



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-2015-01327-WCA
Issue Date: September 12, 2017
Expiration Date: October 11, 2017

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), and Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Signature Flight (Support Corp.)
201 South Orange Avenue, Suite 1100
Orlando, Florida 32801

ACTIVITY: Discharge fill into waters of the United States to facilitate the proposed construction of a 40,500 square foot aircraft hangar and an associated aircraft asphalt apron area. The proposed aircraft hangar would additionally accommodate office and associated vehicular parking.

WATERWAY: East Riser Ditch (Hackensack River Watershed)

LOCATION: Boroughs of Teterboro and Moonachie, Bergen 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.

CENAN-OP-RW
PUBLIC NOTICE NO. NAN-2015-01327-WCA

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. Comments provided will become part of the public record for this permit application. All written comments, including contact information, will be made a part of the administrative record, available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof, may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

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 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/FIS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The New York District has made the preliminary determination that the site-specific effects are not likely to have an effect on Essential Fish Habitat. Further consultation with NOAA/FIS 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.

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.

In addition to any required water quality certificate, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

- (New Jersey Department of Environmental Protection Flood Hazard 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 Jim Cannon.

CENAN-OP-RW
PUBLIC NOTICE NO. NAN-2015-01327-WCA

In order for us to better serve you, please complete our Customer Service Survey located at <http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx>.

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


For: Stephan A. Ryba
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Signature Flight (Support Corp.), a fixed based operator at the Teterboro Airport, has requested Department of the Army authorization to discharge fill material into waters of the United States to facilitate the construction and installation of an aircraft hangar with an associated asphalt apron. The proposed aircraft hangar would additionally accommodate office and vehicular parking. The project site is located within the Teterboro Airport (TEB) in the Boroughs of Teterboro and Moonachie, Bergen County, New Jersey.

The work would involve the discharge of approximately 11,500 cubic yards of fill material into approximately 4.51 acres of wetlands to facilitate the construction and installation of a 40,000 square foot (325-foot long by 124-foot wide) one-story aircraft hangar. The proposed hangar would accommodate approximately 4,500 square feet of office space and 53 associated vehicular parking spaces. As part of the hangar construction activities, an associated 186,437 square foot asphalt apron would be constructed around a portion of the hangar for aircraft parking and repositioning. Of the 4.51 acres of proposed permanent impacts to wetlands, approximately 3.11 acres would consist of non-tidal forested/scrub shrub wetlands, and 1.40 acres would consist of non-tidal emergent wetlands.

To compensate for the permanent impacts to waters of the United States associated with the proposed project, the applicant proposes to establish and enhance the following acreage areas at a 44.37 acre site located along the Oradell Reservoir in the Borough of Closter, Bergen County, New Jersey:

- Establish 1.16 acres of forested and scrub shrub wetlands;
- Enhance a total of 11.55 acres of forested and scrub shrub wetlands; and
- Enhance 1.01 acres of adjacent uplands.

The applicant stated that the purpose of the project to expand the existing Signature Flight Support facility at Teterboro Airport is to:

- Address the physical space requirements and maintenance demands of the "next generation" aircraft already using the airport;
- Help meet Teterboro Airport sustainability goals of reducing air and noise pollution by reducing unnecessary "ferry" flights, and address operational congestion at the airport;
- Reduce arrival and departure delays caused by overcrowded taxiways;
- Improve the safety and efficiency of the existing Signature Flight Support East facility with regard to aircraft movement and storage; and,
- Meet the demand of general aviation travelers to and from the New York–New Jersey metropolitan area.

The applicant additionally stated that the Signature Flight expansion project is additionally needed to address the existing Signature Flight Support waiting list, as the size of the aircraft flying into and out of, and based at TEB is increasing. The increase in the size of aircraft, along with fundamental design changes to new aircraft, have resulted in fewer aircraft being able to be stored at the existing Signature Flight Support hangars and apron areas, as well as other TEB facilities than a decade ago. The proposed expansion project would address the loss of aircraft parking capacity at the existing Signature Flight Support facility, and would provide additional hangar and apron space for waiting and future Signature Flight Support customers. The preferred alternative, as described above, was designed to avoid and minimize impacts to waters of the United States while still achieving the project purpose.