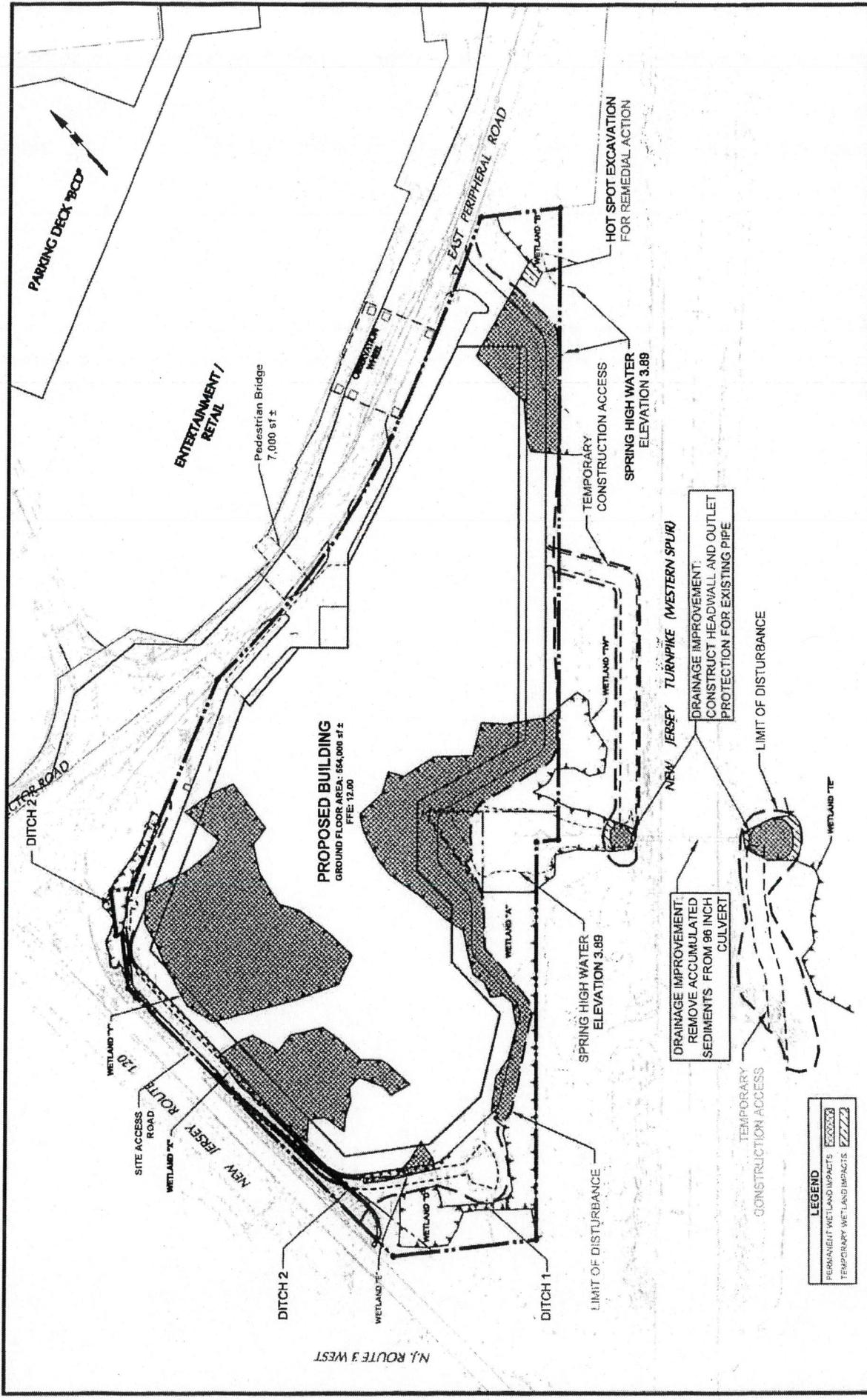
NJ Certificate of Authorization No. 24GA27986400

CONCEPT PLAN

AMUSEMENT PARK AND WATER PARK
AMERICAN DREAM MEADOWLANDS
BLOCK 107.02, LOT 3

EAST RUTHERFORD NEW JERSEY

Project No. 100234201 Date 10/11/11 Scale 1" = 250'
Fig. No. 4



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WETLAND IMPACT PLAN

AMUSEMENT PARK AND WATER PARK

AMERICAN DREAM MEADOWLANDS

BLOCK 107.02, LOT 3

EAST RUTHERFORD NEW JERSEY

Project No. 100234201 Date 3/13/12 Scale 1"=250'
 Fig. No. 5

Wetland Impact Summary Table

Identified Feature	Wetland Type (Cowardin Classification)	Area (Acres)	Amusement Park/Water Park Permanent Wetland Impacts (Acres)	Drainage Improvements Permanent Wetland Impacts (Acres)	Temporary Wetland Impacts (Acres)
Wetland A	EZEM5P6d	3.1	1.78	0	0
Wetland B	EZEM5P6d	0.97	0.62	0	0.03
Wetland D	PEM5A0d	0.22	0	0	0
Wetland E	PEM5A0d	0.06	0.06	0	0
Ditch 1	PEM5J0d	0.03	0	0	0
Wetland X	PEM5A0d	0.81	0.81	0	0
Wetland Y	PEM5C0d	1.99	1.99	0	0
Ditch 2	POW	0.18	0	0	0.06
Wetland TE	E1UBLx	0.87	0	0.11	0.05
Wetland TW	E1UBLx	0.49	0	0.04	0.04
TOTAL		8.72	5.26	0.15	0.18



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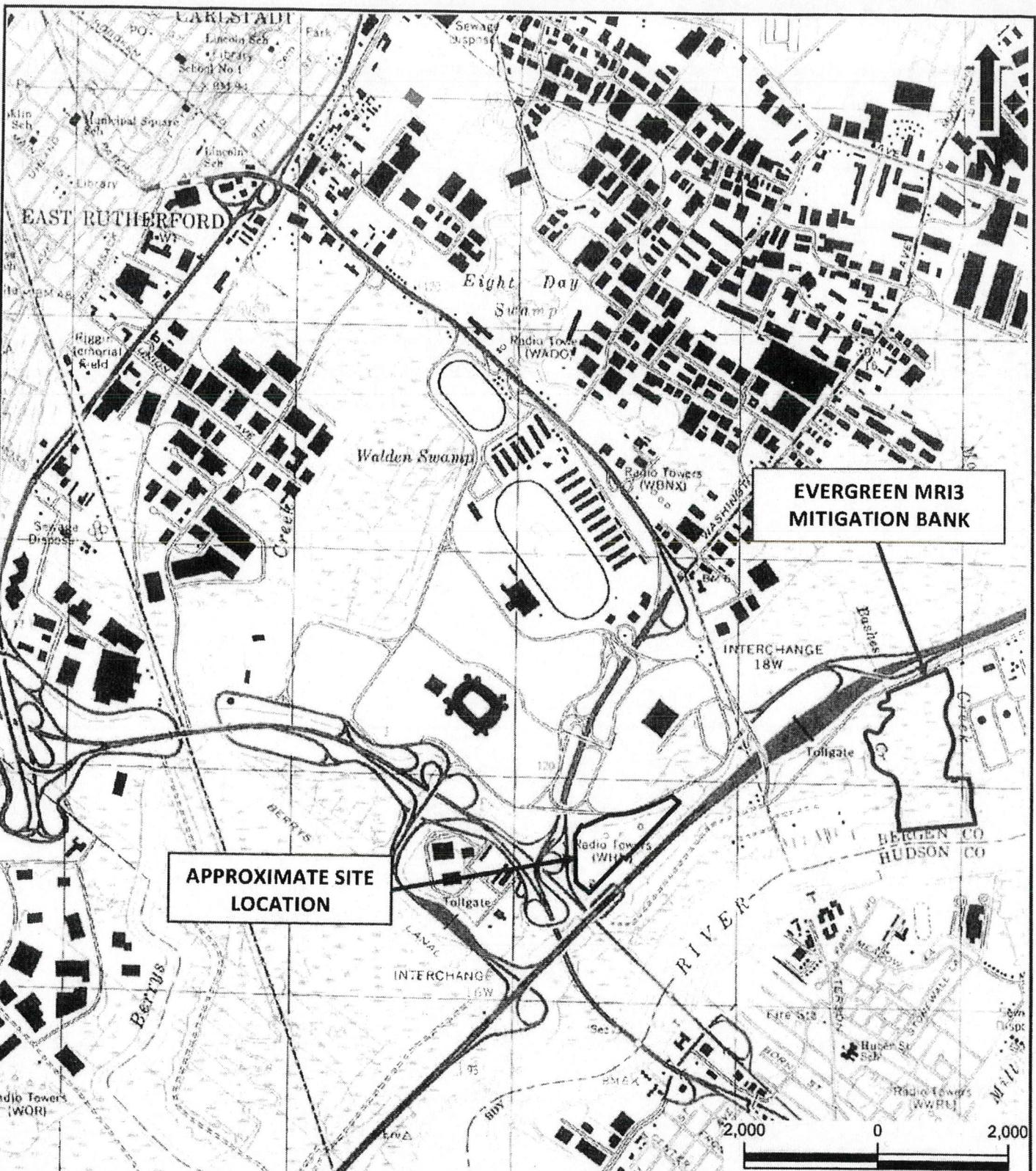
WETLAND IMPACT SUMMARY TABLE

AMUSEMENT PARK AND WATER PARK
AMERICAN DREAM MEADOWLANDS
BLOCK 107.02, LOT 3

EAST RUTHERFORD NEW JERSEY

Project No. 100234201 Date 3/13/12 Scale 1" = 250' Fig. No. 6

Filename: \\langan.com\vol1\EP\100234201\Cadd Date - 100234201\Wetland Parks\A06E Wetland Impact Summary Tables.dwg Date: 3/13/2012 Time: 16:36 User: plamburger Style: langan.stb Layout: A Size Sheet (Size)



**EVERGREEN MRI3
MITIGATION BANK**

**APPROXIMATE SITE
LOCATION**

Map Reference: USGS Topographic Quadrangle – Weehawken, NJ (1995)



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**LOCATION OF COMPENSATORY
MITIGATION
AMUSEMENT PARK AND WATER PARK
AMERICAN DREAM MEADOWLANDS
BLOCK 107.02, LOT 3**

EAST RUTHERFORD		NEW JERSEY	
JOB NO.	DATE	SCALE	FIGURE NO.
100234201	3/21/2012	1"=2,000'	7

NJ Certificate of Authorization No: 24GA27996400
 Wangan.com\data\EP\data\100234201\Office Data\Reports\USACE IP Application\Revised Info for Additional Public Notice Jan 2012\Figure 7 - Location of Wetland Mitigation Sites.doc

