



US Army Corps  
of Engineers®

# PUBLIC NOTICE

Applicant:  
Jim Hopkins  
Signature Flight Support LLC

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Expires: June 28, 2026

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**New York District**  
**Permit Application No. NAN-2024-00175**

TO WHOM IT MAY CONCERN: The New York District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**APPLICANT:** Jim Hopkins  
Signature Flight Support LLC  
13485 Veterans Way  
Suite #600  
Orlando, Florida 32827

**AGENT:** Ivy Rose  
Princeton Hydro LLC  
P.O. Box 3689  
Trenton, New Jersey 08629

**WATERWAY:** East and West Riser Ditch (Hackensack River Watershed)

**LOCATION:** 111 Industrial Avenue, Teterboro, New Jersey 07608

**EXISTING CONDITIONS:** The existing site at the Signature East Airport Facility is predominantly vegetated with small areas of paved impervious surfaces. The site contains palustrine forested, palustrine scrub-shrub, palustrine emergent, and palustrine emergent persistent wetlands. The existing site at the Signature South Airport Facility is bound by Taxiway "G" and Taxiway "N". The site also contains palustrine emergent persistent, palustrine persistent, and palustrine forested wetlands.

**PROJECT PURPOSE:** The purpose of the proposed action is to increase aircraft parking, hangar space, and associated facilities at Signature East and Signature South leaseholds to better accommodate existing and forecasted demand while enhancing the safety and efficiency of aircraft operations related to aircraft parking.

**PROPOSED WORK:** The applicant requests authorization to discharge fill material into waters of the United States to facilitate the construction and installation of new hangars, asphalt parking aprons, office spaces, paved parking lots, and stormwater management facilities.

Signature East: The proposed work at Signature East consists of the construction of a new approximately 40,500-square foot(sf) hangar with 36,000-sf of hangar space and 4,500-sf of FBO terminal facilities. The construction of a 170,000-sf (3.9 acre) aircraft apron and a 10,000-sf automobile parking lot. The proposed work at Signature East will result in an approximate 5.3 acre increase in impervious surface and fill approximately 3.81 acres of wetlands.

Signature South: The proposed work at Signature South consists of the construction of a new approximately 95,000-sf hangar structure including two (2) 40,000-sf aircraft hangars with 22,500-sf of FBO terminal facilities. The FBO facilities will consist of a one-story 7,500-sf terminal and a two-story terminal with a 7,500-sf footprint. The construction of a new 227,000-sf (5.2 acre) aircraft apron, 28,700-sf automobile parking lot, and an approximately 30-foot-wide by 700-foot-long access drive connecting to the proposed lot to the existing Signature South parking facility. The proposed work at Signature South will result in an approximate 7.89 acre increase in impervious surface and fill approximately 7.18 acres of wetlands.

**ENVIRONMENTAL ASSESSMENT INFORMATION:** The Draft Environmental Assessment is available on the Port Authority's website <https://www.panynj.gov/studies-reports>, and hard copies will be available for public review at the Teterboro Airport Manager's Office and in the Bergen County Building. If you intend to view the document at the Teterboro Airport Manager's Office, please contact [TEBEA@panynj.gov](mailto:TEBEA@panynj.gov) to schedule an appointment at least one day before your visit.

The Federal Aviation Administration (FAA) will hold a public workshop on the Draft EA Wednesday, June 17 from 6:00 p.m. to 8:00 p.m. at the Holiday Inn in Hasbrouck Heights. Comments will be received on the Draft EA through close of business on Monday, June 29.

**AVOIDANCE AND MINIMIZATION:** The applicants have stated that the chosen alternative, as described above, was designed to avoid and minimize impacts to waters of the United States while still achieving the project purpose.

**COMPENSATORY MITIGATION:** The applicants offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant will purchase 6.6 credits to mitigate for 6.6 acres of palustrine emergent wetland impacts. The applicants will purchase 1.83 credits to mitigate 0.23 acres of palustrine emergent and 1.6 acres of palustrine scrub-shrub impacts. The applicants will purchase 3.43 credits to mitigate 3.43 acres palustrine forested/scrub-shrub impacts. All mitigation credits will be purchased from federally approved mitigation banks.

**LEAD FEDERAL AGENCY:** The Federal Aviation Administration (FAA) is serving as the lead federal agency for this project as the project. FAA is the lead federal agency for consultation. USACE intends to adopt FAA's consultations.

**CULTURAL RESOURCES:**

The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places and initially determines that:

No historic properties (i.e., properties listed in or eligible for inclusion in the National Register of Historic Places) are present within the Corps' permit area; therefore, there will be no historic properties affected. The Corps subsequently requests concurrence from the SHPO and/or THPO.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

FAA, as lead federal agency is responsible for any required re-initiation of consultations pursuant to Section 106 of the National Historic Preservation Act of 1966. USACE intends to adopt FAA's reevaluation findings for the subject work.

**ENDANGERED SPECIES:** The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) Greater Atlantic Region Section 7 Mapper, and/or the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

**FEDERALLY LISTED THREATENED AND ENDANGERED SPECIES**

SPECIES NAME	FEDERAL STATUS	HABITAT DESCRIPTION/ CHARACTERISTICS	HABITAT PRESENT IN DIRECT STUDY AREA
Mammals Tricolored Bat ( <i>Perimyotis subflavus</i> ) <sup>1</sup>	Proposed Endangered	Forested habitats with live or recently dead deciduous hardwood trees or in	No

Insects			caves during the winter. <sup>2</sup>
Monarch Butterfly ( <i>Danaus plexippus</i> )	Candidate		Open areas with flowering plants for feeding and milkweed for breeding. <sup>3</sup>
		No	

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

FAA, as lead federal agency is responsible for any required re-initiation of consultations, and USACE intends to adopt FAA's reevaluation findings for the subject work.

**ESSENTIAL FISH HABITAT:** Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps has determined the proposal would have no effect on any Essential Fish Habitat (EFH). NOAA indicated that the project area does not include aquatic resources under the jurisdiction of NMFS, Therefore, no consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996 is required.

Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

FAA, as lead federal agency is responsible for any required re-initiation of consultations, and USACE intends to adopt FAA's reevaluation findings for the subject work.

**NAVIGATION:** The proposed structure or activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

**WATER QUALITY CERTIFICATION:** 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.

**COASTAL ZONE MANAGEMENT ACT:** 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.

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

**EVALUATION:** 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 benefits, 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 cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical 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. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

**OTHER AUTHORIZATIONS:** 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:

- NJDEP Flood Hazard Area Individual Permit with a Hardship Exception
- NJDEP Flood Hazard Area Verification

**COMMENTS:** The Corps 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 to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New York District will receive written comments on the proposed work, as outlined above, until the expiration date of this public notice. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Zachary Kocsik at [Zachary.J.Kocsik@usace.army.mil](mailto:Zachary.J.Kocsik@usace.army.mil). Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

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.

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 AND IN BEHALF OF]**

Stephan A. Ryba

Chief, Regulatory Division