



August 16, 2012

The Honorable Chris Christie
Governor of New Jersey
State House
P.O. Box 001
Trenton, NJ 08625-0001

Dear Governor Christie:

The Fund for a Better Waterfront (FBW), a 501(c)(3) nonprofit organization, has been guided by a single unifying vision since it began in 1990: to secure an undeniably public waterfront park along New Jersey's Hudson River – now and for generations to come. We believe that successful waterfronts begin with sound planning and time-tested urban design, supported by a steadfast belief that the water's edge belongs to the public.

Our work in Hoboken over the past two decades has helped create a waterfront park that is now 80% complete. If the successful design of Hoboken's South Waterfront – with its award-winning park, pedestrian-friendly streets, lively streetscape and abundant tree canopy – were extended northward, it would result in a national prototype for waterfront planning

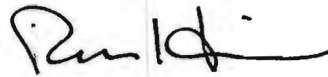
It has come to our attention that NJ Transit has proposed buying the Union Dry Dock site for a ferry repair and refueling station and shuttle bus parking for New York Waterway. This proposal is ill-advised and incompatible with Hoboken's vision for a public waterfront. Hoboken's Mayor Dawn Zimmer is vehemently opposed to this proposal. In fact, the city is launching a redesign of Sinatra Drive to make it more pedestrian and bike friendly. The impact of shuttle buses and fuel trucks clogging Sinatra Drive (not to mention the fumes and other environmental consequences) runs counter to that vision. We respectfully request your support in finding an alternate location for New York Waterway, one that is compatible with surrounding land uses and more affordable if New Jersey Transit decides to purchase the site.

Hoboken's north waterfront is being intensely developed. Thousands of new housing units have been recently built and many more have been approved. There are just a few narrow streets at the north end of Hoboken that allow for traffic to enter and exit. The Union Dry Dock site on Sinatra Drive is even more isolated, wedged between these new residences, the stately homes on Castle Point Terrace and Stevens Institute of Technology. In addition, Stevens Institute also has plans to increase the number of students and further develop its campus. Adding industrial street traffic to these important roadways and this neighborhood is simply a bad unpopular idea.

An additional issue to be considered is the cost of purchasing this site. The last sales contract for the property, consisting of three acres of land, was \$25 million. It is my understanding that there are industrial areas in the New Jersey/New York harbor that would be much more compatible and more cost effective in these economic times. You have been a leader in reigning in runaway state spending. Purchasing prime waterfront property for an industrial use is a waste of the state's valuable resources.

We respectfully request your assistance in helping to resolve this critical issue.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Ron Hine", with a stylized flourish at the end.

Ron Hine
Executive Director

cc: NJDOT Commissioner James Simpson
NJ Transit Executive Director James Weinstein
Hoboken Mayor Dawn Zimmer
Assemblyman Ruben Ramos
Toll Brothers, NJ Division
Stevens Institute President Nariman Farvardin