



US Army Corps
of Engineers®

PUBLIC NOTICE

Applicant: 615 River Road Partners Urban
Renewal, LLC
Attn: Bruce Sturman
825 3rd Avenue, #31
New York, NY 10022

Published:
Expires:

New York District
Permit Application No. NAN-2026-00096-MBR

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 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403), as amended (33 U.S.C. 1413). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: 615 River Road Partners Urban Renewal, LLC
Attn: Bruce Sturman
825 3rd Avenue, #31
New York, NY 10022

AGENT: KCTI Technologies, Inc.
Attn: Kaitlyn Frega
530 Chestnut Ridge Road
Woodcliff Lake, NJ 07677

WATERWAY AND LOCATION: The project would affect waters of the United States and navigable waters of the United States associated with the Hudson River waterway. The project/review area is located at 615 River Road, in the Borough of Edgewater, Hudson County, New Jersey

EXISTING CONDITIONS: Undeveloped commercial property in dense urban zone

PROJECT PURPOSE: The purpose of this project is to construct a ferry terminal

PROPOSED WORK: The applicant requests authorization to construct a new ferry terminal capable of berthing an approximately 28-foot-wide by 85-foot-long bow-loading ferry vessel.

The work would involve the construction of an aluminum transition plate leading to two (2) consecutive 10-foot-wide by 100-foot-long aluminum gangways, leading to a 10-foot-wide by 80-foot-long aluminum gangway supported by existing pile caps from the former pier. The easternmost gangway will land directly on the 30-foot-wide by 90-foot-long floating barge, secured by four (4) 24-inch-diameter hollow steel anchor piles.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The applicant has stated that they have avoided, minimized, and mitigated for potential impacts proposed to the maximum extent practicable by limiting the work area to the minimum required. Any potential impacts would be temporary nature.

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required: There are no permanent impacts to the aquatic environmental proposed as a result of the project.

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 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.

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.

Table 1: ESA-listed species and/or critical habitat potentially present in the action area.

Common Name	Scientific Name	Status	Agency
Atlantic sturgeon	<i>Acipenser oxyrinchus oxyrinchus</i>	Endangered	NMFS
Shortnose sturgeon	<i>Acipenser brevirostrum</i>	Endangered	NMFS

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 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.

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 intends to initiate Essential Fish Habitat (EFH) consultation separately from this public notice. A separate EFH consultation package will be sent to the National Marine Fisheries Service (NMFS). The Corps will not make a permit decision until the consultation process is complete.

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.

NAVIGATION: The proposed structure or activity is located 9.1 meters to the west of the Hudson River 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.

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 not 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:

- N/A

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 Jeffrey Branham at Jeffrey.J.Branham@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

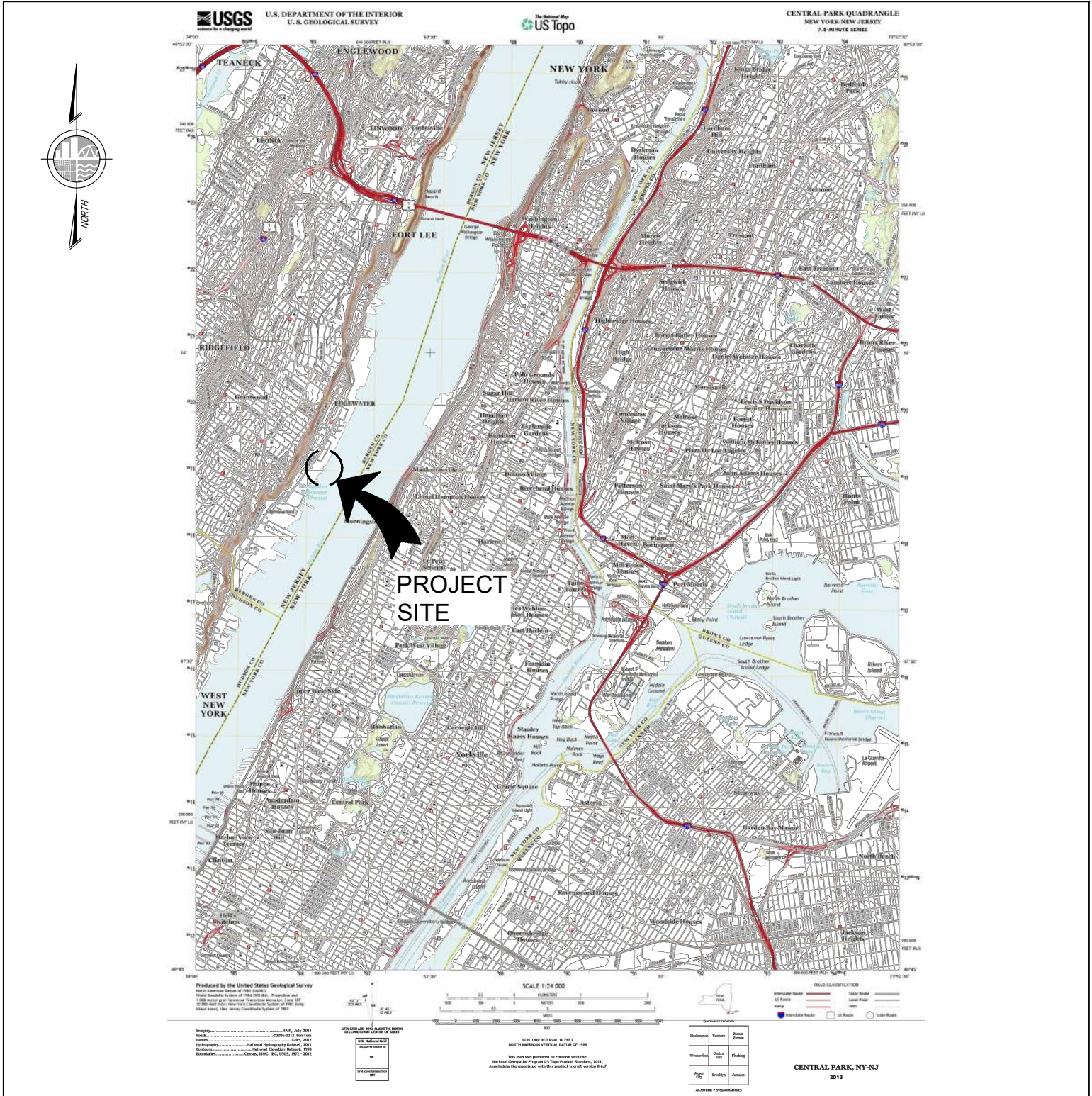
public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

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 Branch



PURPOSE: FERRY LANDING DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED

**615 RIVER ROAD
EDGEWATER FERRY LANDING**

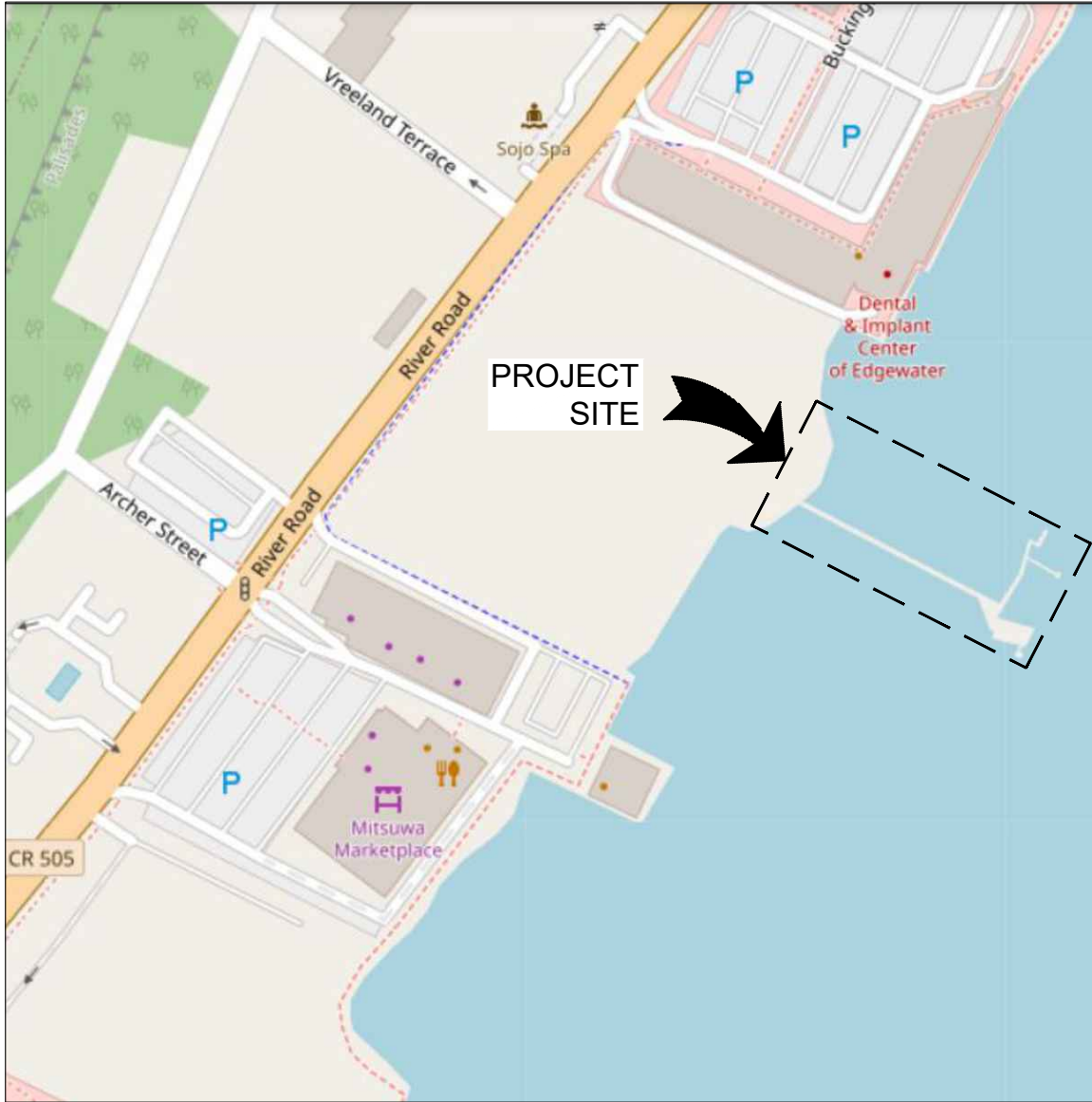
**APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086**

**AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018**

1.0 USGS MAP

**IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ**

SHT 1 OF 18 **12/10/2025**



PURPOSE: FERRY LANDING
DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED

**615 RIVER ROAD
EDGEWATER FERRY LANDING**

APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086

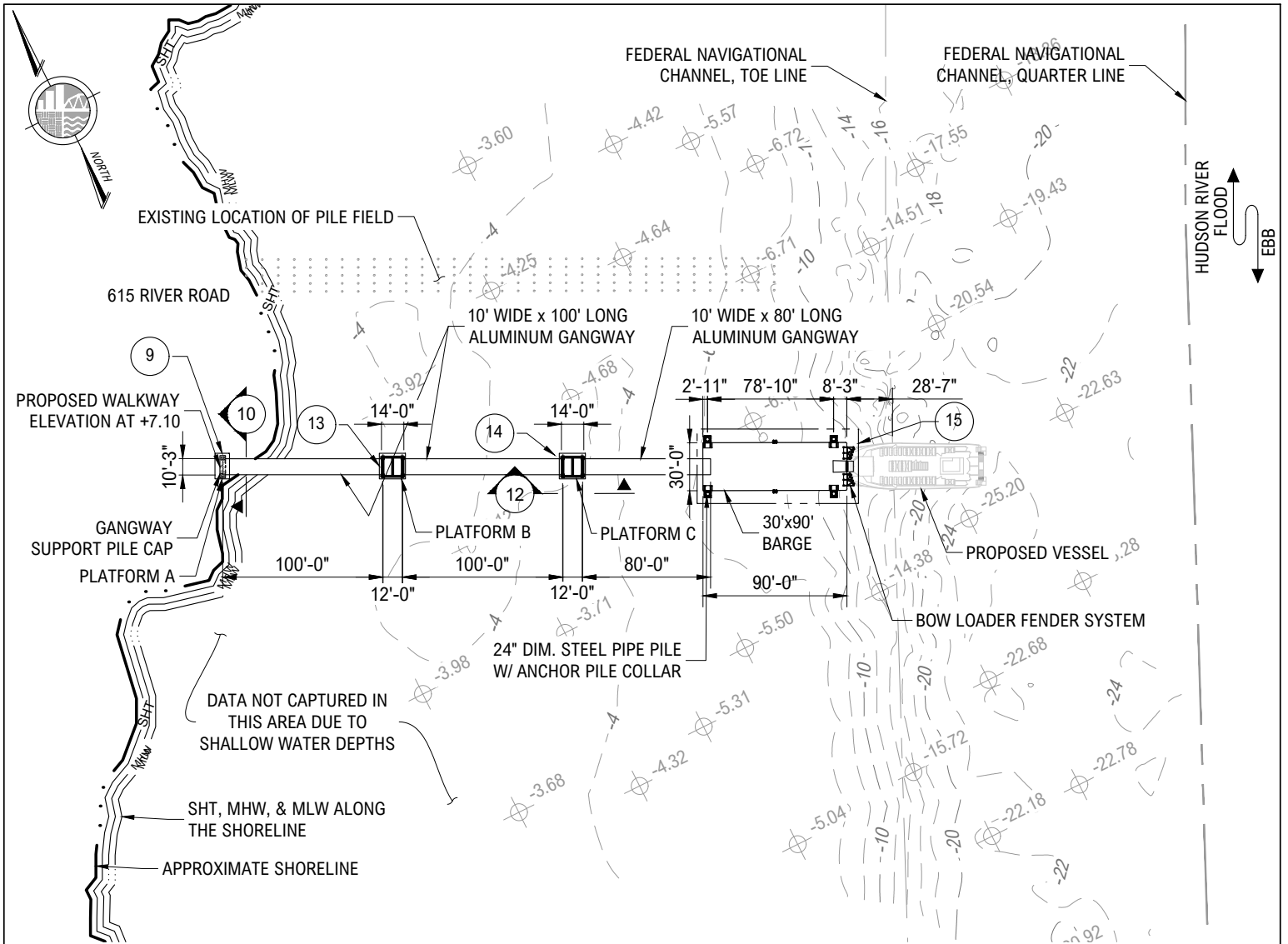
AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018

2.0 LOCATION MAP

IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ

SHT 2 OF 18

12/10/2025



LEGEND:

- MAJOR CONTOUR
- - - MINOR CONTOUR
- ⊕ 0.00 SPOT ELEVATION
- APPROXIMATE SHORELINE
- FEDERAL NAVIGATION CHANNEL (SEE NOTE 3)

NOTES:

1. THE INFORMATION PRESENTED ON THIS DRAWING REPRESENTS THE RESULTS OF THE FIELD SURVEY PERFORMED ON APRIL 11, 2023 AND CAN ONLY BE CONSIDERED AS THE GENERAL CONDITIONS AT THE TIME OF THE SURVEY.
2. HYDROGRAPHIC SURVEY DATA WAS COLLECTED WITH A SONAR MITE HYDROLITE-TM SINGLE BEAM ECHOSOUNDER AND A TRIMBLE R8 GNSS. DATA PROCESSED WITH AUTODESK CIVIL3D.
3. FEDERAL NAVIGATION CHANNEL EXTENTS PROVIDED BY THE US ARMY CORPS OF ENGINEERS NATIONAL CHANNEL FRAMEWORK (NCF).
4. COORDINATE SYSTEM: NAD83(2011) NEW JERSEY STATE PLANE USFT.
5. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USFT.
6. TIDAL DATUM INFORMATION IS FROM NOAA STATION 8518902, DYCKMAN STREET, NY. ALL DATA VALUES ARE RELATIVE TO NAVD88 USFT.

PURPOSE: FERRY LANDING DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED

**615 RIVER ROAD
EDGEWATER FERRY LANDING**

APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086

AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018

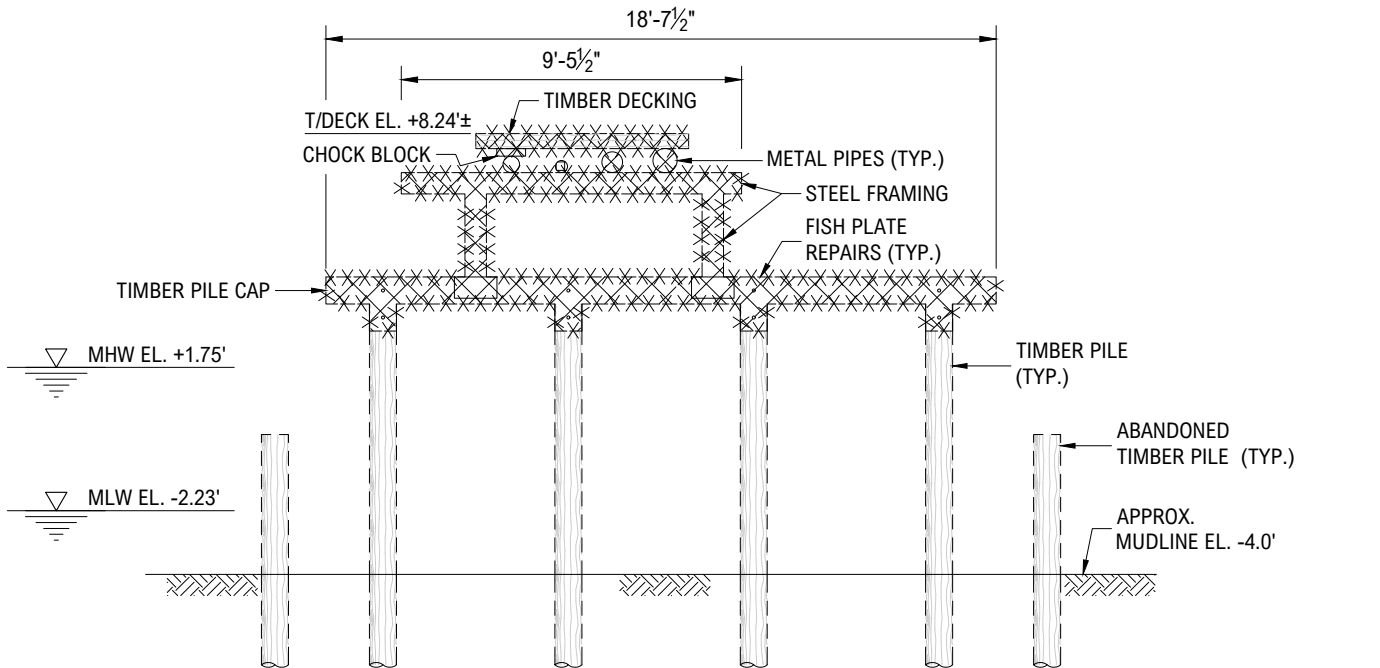
8 PROPOSED PLAN

IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ



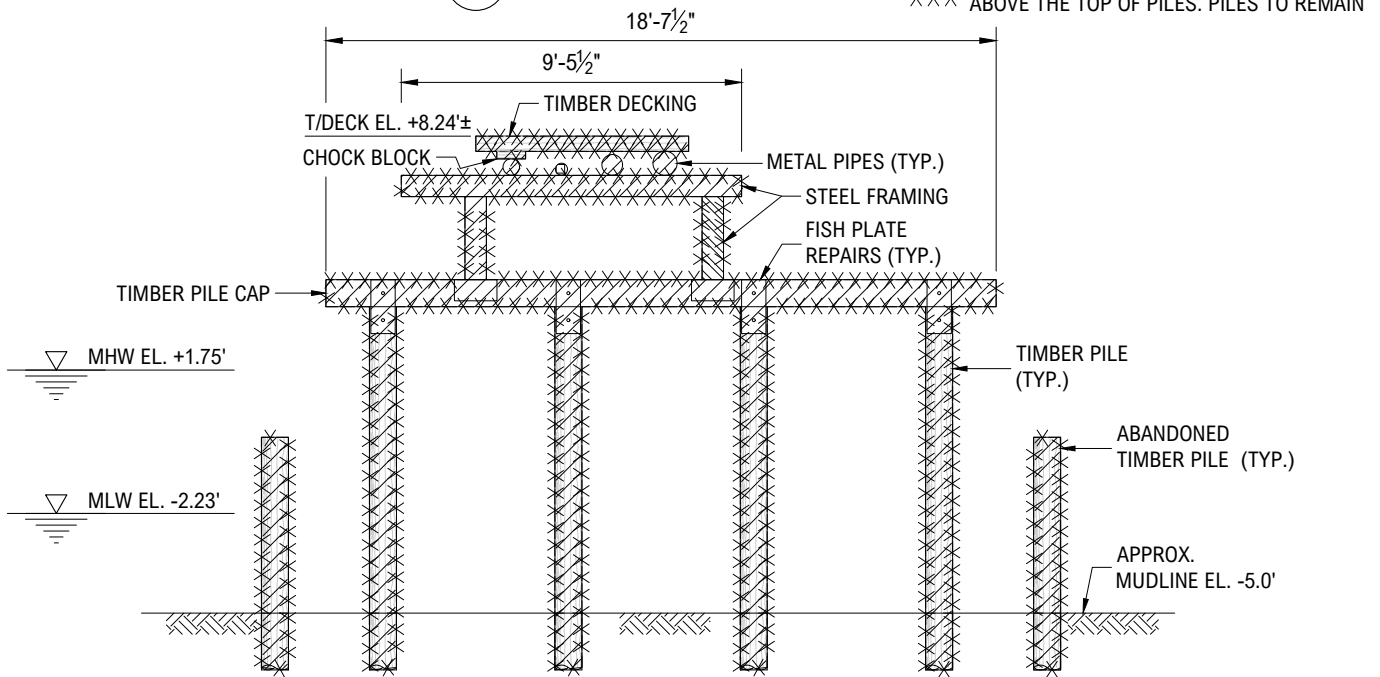
SHT 8 OF 18

12/10/2025



A
ZONE 1 DEMOLITION
EXISTING PIER SECTION
 6.0 N.T.S.

LEGEND:
 DEMOLISH AND REMOVE ALL ELEMENTS ABOVE THE TOP OF PILES. PILES TO REMAIN



B
ZONE 2 DEMOLITION
EXISTING PIER SECTION
 6.0 N.T.S.

LEGEND:
 DEMOLISH AND REMOVE ALL EXISTING COMPONENTS. PILES ARE TO BE PULLED

PURPOSE: FERRY LANDING DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED

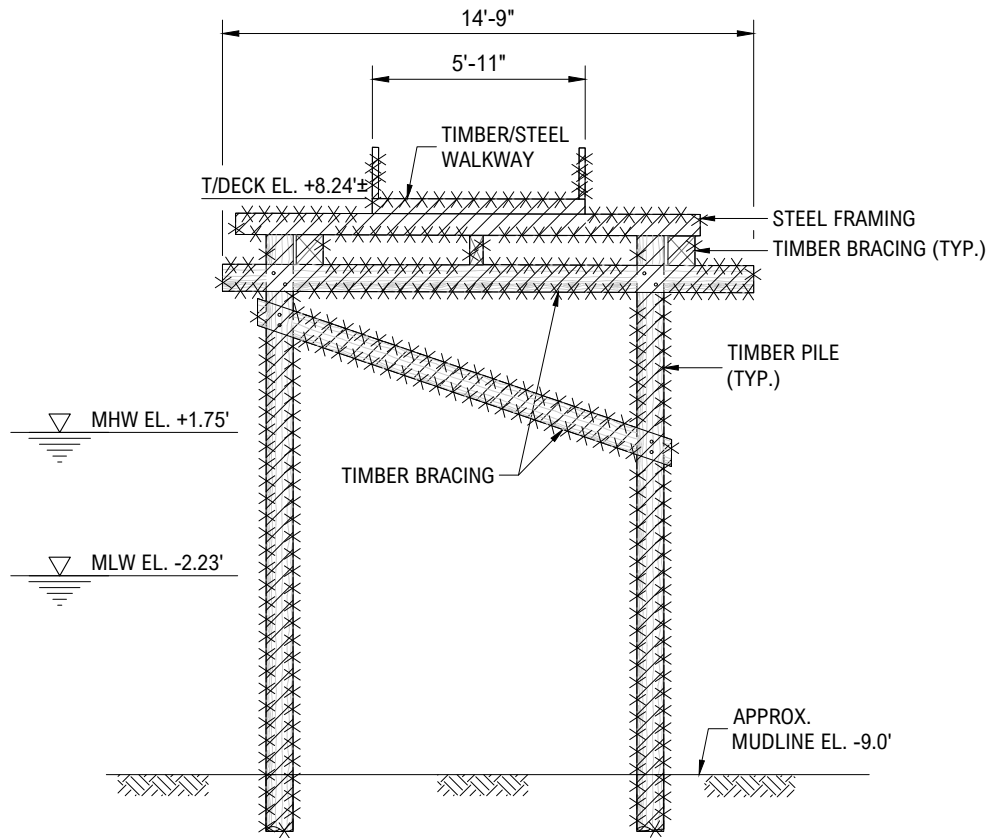
615 RIVER ROAD
EDGEWATER FERRY LANDING

APPLICANT: NEW YORK WATERWAY
 4800 AVENUE AT PORT IMPERIAL
 WEEHAWKEN, NJ 07086

AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
 218 West 40th Street,
 8th Floor, New York, NY 10018


6.0 DEMOLITION SECTIONS
(1 OF 2)

IN: EDGEWATER
 AT: HUDSON RIVER
 COUNTY OF: BERGEN STATE: NJ



C DEMOLITION SECTION
7.0 N.T.S.

LEGEND:

 DEMOLISH AND REMOVE ALL EXISTING COMPONENTS. PILES ARE TO BE PULLED

PURPOSE: FERRY LANDING DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED

**615 RIVER ROAD
EDGEWATER FERRY LANDING**

APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086

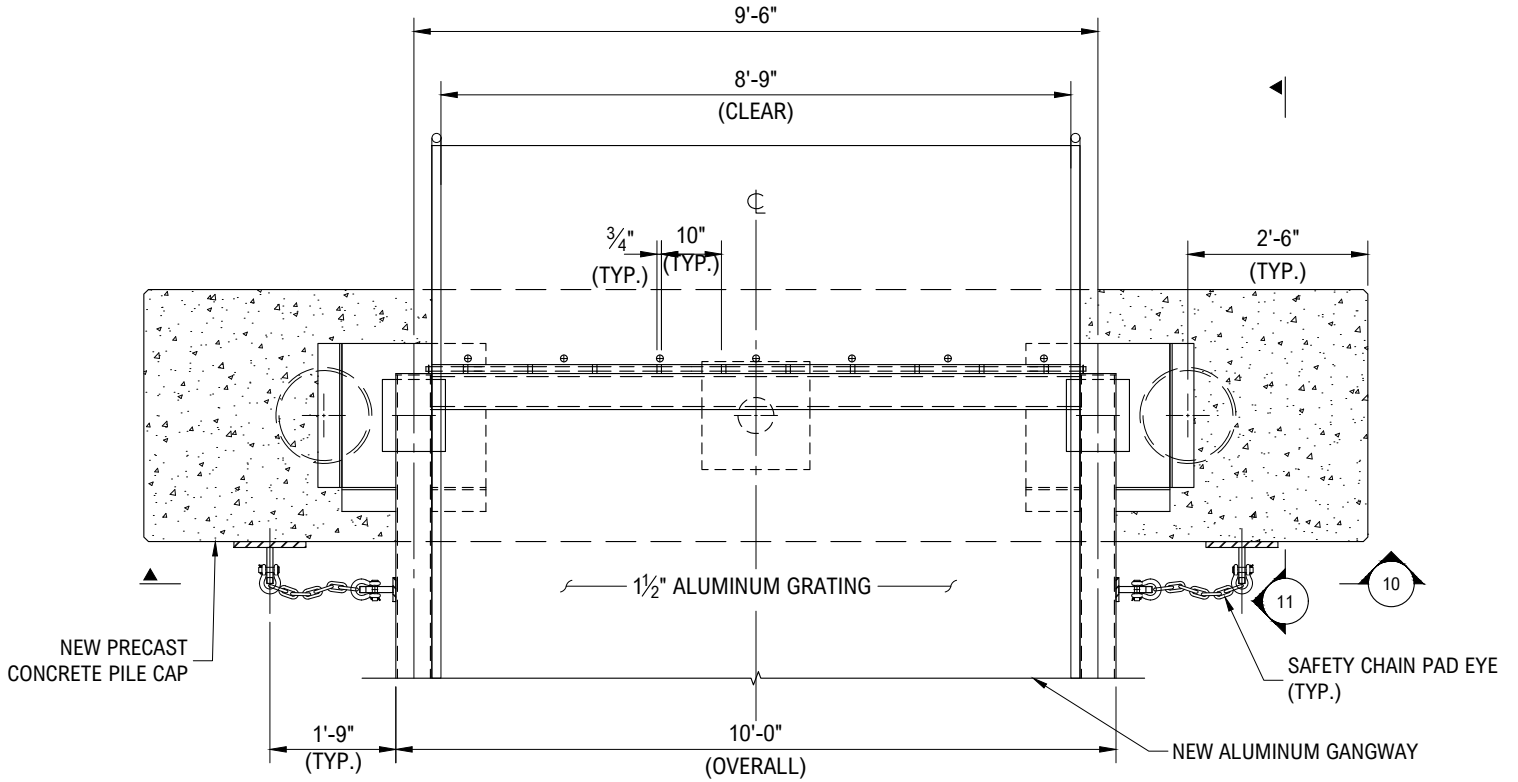
AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018

**7.0 DEMOLITION SECTIONS
(2 OF 2)**

IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ

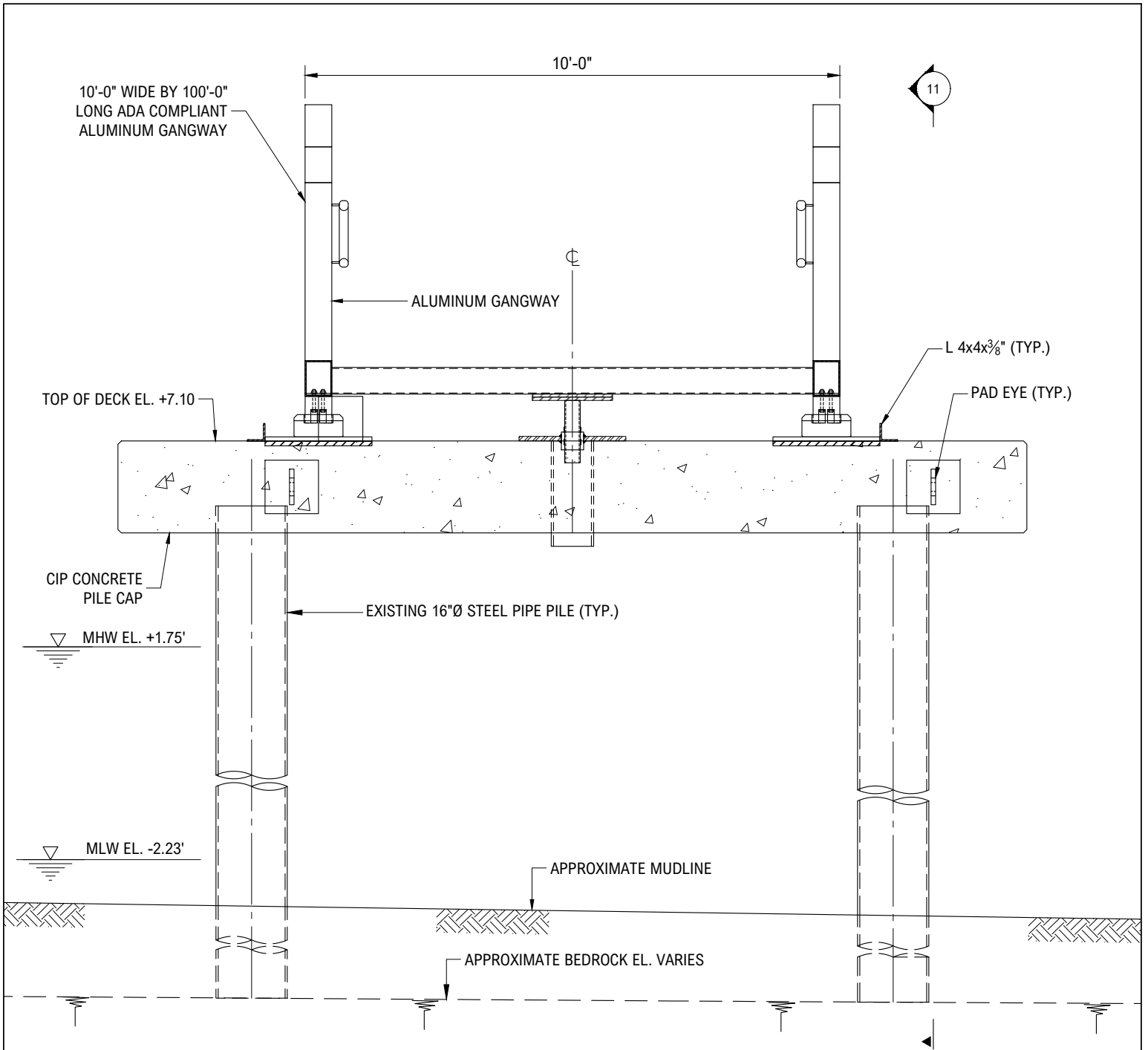
SHT 7 OF 18

12/10/2025



9 PLATFORM A PLAN
 3/8" = 1'-0"

<p>PURPOSE: FERRY LANDING DEMOLITION</p> <p>DATUM: NAVD88</p> <p>ADJACENT OWNERS: 1. SEE ATTACHED</p>	<p>615 RIVER ROAD EDGEWATER FERRY LANDING</p> <p>APPLICANT: NEW YORK WATERWAY 4800 AVENUE AT PORT IMPERIAL WEEHAWKEN, NJ 07086</p> <p>AGENT: M.G. McLaren Engineering & Land Surveying, P.C. 218 West 40th Street, 8th Floor, New York, NY 10018</p>	<p>9 PLATFORM A PLAN</p> <p>IN: EDGEWATER AT: HUDSON RIVER COUNTY OF: BERGEN STATE: NJ</p> <p>0 1' 2' 4' 3/8"=1'-0"</p> <p>SHT 9 OF 18 12/10/2025</p>
---	---	--



10 PLATFORM A ELEVATION
3/8" = 1'-0"

PURPOSE: FERRY LANDING DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED

615 RIVER ROAD
EDGEWATER FERRY LANDING

APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086

AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018

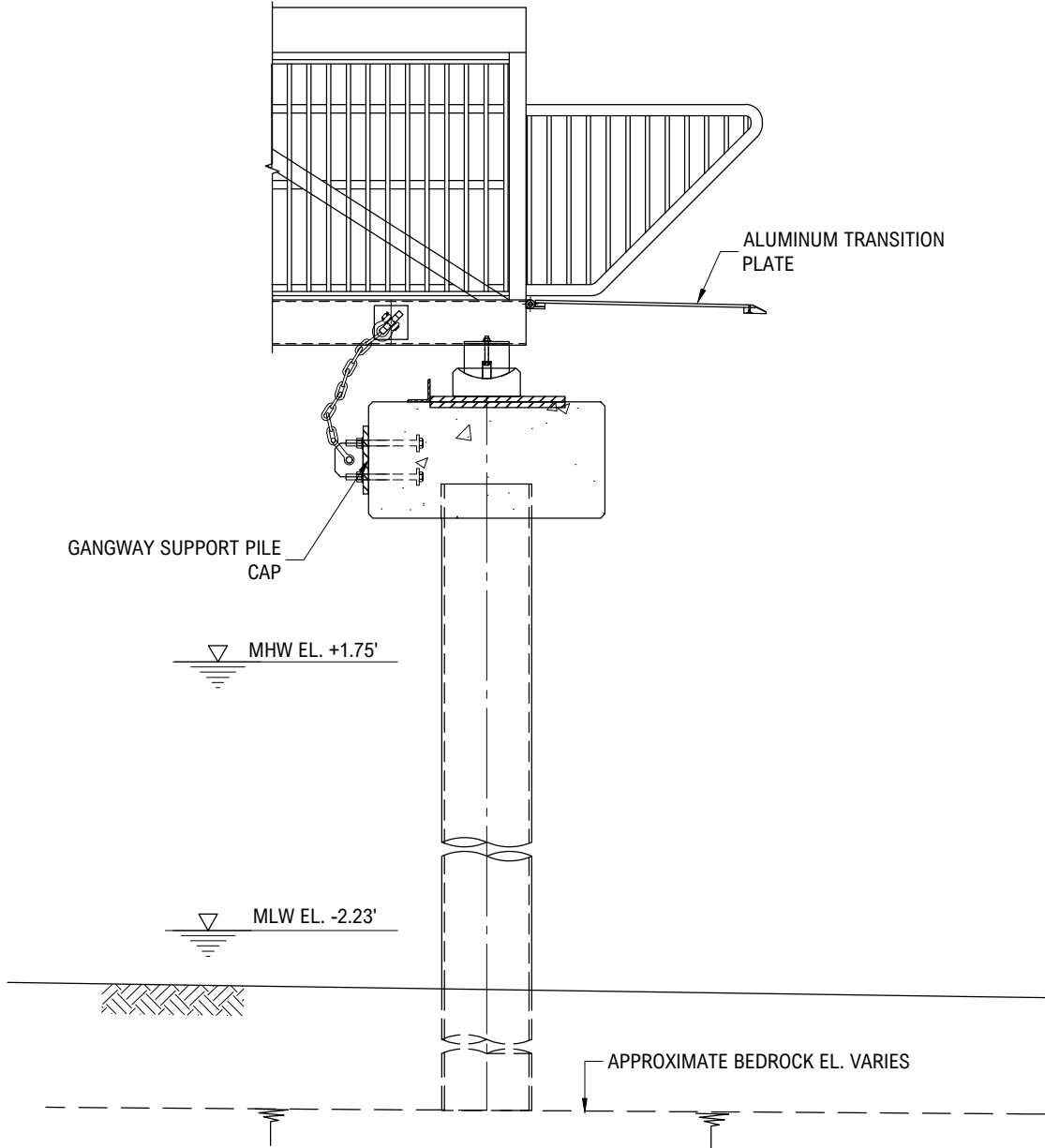
10 PLATFORM A ELEVATION

IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ

0 1' 2' 4'
3/8"=1'-0"

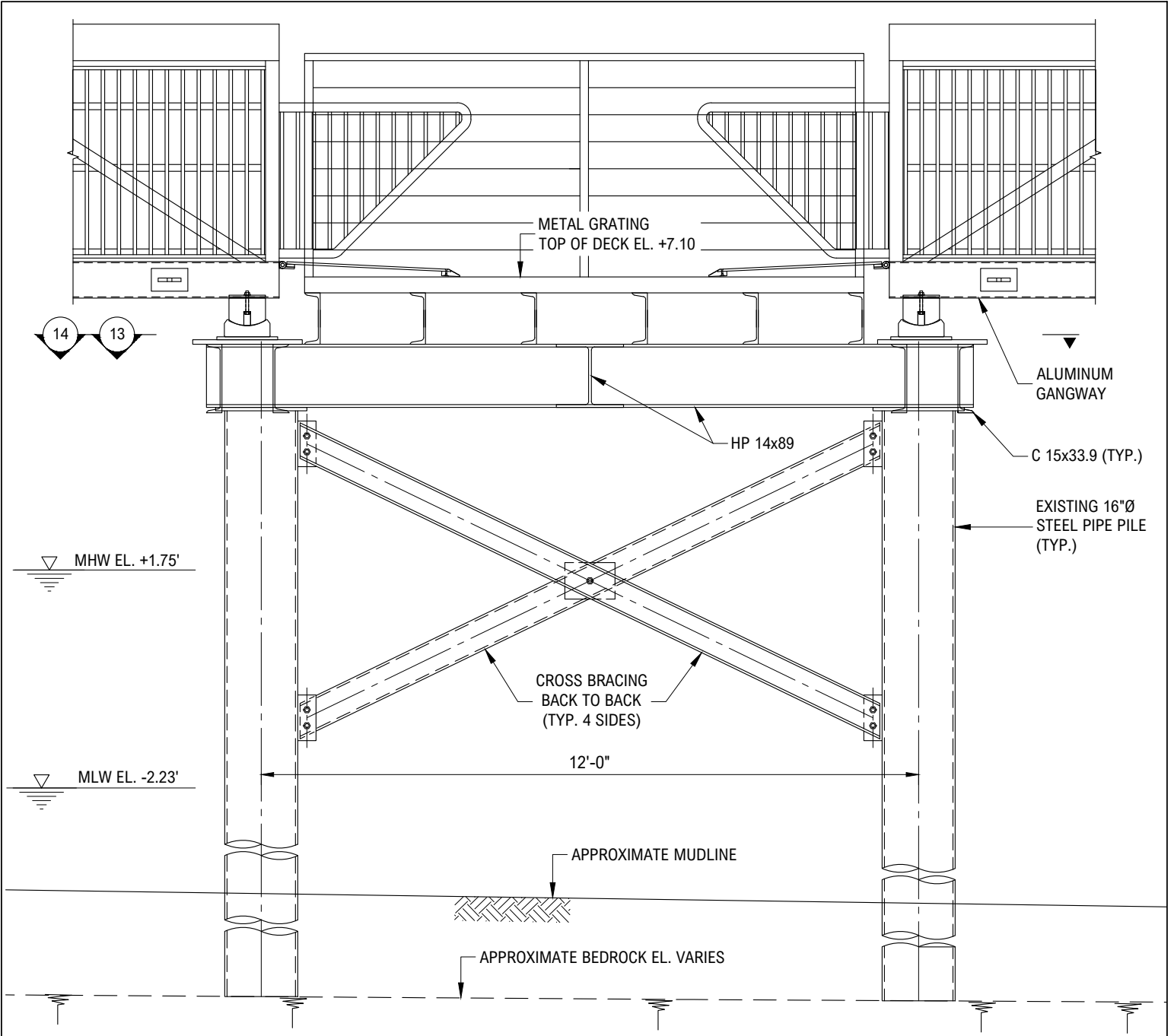
SHT 10 OF 18

12/10/2025



11 PLATFORM A SECTION
3/8" = 1'-0"

<p>PURPOSE: FERRY LANDING DEMOLITION</p> <p>DATUM: NAVD88</p> <p>ADJACENT OWNERS: 1. SEE ATTACHED</p>	<p>615 RIVER ROAD EDGEWATER FERRY LANDING</p> <p>APPLICANT: NEW YORK WATERWAY 4800 AVENUE AT PORT IMPERIAL WEEHAWKEN, NJ 07086</p> <p>AGENT: M.G. McLaren Engineering & Land Surveying, P.C. 218 West 40th Street, 8th Floor, New York, NY 10018</p>	<p>11 PLATFORM A SECTION</p> <p>IN: EDGEWATER AT: HUDSON RIVER COUNTY OF: BERGEN STATE: NJ</p> <p>3/8"=1'-0"</p> <p>SHT 11 OF 18</p> <p>12/10/2025</p>
---	--	--

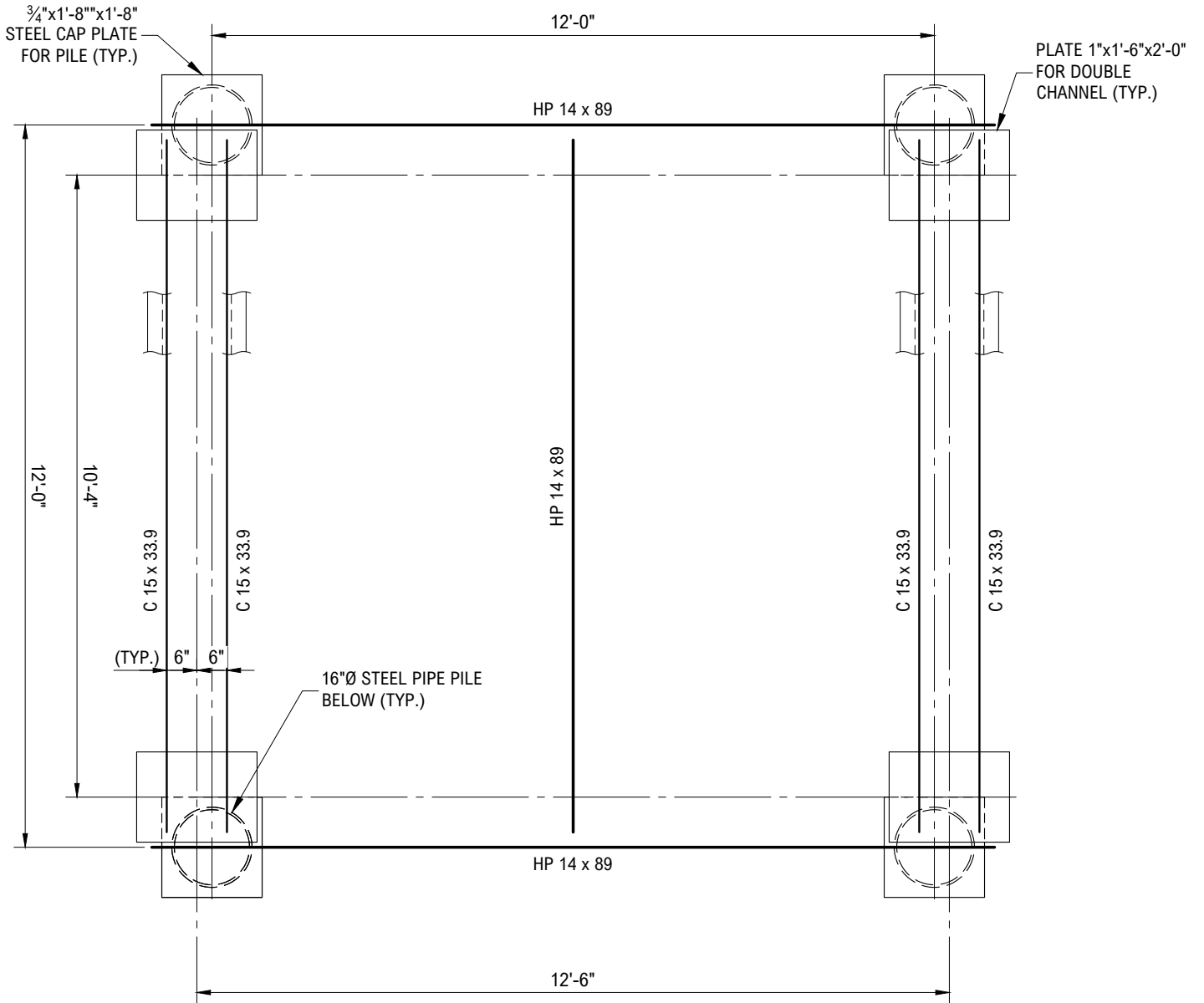


12 **PLATFORM B AND PLATFORM C IS SIMILAR**
 3/8" = 1'-0"

PURPOSE: FERRY LANDING DEMOLITION
 DATUM: NAVD88
 ADJACENT OWNERS:
 1. SEE ATTACHED

615 RIVER ROAD
 EDGEWATER FERRY LANDING
 APPLICANT: NEW YORK WATERWAY
 4800 AVENUE AT PORT IMPERIAL
 WEEHAWKEN, NJ 07086
 AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
 218 West 40th Street,
 8th Floor, New York, NY 10018

12 PLATFORM B AND C
 ELEVATION
 IN: EDGEWATER
 AT: HUDSON RIVER
 COUNTY OF: BERGEN STATE: NJ
 0 1' 2' 4'
 3/8"=1'-0"
 SHT 12 OF 18
 12/10/2025



13 PLATFORM B PLAN
3/8" = 1'-0"

PURPOSE: FERRY LANDING
DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED

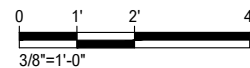
**615 RIVER ROAD
EDGEWATER FERRY LANDING**

APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086

AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018

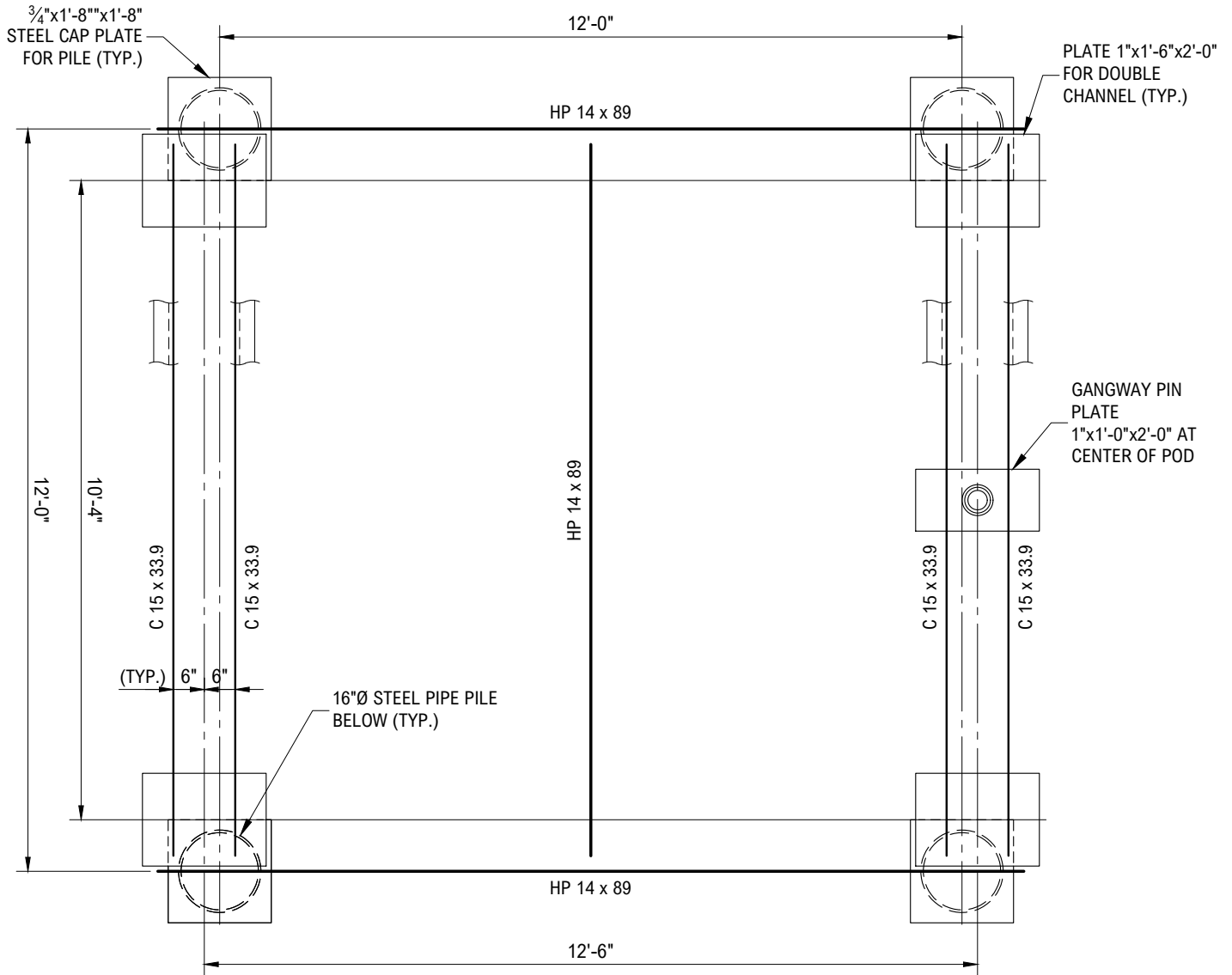
13 PLATFORM B PLAN

IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ



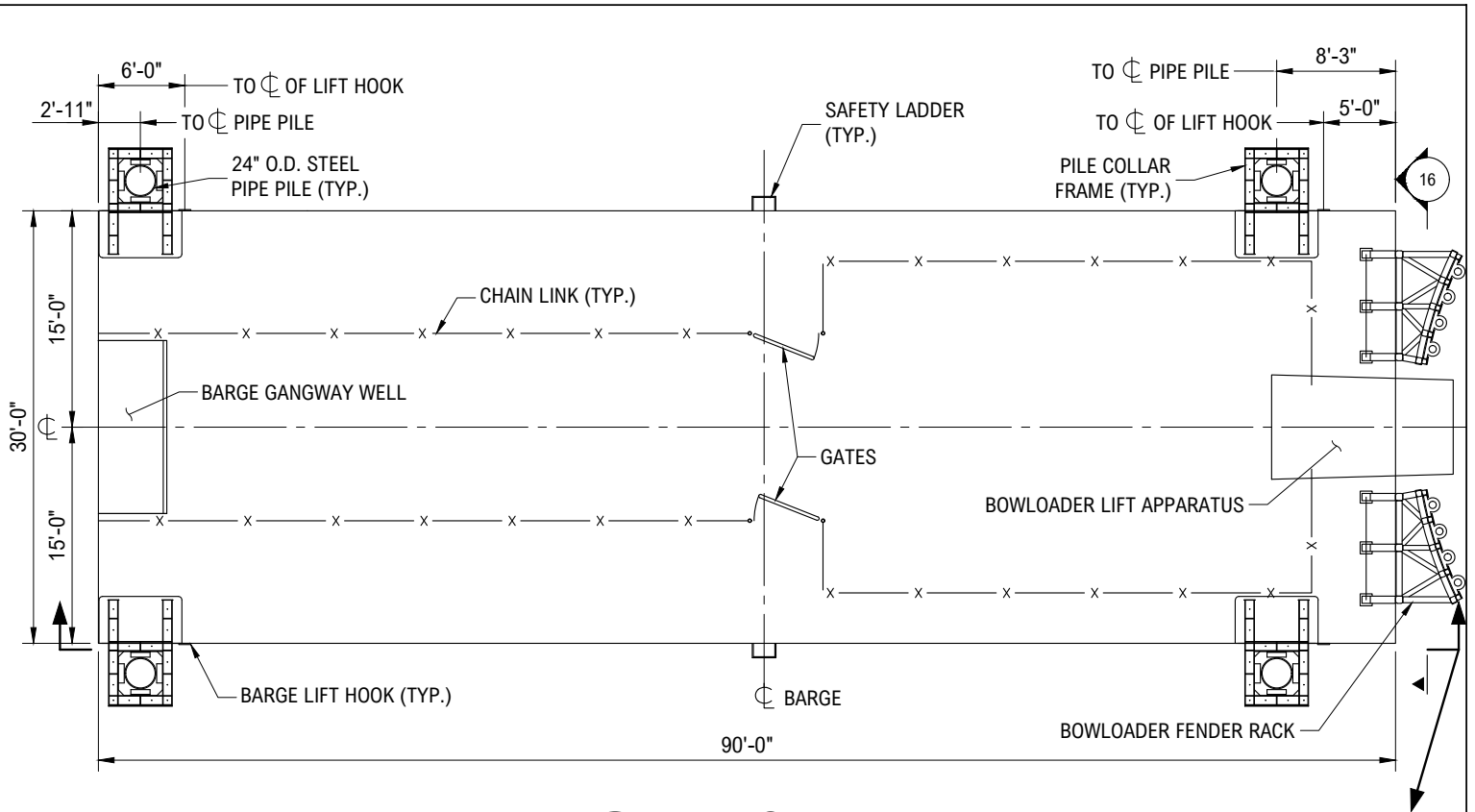
SHT 13 OF 18

12/10/2025



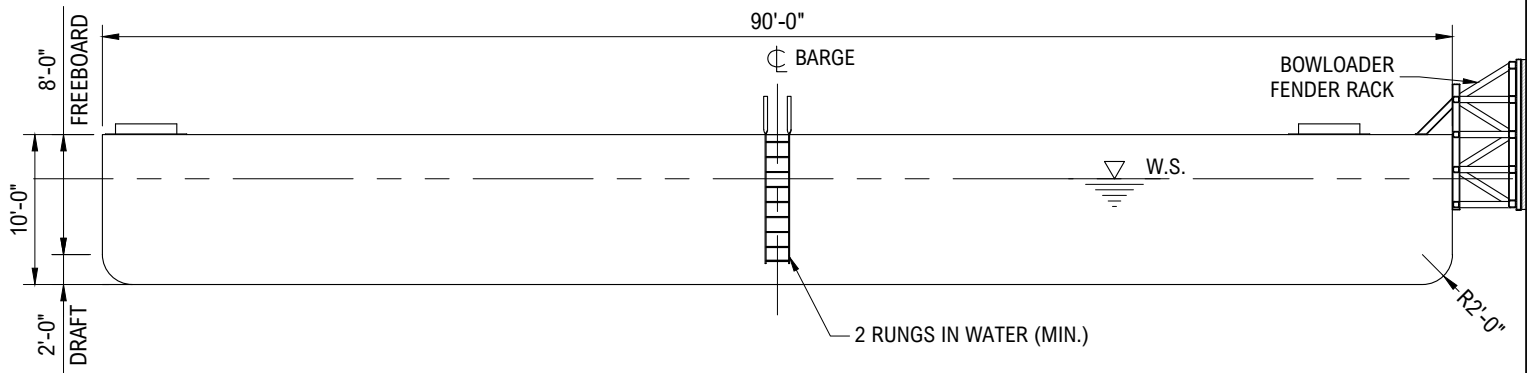
14 **PLATFORM C PLAN**
 3/8" = 1'-0"

<p>PURPOSE: FERRY LANDING DEMOLITION</p> <p>DATUM: NAVD88</p> <p>ADJACENT OWNERS: 1. SEE ATTACHED</p>	<p>615 RIVER ROAD EDGEWATER FERRY LANDING</p> <p>APPLICANT: NEW YORK WATERWAY 4800 AVENUE AT PORT IMPERIAL WEEHAWKEN, NJ 07086</p> <p>AGENT: M.G. McLaren Engineering & Land Surveying, P.C. 218 West 40th Street, 8th Floor, New York, NY 10018</p>	<p>14 PLATFORM C PLAN</p> <p>IN: EDGEWATER AT: HUDSON RIVER COUNTY OF: BERGEN STATE: NJ</p> <p>0 1' 2' 4' 3/8"=1'-0"</p> <p>SHT 14 OF 18 12/10/2025</p>
---	--	---



15 BARGE PLAN
5/64" = 1'-0"

NOTE:
1. BARGE TO HAVE MINIMUM OF 4 WATERTIGHT COMPARTMENTS.



BARGE LONGITUDINAL ELEVATION

5/64" = 1'-0"

NOTE:
1. PILE COLLARS NOT SHOWN FOR CLARITY.

PURPOSE: FERRY LANDING DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:

1. SEE ATTACHED

**615 RIVER ROAD
EDGEWATER FERRY LANDING**

APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086

AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018

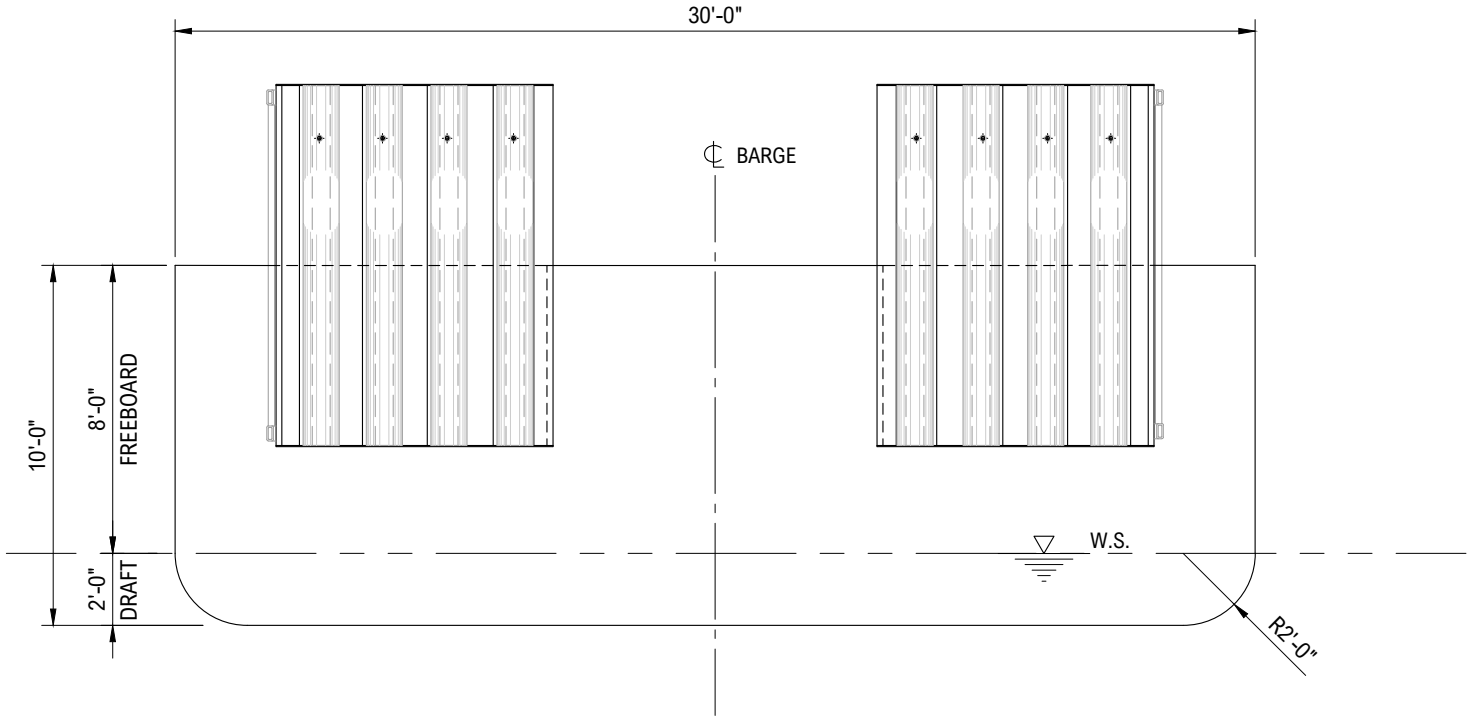
**15 PROPOSED BARGE PLAN
AND LONGITUDINAL
ELEVATION**

IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ

0 3.0' 6.0'
5/64"=1'-0"

SHT 15 OF 18

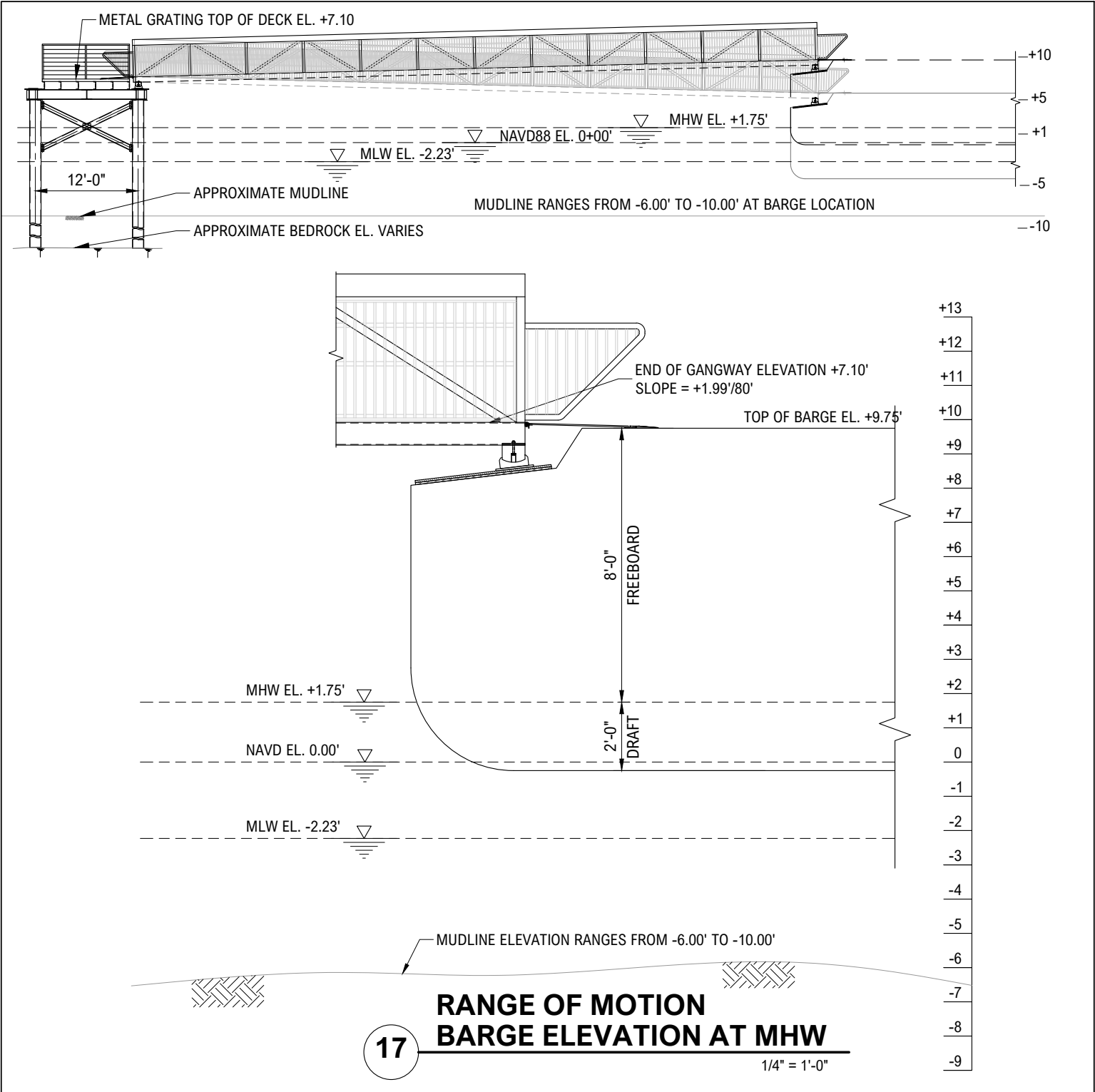
12/10/2025



16 BARGE TRANSVERSE ELEVATION
 3/16" = 1'-0"

NOTE:
 1. PILE COLLARS & BOWLOADER LIFT APPARATUS NOT SHOWN FOR CLARITY.

<p>PURPOSE: FERRY LANDING DEMOLITION</p> <p>DATUM: NAVD88</p> <p>ADJACENT OWNERS: 1. SEE ATTACHED</p>	<p>615 RIVER ROAD EDGEWATER FERRY LANDING</p> <p>APPLICANT: NEW YORK WATERWAY 4800 AVENUE AT PORT IMPERIAL WEEHAWKEN, NJ 07086</p> <p>AGENT: M.G. McLaren Engineering & Land Surveying, P.C. 218 West 40th Street, 8th Floor, New York, NY 10018</p>	<p>16 PROPOSED BARGE TRANSVERSE ELEVATION</p> <p>IN: EDGEWATER AT: HUDSON RIVER COUNTY OF: BERGEN STATE: NJ</p> <p>0 2' 4' 8' 3/16" = 1'-0"</p> <p>SHT 16 OF 18 12/10/2025</p>
--	--	---



PURPOSE: FERRY LANDING DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED

615 RIVER ROAD
EDGEWATER FERRY LANDING

APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086

AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018

17 RANGE OF MOTION BARGE ELEVATION AT MHW

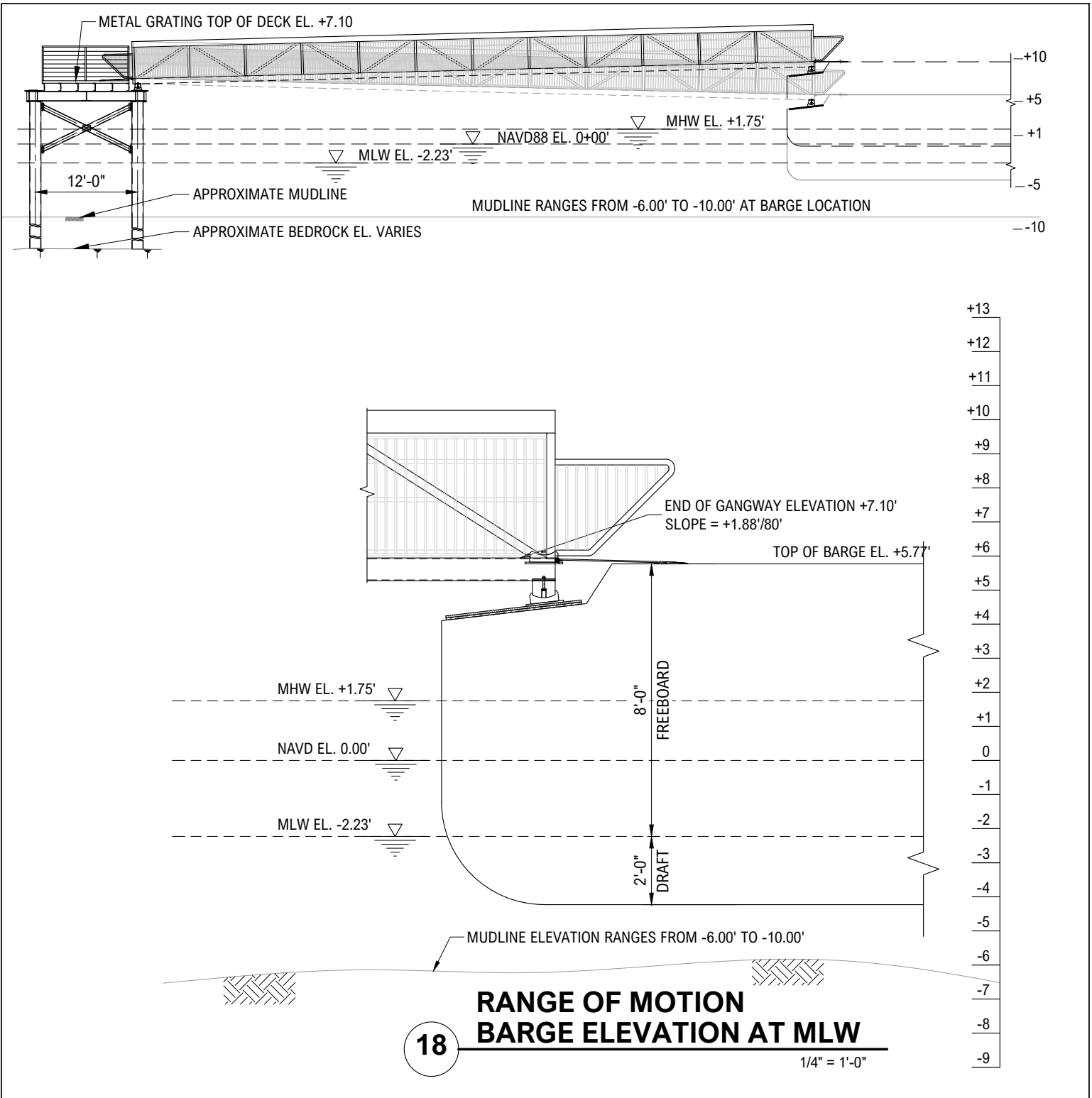
IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ

0 2' 4' 8'

1/4" = 1'-0"

SHT 17 OF 18

12/10/2025



PURPOSE: FERRY LANDING
DEMOLITION

DATUM: NAVD88

ADJACENT OWNERS:
1. SEE ATTACHED

615 RIVER ROAD
EDGEWATER FERRY LANDING

APPLICANT: NEW YORK WATERWAY
4800 AVENUE AT PORT IMPERIAL
WEEHAWKEN, NJ 07086

AGENT: M.G. McLaren Engineering & Land Surveying, P.C.
218 West 40th Street,
8th Floor, New York, NY 10018

18 RANGE OF MOTION
BARGE ELEVATION AT MLW

IN: EDGEWATER
AT: HUDSON RIVER
COUNTY OF: BERGEN STATE: NJ

0 2' 4' 8'

1/4" = 1'-0"

SHT 18 OF 18

12/10/2025