

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 reply to:
Public Notice Number: NAN-2021-01356-WRY
Issue Date: February 25, 2022
Expiration Date: March 28, 2022

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: Shipyard Associates, LP
ATTN: Joseph Barry
50 Washington Street
Hoboken, NJ 07030

ACTIVITY: Install a new wavescreen and floating dock assembly within an existing marina.

WATERWAY: Hudson River

LOCATION: City of Hoboken, 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 THIS PERMIT APPLICATION MUST BE PREPARED IN WRITING AND E-MAILED TO THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity. Emailed comments must include this public notice's number, NAN-2021-01356-WRY. The email inbox for written comments is: alexandra.ryan@usace.army.mil.

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/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 life stages 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.

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

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the activity under consideration:

- New Jersey State Department of Environmental Protection – Flood Hazard Applicability, Land Use, and Waterfront Development authorizations

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 by phone at (917) 790-8518 or email alexandra.ryan@usace.army.mil.

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

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

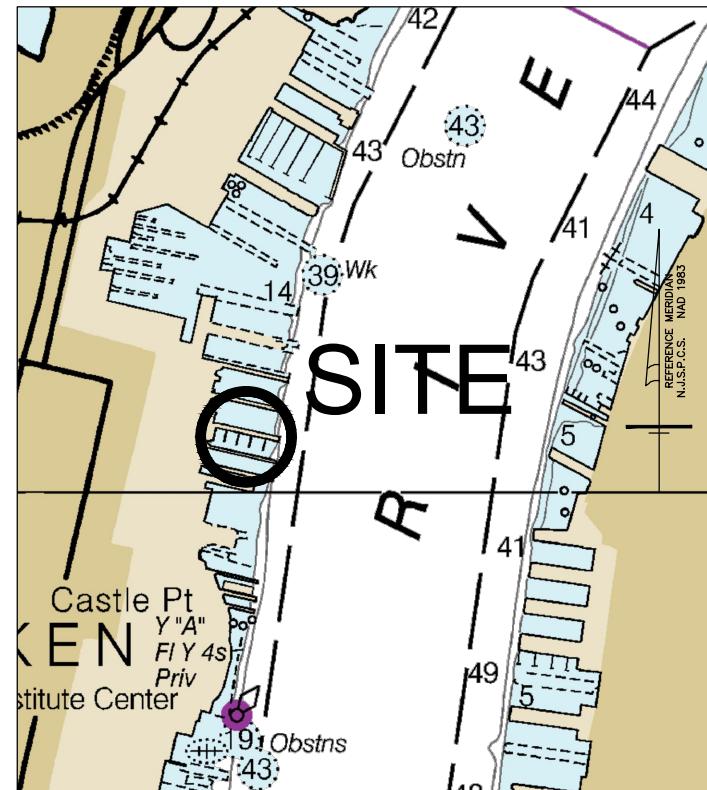
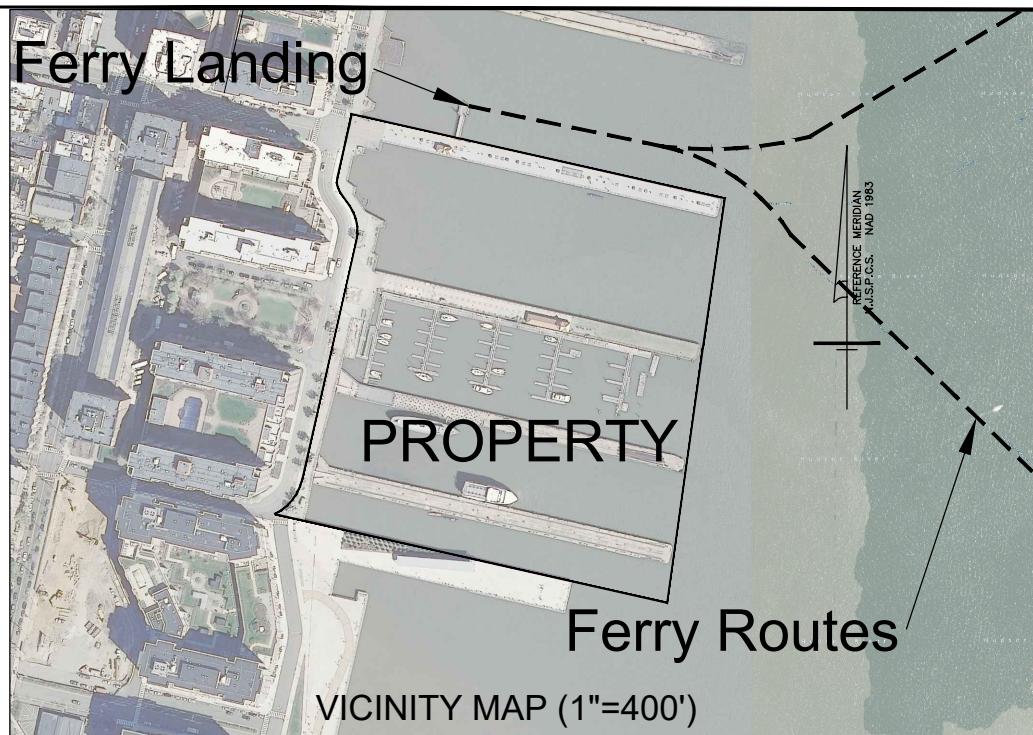
WORK DESCRIPTION

The applicant, Shipyard Associates, LP, has requested Department of the Army authorization for the installation of a new steel wavescreen and floating dock assembly in the Hudson River, in the City of Hoboken, Hudson County, New Jersey.

The work would involve the installation of an approximately 677 foot (ft) long vertical wave screen within the existing marina limits, to consist of two design-type sections. Type A would be approximately 233 ft constructed along the eastern-most floating dock. Type B would be approximately 441 ft constructed along the existing fixed pier. Each design type would be composed of steel sheeting with 6 ft long steel stingers at 4 ft on center for additional stabilization and installed such that the bottom of the sheeting is 18 inches above the mudline. Forty-two steel pipe piles would be used to anchor the sheeting and provide lateral support. The Shipyard Marina was constructed in 2002 under DA Permit No. NAN-2000-01119, which authorized a portion of the proposed wave screen that was never constructed.

Additionally, the project would install an 8 ft wide by 80 ft long floating dock on the southern side of Pier 2, connected to a 6 ft wide by 80 ft long cantilevered platform via a 3 ft wide by 30 ft long aluminum gangway.

The stated purpose of this project is to protect existing marina structures from wave action and provide safe access to the waterway.



PROJECT LOCATION & VICINITY		WATERMEN LLC	ANDREW RAICHLE, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENCE NO. GE0041889	DESIGNED BY:
SHIPYARD MARINA BLOCK 262.1, LOT 1 CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY		PO BOX 309 ALLENWOOD, NJ 08720 908-229-5303 NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28226900		REVIEWED BY:
SCALE: DATE: PROJECT NUMBER: PAGE NUMBER:	12/31/21	12/31/21 DATE	RELEASED BY:	
1 of 5		No.	DESCRIPTION	DATE: BY: APR:
				REVISONS



PLAN OF IMPROVEMENT

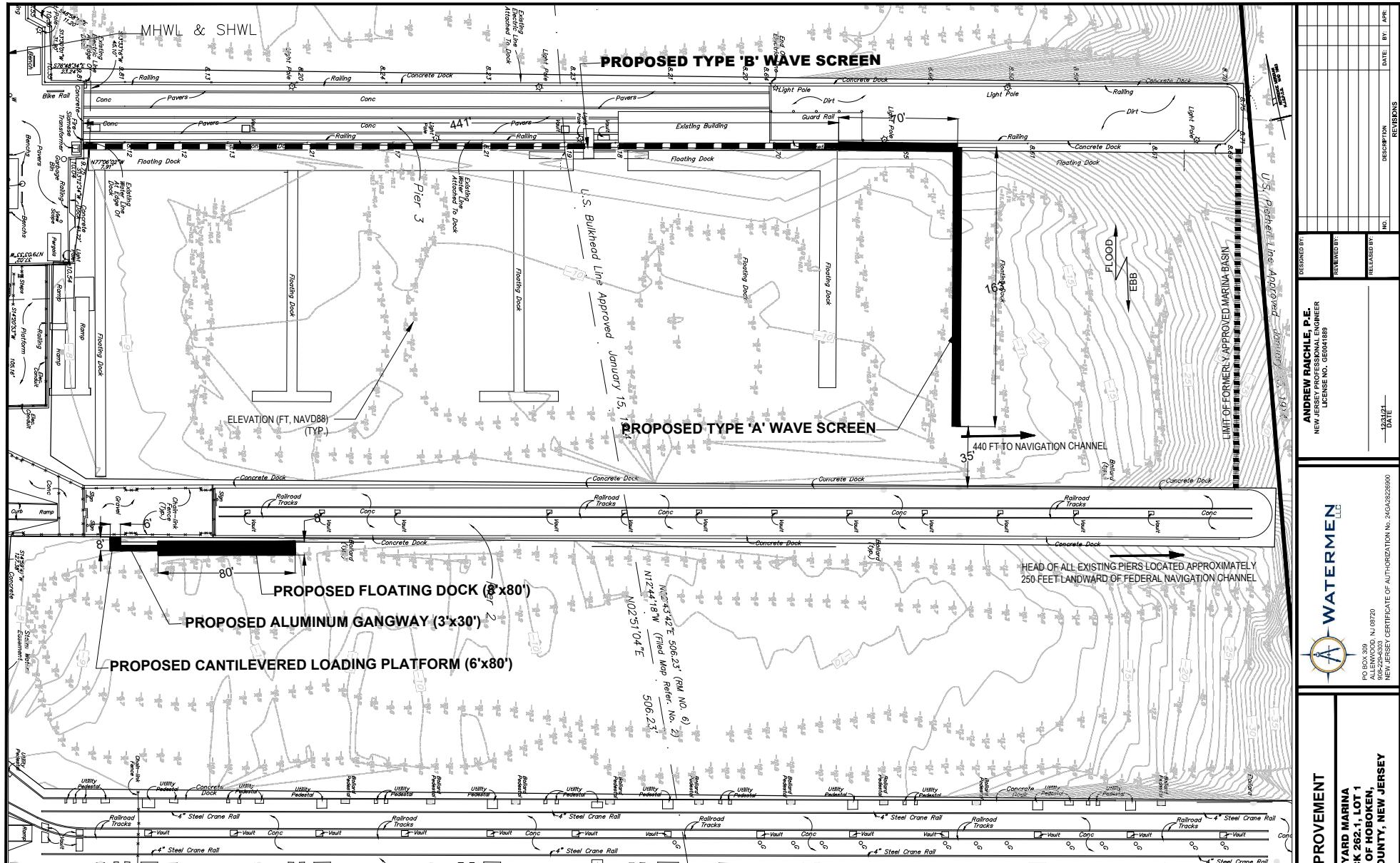
TIDAL ELEVATIONS	
SPRING HIGH WATER:	2.28'
MEAN HIGH WATER:	1.96'
NAVD88 (REF)	0.00'
MEAN TIDE LEVEL:	0.31'
NGVD29 DATUM:	-1.08'
MEAN LOW WATER:	-2.57'
MEAN LOW LOW WATER:	-2.78'

REVISIONS	DESCRIPTION	DATE BY APR.
	ANDREW RACHILLE, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. G6001659	12/31/21



PO BOX 390
ALENWOOD, NJ 07020
908-254-6303
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GAB26900

PLAN OF IMPROVEMENT w/Aerial	SHIPYARD MARINA BLOCK 262.1, LOT 1 CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY
PROJECT NUMBER: 13-404	DATE: 12/2021
SCALE: AS NOTED	
SHEET 2 OF 5	



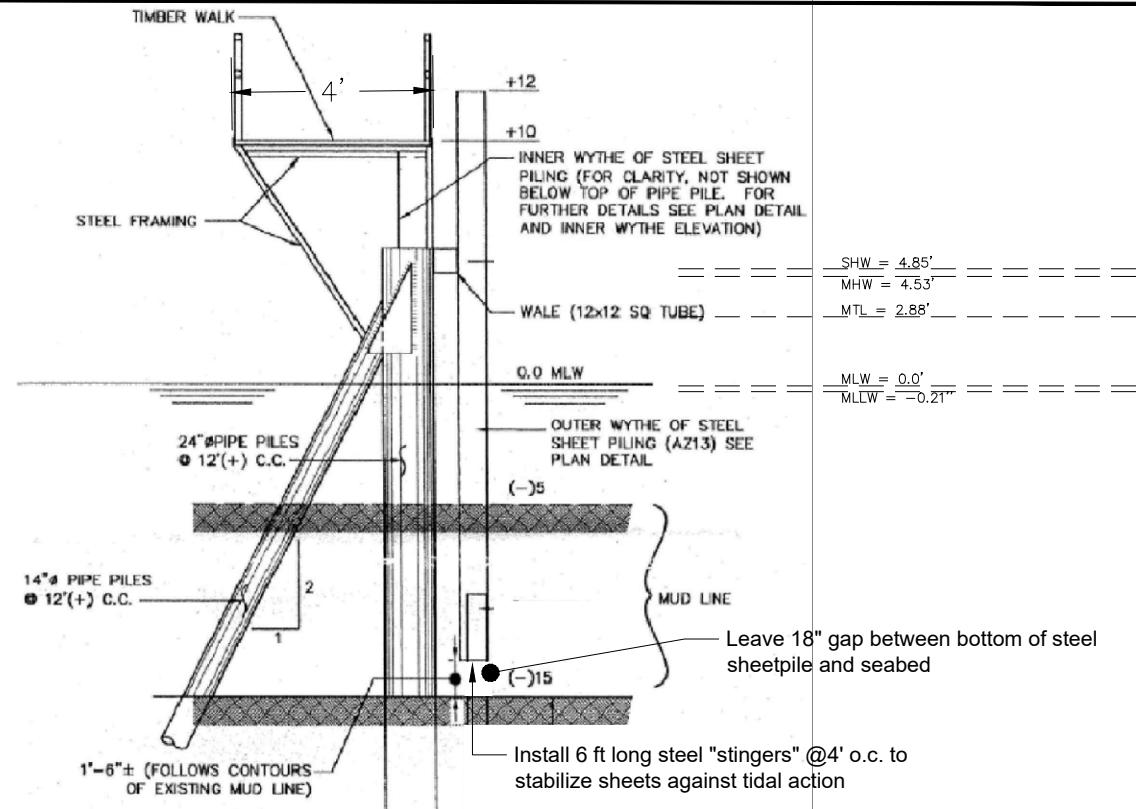
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REVIEWED BY:	DATE:
SUPERVISOR:	RELEASER:
NO.:	DESCRIPTION:
RELEASER:	DATE:

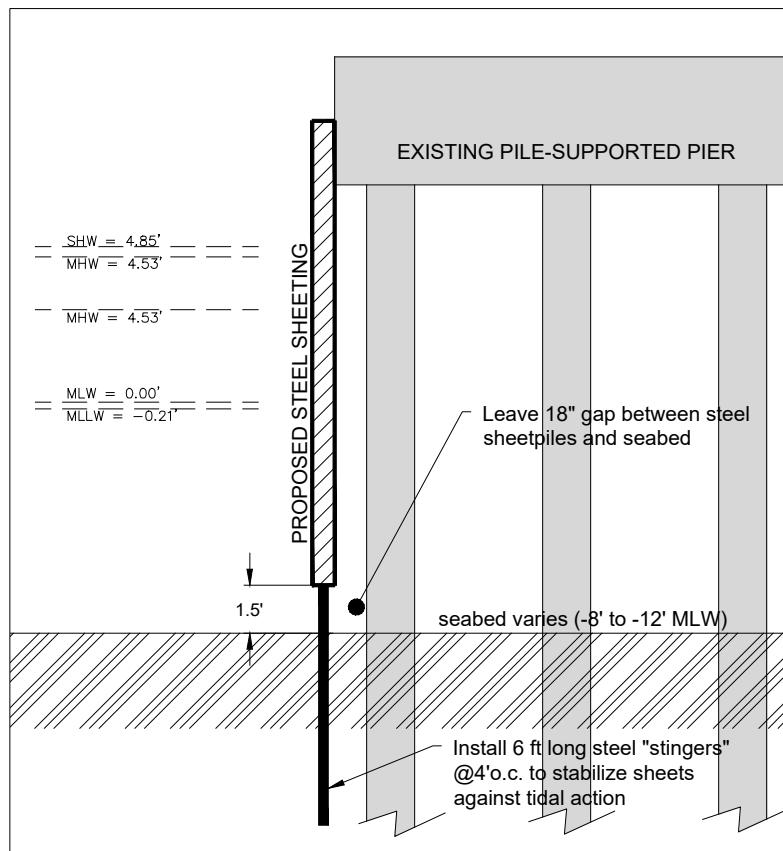


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SCALE: AS NOTED	
SHEET 2 OF 5	



TYPE 'A' WAVESCREEN DETAIL (N.T.S.)



TYPE 'B' WAVESCREEN DETAIL (N.T.S.)

WAVESCREEN DETAILS		ANDREW RAICHL, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. GE0041689	DESIGNED BY <hr/> REVIEWED BY <hr/> RELEASED BY
SHIPYARD MARINA BLOCK 262.1, LOT 1 CITY OF HOBOKEN, HUDSON COUNTY, NEW JERSEY	 WATERMEN LLC PO BOX 309 ALLENWOOD, NJ 08720 908-228-6303 NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28226900		
SHEET 4 OF 5	PROJECT NUMBER: 13-044 DATE: 12/2021 SCALE: AS NOTED	12/31/21	NO. DESCRIPTION DATE BY: APR. REVISIONS

