




STATE OF NEW JERSEY  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 DIVISION OF LAND USE REGULATION  
 501 East State Street, Station Plaza 5, 2<sup>nd</sup> Floor  
 P.O. Box 439, Trenton, New Jersey 08625-0439  
 Fax: (609) 777-3656 or (609) 292-8115  
 www.state.nj.us/dep/landuse



**PERMIT**

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the limitations, terms and conditions listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		<p>Approval Date <b>AUG 03 2009</b></p>
		<p>Expiration Date <b>AUG 03 2014</b></p>
<p>Permit Number/s 0905-04-0001.4 WFD 090001</p>	<p>Type of Approval/s Waterfront Development Permit IP In Water</p>	<p>Enabling Statute/s N.J.S.A. 12:3 N.J.S.A. 12:5-3 N.J.S.A. 58:10A</p>
<p>Applicant NJTRANSIT, James Wormeck One Penn Plaza East Newark, New Jersey 07105</p>	<p>Site Location Block 139 Lot portion of lot 1.01 City of Hoboken Hudson County, New Jersey</p>	
<p>Description of Authorized Activities and Limit of Disturbance</p> <p>NJTRANSIT proposes the consolidation and relocation of ferry maintenance activities at the Long Slip Pier (Rail Pier #1) located at the Erie Lackawanna Terminal. The authorized activities include driving approximately 40 hollow steel piles and 25 dolphins into the Hudson River. The new pilings are to harbor four new barges at the project location; two barges are currently harbored at the ferry terminal. The dolphins will act as fenders between the boats to allow for the maneuvering in and out of the slips, they are 5 to 7 wood piles in a cluster. A total six barges will be docked at this location, two are presently harbored this project proposes to add four additional barges. One 30' X 120' shop barge that will have an enclosed 24' X 80' shed. One 72' X 241' work barge that will have a travel lift and floating dry dock. One 150' X 36' work barge that will have fuel storage. One 30' X 90' work barge. In addition, the project proposes to rehabilitate 8,300 square feet of the existing pier, 2,500 square feet of the existing platform and install 745 square feet of a new foot access platform. The pier includes the installation of 64 filled steel pipes to provide pile support and new concrete decking. The platform includes the installation of 55 new timber piles. The foot access platform includes the installation of 12 new concrete piles. Also, the project will include 9 steel gangways to allow for pedestrian movement from the platform and barges to the ferries. The subject site is located within the City of Hoboken, Hudson County, and consists of Block 139, portion of lot 1.01, along Hudson Place, adjacent to the Hoboken Train Station and within the Hudson River.</p> <p>This permit is authorized under, and in compliance with the following Rules on Coastal Zone Management, N.J.A.C. 7:7E-1.1 <i>et seq.</i>, specifically: <i>Finfish Migratory Pathways</i> 7:7E-3.5, <i>Navigational Channels</i> 7:7E-3.7, <i>Flood Hazard Areas</i> 7:7E-3.25, <i>Historic and archaeological resources</i> 7:7E-3.36, <i>Endangered or threatened wildlife or plant species habitats</i> 7:7E-3.38, <i>Special Urban Areas</i> 7:7E-3.43, <i>Hudson River Waterfront Area</i> 7:7E-3.48, <i>Docks and Piers</i> 7:7E-4.4, <i>Transportation Use rule</i> 7:7E-7.5, <i>Public Trust Rights</i> 7:7E-8.11.</p> <p>By issuance of this permit, the State of New Jersey does not relinquish tidelands ownership or claim to any portion of the subject property or adjacent properties. The permittee shall allow an authorized Division representative the right to inspect the construction pursuant to N.J.A.C. 7:7E-1.5(b)4.</p>		
<p>Prepared by          Cathryn Schaffer        Principal Environmental Specialist</p>		<p>Received or Recorded by County Clerk</p>
<p><b>THIS PERMIT IS NOT EFFECTIVE AND NO CONSTRUCTION APPROVED BY THIS PERMIT, OR OTHER REGULATED ACTIVITY, MAY BE UNDERTAKEN UNTIL THE APPLICANT HAS SATISFIED ALL PRE-CONSTRUCTION CONDITIONS AS SET FORTH IN THIS PERMIT.</b></p>		
<p><b>This permit is not valid unless authorizing signature appears on the last page.</b></p>		

**STANDARD CONDITIONS:**

1. **Extent of approval:**
  - a. This document grants permission to perform certain activities that are regulated by the State of New Jersey. The approved work is described by the text of this permit and is further detailed by the approved drawings listed herein. All work must conform to the requirements, conditions and limitations of this permit and all approved drawings.
  - b. If you alter the project without prior approval, or expand work beyond the description of this permit, you may be in violation of State law and may be subject to fines and penalties. Approved work may be altered only with the prior written approval of the Department.
  - c. You must keep a copy of this permit and all approved drawings readily available for inspection at the work site.
2. **Acceptance of permit:** If you begin any activity approved by this permit, you thereby accept this document in its entirety, and the responsibility to comply with the terms and conditions. If you do not accept or agree with this document in its entirety, **do not begin** construction. You are entitled to request an appeal within a limited time as detailed on the attached *Administrative Hearing Request Checklist and Tracking Form*.
3. **Recording with County Clerk:** You must record this permit in the Office of the County Clerk for each county involved in this project. You must also mail or fax a copy of the front page of this permit to the Department showing the received stamp from each County Clerk within 30 days of the issuance date.
4. **Notice of Construction:** You must notify the Department in writing at least 7 days before you begin any work approved by this permit by submitting the attached construction report. The Construction Reports are also available at [www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse).
5. **Expiration date:** All activities authorized by this permit must be completed by the expiration date shown on the first page unless otherwise extended by the Division. At that time, this permit will automatically become invalid and none of the approved work may begin or continue until a replacement permit is granted. (Some permits may qualify for an extension of the expiration date. Please contact the Department for further information.)
6. **Rights of the State:**
  - a. This permit is revocable and subject to modification by the State with due cause.
  - b. Representatives from the State have the statutory authority to enter and inspect this site to confirm compliance with this permit and may suspend construction or initiate enforcement action if work does not comply with this permit.
  - c. This permit does not grant property rights. The issuance of this permit shall not affect any action by the State on future applications, nor affect the title or ownership of property, nor make the State a party in any suit or question of ownership.
7. **Other responsibilities:** You must obtain all necessary local, Federal and other State approvals before you begin work. All work must be stabilized in accordance with the *Standards for Soil Erosion and Sediment Control in New Jersey*, and all fill material must be free of toxic pollutants in toxic amounts as defined in section 307 of the Federal Act.

**SPECIAL CONDITIONS IN ADDITION TO THE STANDARD CONDITIONS:**

8. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of this permit.

9. Consistency with the Areawide Water Quality Management Plan

The Division of Land Use Regulation has not reviewed this application for consistency with the Areawide Water Quality Management Plan and the issuance of this permit shall not be construed as an approval of any wastewater management plan for this project or site. There shall be no construction of any sewage generating structures unless and until the proposed development has been found to be consistent with the appropriate areawide water quality management plan.

10. The permittee is responsible for obtaining all necessary approvals from any applicable agencies, including but not necessarily limited to Soil Conservation District Office.

11. All excavated material shall be disposed of in a lawful manner outside of any flood hazard area riparian zone, open water, freshwater wetland and adjacent transition area, and in such a way as to not interfere with the positive drainage of the receiving area.

12. The ferry terminal must have available adequate floating containment booms and absorbent materials in the event of hydrocarbon spills. Employees shall be trained in the deployment and proper usage of such equipment. Operators shall immediately notify the Department and the Coast Guard of all significant hydrocarbon spills. Operators shall take immediate action in the event of a spill, including boom deployment and spreading of absorbent materials.

13. This area is a documented and suitable habitat for Shortnose Sturgeon, a federally listed endangered species. In order to protect the sturgeon within the Hudson River, any proposed sediment generating activities within the banks of this or any other watercourse on site are prohibited between 04/01 through 06/01 of each year. The Department reserves the right to suspend all regulated activities on site should it be determined that the applicant has not taken proper precautions to ensure continuous compliance with this condition.

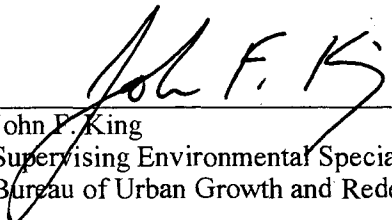
14. The design, character, materials, quality, and workmanship of project components affecting the New Jersey and National Register of Historic Places listed **Erie Lackawanna Terminal** and the eligible **Southern Hoboken Historic District** and **Old Main Delaware, Lackawanna, and Western Railroad Historic District**, shall be compatible with the character of the listed and eligible historic resources and respond to the guidance and recommendations contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)*.

15. The permittee shall complete and submit to the Division of Land Use Regulation Section 106 of the National Historic Preservation Act.

16. The permittee shall prepare and submit to the Division of Land Use Regulation a technically and professionally complete and sufficient Application for Project Authorization under the regulations of the New Jersey Register of Historic Places Act.

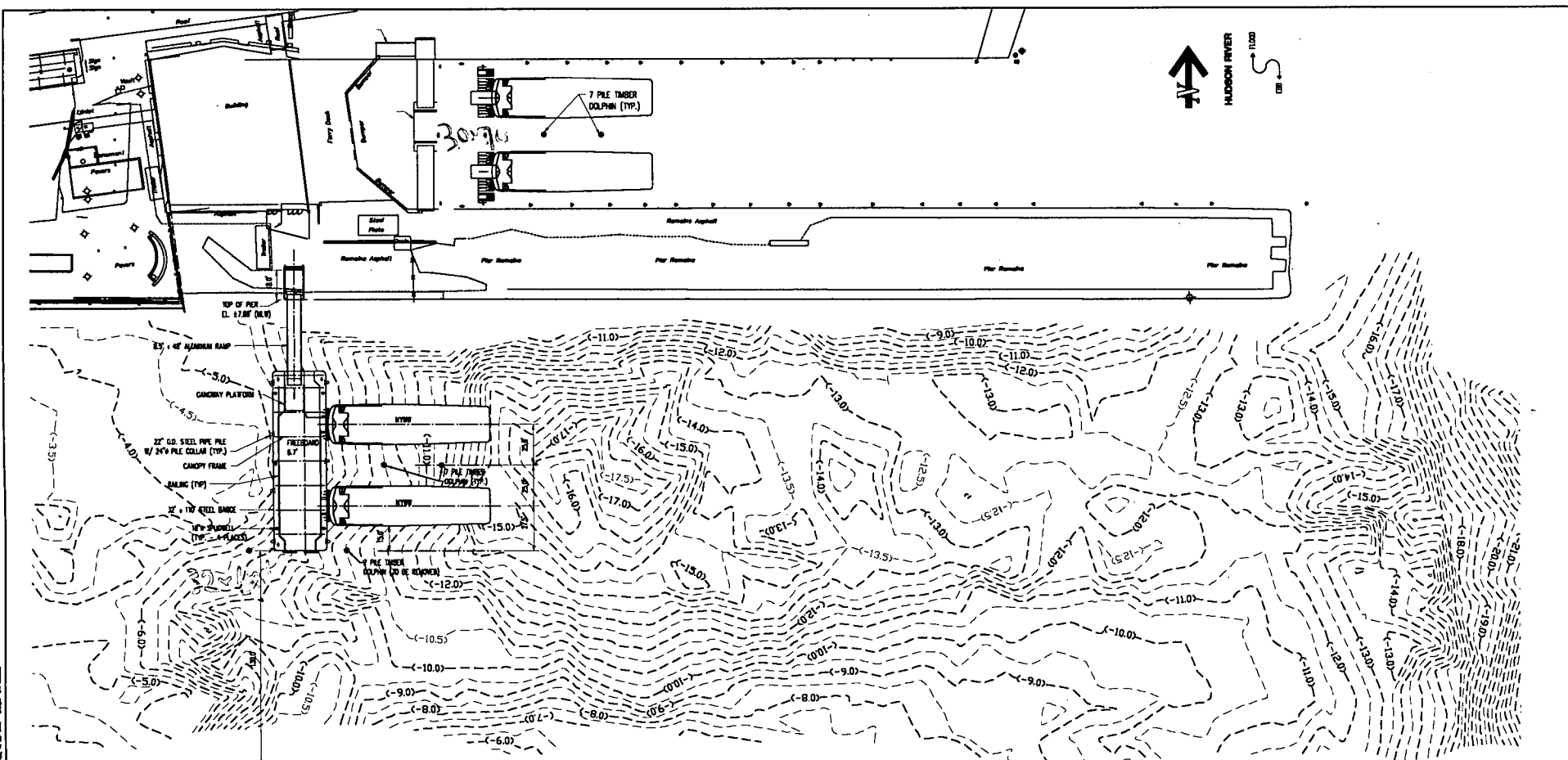
17. **The drawings hereby approved are shown on five (5) sheets entitled, "HOBOKEN FERRY MAINTENANCE FACILITY," all dated FEB. 11, 2009, unrevised and prepared by Malcolm G. McLaren of McLaren Engineering Group;**

“PROPOSED SITE PLAN”, Sheet No. 2 of 7,  
“TYPICAL PILE ELEVATIONS”, Sheet 4 of 7,  
“PROPOSED SECTIONS”, Sheet 5 of 7,  
“PROPOSED TANK & PIPING PLAN”, Sheet 6 of 7; and  
“PROPOSED ELECTRICAL PLAN”, Sheet 7 of 7.

  
\_\_\_\_\_  
John F. King  
Supervising Environmental Specialist  
Bureau of Urban Growth and Redevelopment

8/3/09  
Date

c: Brian McPeak, PS&S  
City of Hoboken Construction Official



**SITE PLAN**  
1" = 32'

- NOTES:  
 1. ELEVATIONS SHOWN HEREIN REFER TO MEAN LOW WATER (MLW).  
 2. SOUNDINGS ARE IN FEET BELOW MEAN LOW WATER (MLW).  
 SOUNDINGS COLLECTED BY LANDMECHANICS ENGINEERING & LAND SURVEYING, P.C. ON NOV. 14, 2008.

	TYPICAL DATA (ONE BATTERY, NEW YORK CITY)		
	WATER LEVEL DATUM	NATIONAL GEODESIC DATUM	MLW
HIGHEST OBSERVED WATER LEVEL (07/12/20)	10.25 FEET	6.45 FEET	10.91 FEET
MEAN HIGH WATER SPRING (MHS)	5.21 FEET	3.43 FEET	4.99 FEET
MEAN HIGHER HIGH WATER (MHHW)	5.12 FEET	3.34 FEET	4.90 FEET
MEAN HIGH WATER (MHW)	4.78 FEET	2.90 FEET	4.56 FEET
MEAN LOW WATER (MLW)	1.88 FEET	0.00 FEET	1.88 FEET
MEAN LOWER LOW WATER (MLLW)	0.23 FEET	-1.66 FEET	0.00 FEET
LOWEST OBSERVED WATER LEVEL (12/22/20)	-4.07 FEET	-3.49 FEET	6.29 FEET

**PROGRESS PRINT**  
MAR. 10, 2009



Architect:  
**STV Incorporated**  
 225 Park Avenue South  
 New York, New York 10003

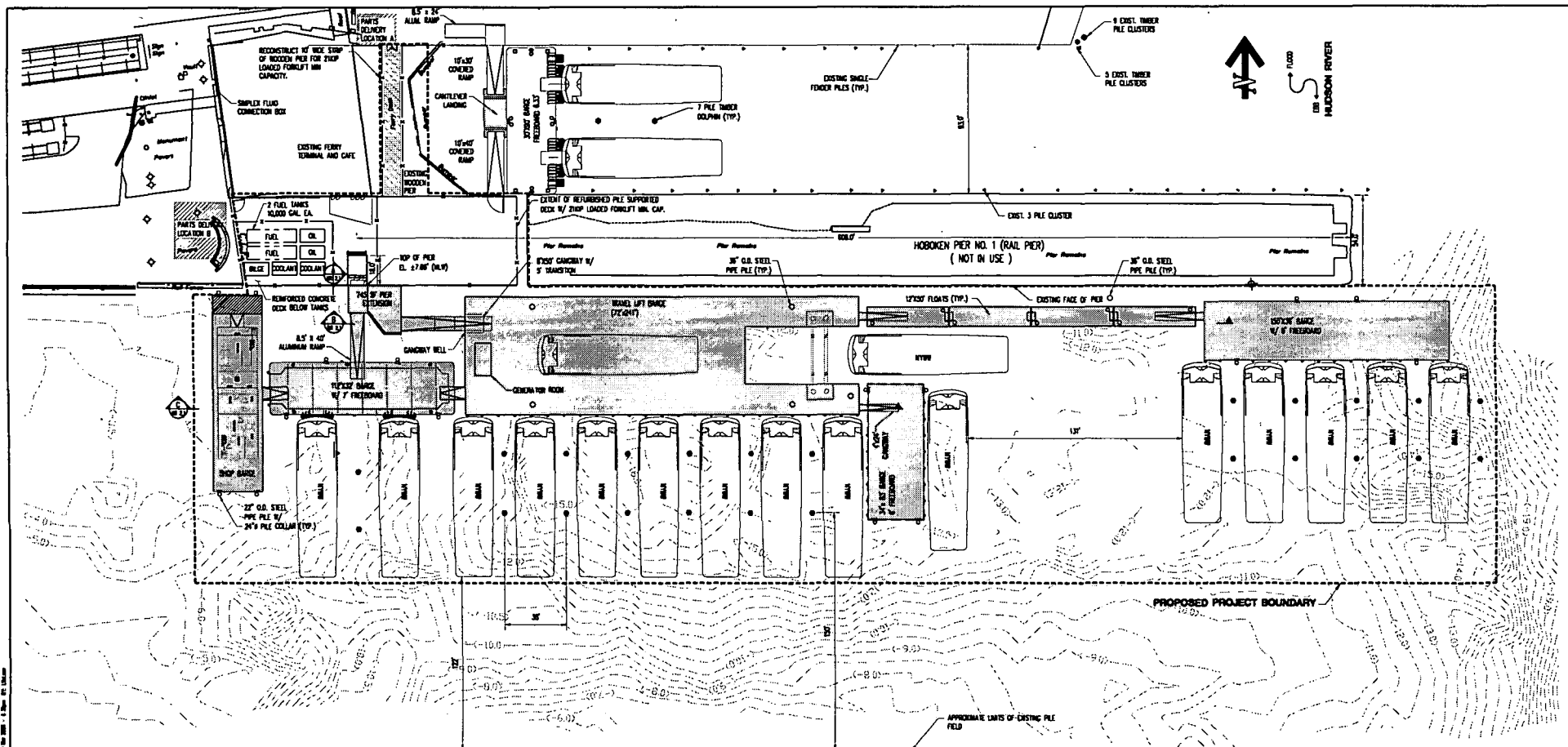
**McGraw Hill**  
 Construction  
 1221 Avenue of the Americas  
 New York, NY 10020

DESIGNED:	SCC
DRAWN:	LCO
CHECKED:	JHR
APPROVED:	
DATE:	REVISIONS
No.	
APPROVED:	
No.	
DATE:	

**HOBOKEN FERRY MAINTENANCE FACILITY**

**EXISTING CONDITIONS PLAN  
HOBOKEN SOUTH LANDING**

SCALE:	AS NOTED	CONTRACT No.	
FILE NAME:	107411.03	ISSUE	
DRAWING No.:	EX-1	PERMIT	
DATE:	FEB. 11, 2009	SHEET No.	1 OF 7



BOAT STORAGE CAPACITY  
= 18 BOATS

**SITE PLAN**

- NOTES:  
1. CONDUCTOR AND PIPE SIZES I.B.D.  
2. T.C. - THE EXISTING CLUSTERS AND WATER SERVICES I.B.D.

- NOTES:  
1. ELEVATIONS SHOWN HEREIN REFER TO MEAN LOW WATER LEVEL.  
2. SOUNDINGS ARE IN FEET UNLESS MEAN LOW WATER LEVEL SOUNDINGS COLLECTED BY LANDMARKS ENGINEERING & LAND SURVEYING, P.C. ON NOV. 16, 2006.

TIDAL DATA (NEW BATTERY, NEW YORK CITY)			
	MLLW DATUM	NATIONAL GEODETIC VERTICAL DATUM 1929	M.L.W.
HIGHEST OBSERVED WATER LEVEL (02/12/00)	10.25 FEET	0.35 FEET	10.01 FEET
MEAN HIGH WATER (SPRING TIDES)	5.21 FEET	-3.33 FEET	4.90 FEET
MEAN HIGHER HIGH WATER (SPRING)	6.12 FEET	-3.24 FEET	4.90 FEET
MEAN HIGH WATER	4.70 FEET	-2.80 FEET	4.50 FEET
NOON	1.00 FEET	0.00 FEET	1.00 FEET
MEAN LOW WATER (DAWN)	0.22 FEET	-1.00 FEET	0.00 FEET
MEAN LOWER LOW WATER (DAWN)	0.00 FEET	-1.00 FEET	0.22 FEET
LOWEST OBSERVED WATER LEVEL (12/22/76)	-4.07 FEET	-5.90 FEET	4.29 FEET

PROGRESS PRINT  
MAR. 10, 2009



STV Incorporated  
225 Park Avenue South  
New York, New York 10003

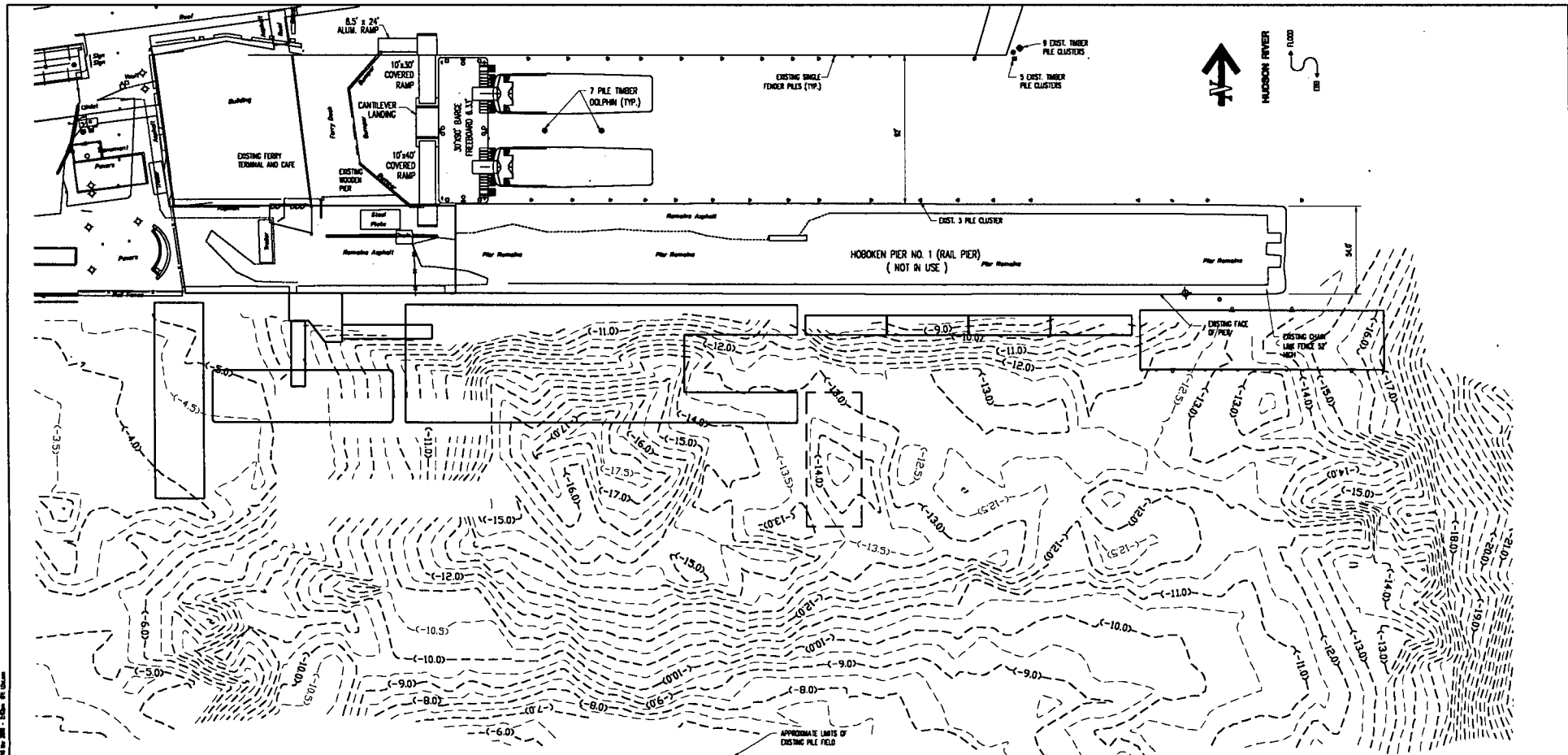


DESIGNED	SCC
DRAWN	LCD
CHECKED	JHR
APPROVED	
DATE	REVISIONS

HOBOKEN  
FERRY MAINTENANCE  
FACILITY

PROPOSED SITE PLAN

SCALE:	AS NOTED	CONTRACT No.
FILE NAME:	107411.03	ISSUE
DRAWING No.:	MR-1.0	PERMIT
DATE:	FEB. 11, 2009	SHEET No.
		2 of 7



**SITE PLAN**

NOTES:  
 1. ELEVATIONS SHOWN HEREIN REFER TO MEAN LOW WATER (MLW).  
 2. SOUNDINGS ARE IN FEET BELOW MEAN LOW WATER UNLESS OTHERWISE INDICATED BY A DIFFERENTIAL.  
 SOUNDINGS COLLECTED BY LANDMARKS ENGINEERING & LAND SURVEYING, P.C. ON NOV 14, 2008.

TIDAL DATA (THE BATTERY, NEW YORK CITY)			
	MLW DATUM	NATIONAL GEODETIC VERTICAL DATUM 1929	MLW
HIGHEST OBSERVED WATER LEVEL (02/12/00)	10.23 FEET	8.35 FEET	10.01 FEET
MEAN HIGH WATER (SOUNDINGS)	8.21 FEET	5.33 FEET	4.90 FEET
MEAN HIGHER HIGH WATER (90%P)	8.12 FEET	5.24 FEET	4.80 FEET
MEAN HIGH WATER (90%P)	6.70 FEET	4.60 FEET	4.30 FEET
MLW	1.00 FEET	0.00 FEET	1.00 FEET
MEAN LOW WATER (MLW)	0.22 FEET	-1.86 FEET	0.00 FEET
MEAN LOWER LOW WATER (MLW)	0.00 FEET	-1.86 FEET	0.22 FEET
LOWEST OBSERVED WATER LEVEL (12/22/76)	-4.07 FEET	-5.95 FEET	4.29 FEET

**PROGRESS PRINT**  
**MAR. 10, 2009**



STV Incorporated  
 225 Park Avenue South  
 New York, New York 10003

McGraw Hill  
 CONSTRUCTION GROUP

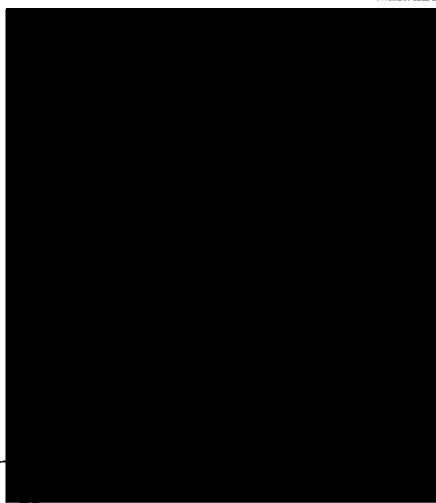
DESIGNED:	SCC
DRAWN:	LCO
CHECKED:	JHR
DATE:	REVISIONS
APPROVED:	

**HOBOKEN FERRY MAINTENANCE FACILITY**

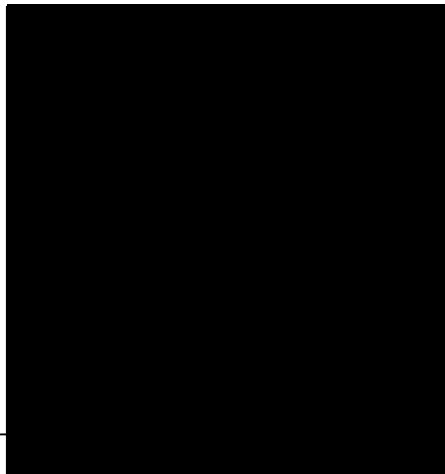
**CONTOUR PLAN**

SCALE:	AS NOTED	CONTRACT NO.:	
FILE NAME:	107411.03	ISSUE:	
DRAWING NO.:	MR-1.01	PERMIT:	
DATE:	FEB. 11, 2009	SHEET No.:	3 OF 7

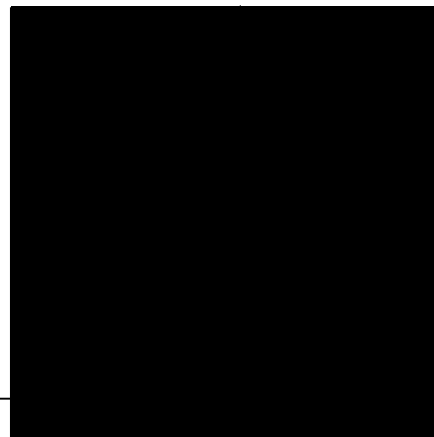
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



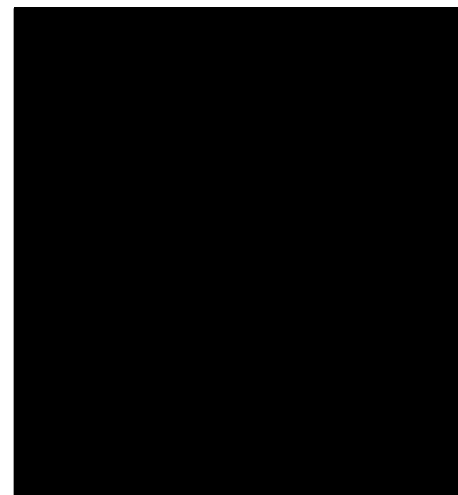
1 TYP. SECTION - 150' x 36' BARGE ANCHORAGE  
3/16"=1'-0"



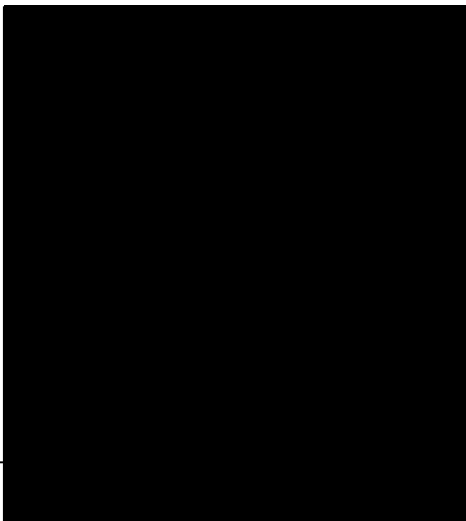
2 TYP. SECTION - 112' x 32' BARGE ANCHORAGE  
3/16"=1'-0"



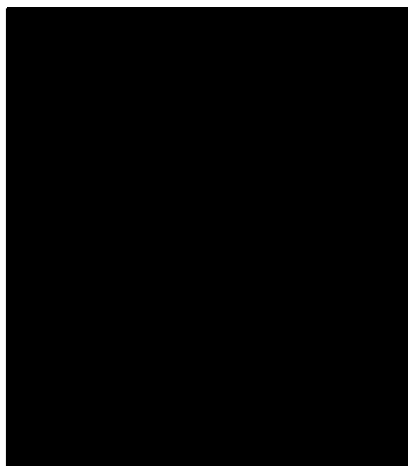
3 TYP. SECTION - 120' x 30' SHOP BARGE ANCHORAGE  
3/16"=1'-0"



4 TYP. SECTION - 63' x 34' BARGE ANCHORAGE  
3/16"=1'-0"



5 TYP. SECTION - TRAVEL LIFT BARGE ANCHORAGE  
3/16"=1'-0"



6 TYPICAL 7 PILE DOLPHIN  
3/16"=1'-0"

PROGRESS PRINT  
MAR. 10, 2009

DATE: 02/11/09 10:00 AM BY: JLR/STV



Architect:

STV Incorporated  
225 Park Avenue South  
New York, New York 10003



DATE:	REVISIONS:

DESIGNED:	SCC
DRAWN:	LCD
CHECKED:	JHR
APPROVED:	

HOBOKEN  
FERRY MAINTENANCE  
FACILITY

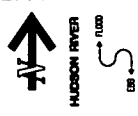
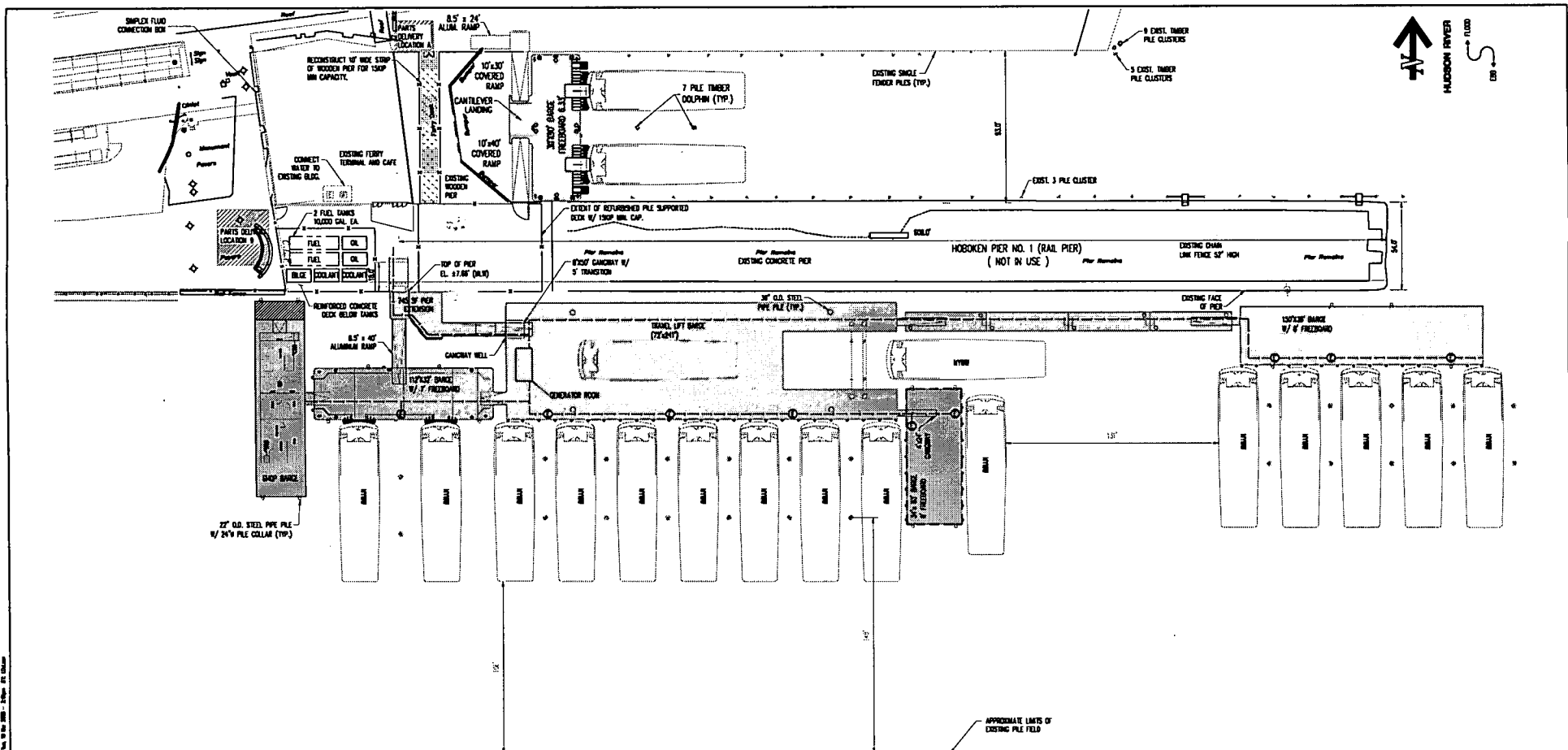
TYPICAL PILE ELEVATIONS

SCALE:	AS NOTED	CONTRACT No.:
FILE NAME:	107411.03	ISSUE
DRAWING No.   Rev:	MR-1.1   -	PERMIT
DATE:	FEB. 11, 2009	SHEET No.:
		4 OF 7

10 FEB 2009







BOAT STORAGE CAPACITY  
= 18 BOATS ±1

SITE PLAN  
1" = 30'

LEGEND:  
— ELECTRICAL LINE  
⊙ POWER POINTS

NOTES:  
1. CONDUCTOR AND PIPING SIZES T.A.D.  
2. TIE-IN EXISTING ELECTRICAL AND WATER SERVICES T.A.D.

NOTES:  
1. ELEVATIONS SHOWN HEREON REFER TO MEAN LOW WATER (MLW).  
2. SOUNDINGS ARE IN FEET BELOW MEAN LOW WATER (MLW). SOUNDINGS COLLECTED BY LANDMARKS ENGINEERING & LAND SURVEYING, P.C. IN NOV 04, 2004.

TOTAL DATA (THE BATTERY, NEW YORK CITY)			
	MLW DATUM	NATIONAL GEODETIC VERTICAL DATUM 1929	MLW
HIGHEST OBSERVED WATER LEVEL (09/12/07)	10.23 FEET	8.35 FEET	10.02 FEET
MEAN HIGH WATER SPRING (SHRMS)	5.21 FEET	3.33 FEET	4.99 FEET
MEAN HIGH WATER (SHRMS)	5.12 FEET	3.24 FEET	4.90 FEET
MEAN HIGH WATER (SHRMS)	4.70 FEET	2.80 FEET	4.56 FEET
MEAN LOW WATER (MLW)	1.88 FEET	0.00 FEET	1.86 FEET
MEAN LOW WATER (MLW)	0.22 FEET	-1.66 FEET	0.00 FEET
MEAN LOWEST LOW WATER (MLW)	0.00 FEET	-1.88 FEET	0.22 FEET
LOWEST OBSERVED WATER LEVEL (12/22/78)	-4.07 FEET	-6.95 FEET	4.28 FEET

PROGRESS PRINT  
MAR. 10, 2009



STV Incorporated  
225 Park Avenue South  
New York, New York 10003



DESIGNED	SCC
DRAWN	LCD
CHECKED	JHR
APPROVED	
DATE:	REVISIONS

HOBOKEN FERRY MAINTENANCE FACILITY

PROPOSED ELECTRICAL PLAN

SCALE:	AS NOTED	CONTRACT No.
FILE NAME:	107411.03	ISSUE
DRAWING No.:	MEP-2	PERMIT
DATE:	FEB. 11, 2009	SHEET No.
		7 of 7

