

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
(See Issuing Division below)

Clerk
1/21



PERMIT*

The New Jersey Department of Environmental Protection grants this permit in accordance with your application, attachments accompanying same application, and applicable laws and regulations. This permit is also subject to the further conditions and stipulations enumerated in the supporting documents which are agreed to by the permittee upon acceptance of the permit.

Permit No. 0905-93-0002.2/3 Application No. _____

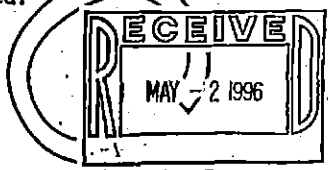
Issuance Date APR 26 1996 Effective Date APR 26 1996 Expiration Date APR 26 2001

Name and Address of Applicant: City of Hoboken, 94 Washington St., Hoboken, NJ 07030
 Name and Address of Owner: Same as applicant
 Name and Address of Operator: Same as applicant

Location of Activity/Facility (Street Address): 1st-4th Streets, East of River St., Hoboken, Hudson County, L3, 4, 1, 2 Block 231, 233, 258
 Issuing Division: Land Use Regulation Program
 Statute(s): NJSA 12:5-3, NJSA 58:10A-1

Type of Waterfront Development: Water Quality Certificate Maximum Approved Capacity, if applicable: _____

This permit grants permission to:
 construct a mixed use development consisting of 2.2 million sq. ft. of office, hotel, and retail space, 522 residential dwelling units, extension of the city street grid to the water's edge, a portion of the Hudson Waterfront Walkway, approximately 5 city blocks in length, public open space/recreational amenities on the full length of the existing Piers A and C and at North Park, a maritime museum, and 1,070 parking spaces. In addition, portions of the existing Pier C structures are to be replaced or repaired under this plan. The approved project is shown on plans in 8 sheets entitled "The South Waterfront, Hoboken, N.J., Master Plan for: Hoboken's South Waterfront, Prepared for: City of Hoboken", prepared by Marchetto Caulfield Associates and Arnold Wilday Associates, sheets 1 - 3, 5 and 6 dated Oct. 2, 1995, sheets 7 and 8 dated Aug. 30, 1995, and sheet 4 dated Sept. 18, 1995, all unrevised.



Prepared by Sue Lawson fcc
 Sue Lawson

Page 1 of 4

Revised Date: _____
 Approved by the Department of Environmental Protection:
 Name (Print or Type): _____ Title: _____
 Signature: See Page 4 for Signature Date: _____

* The word permit means "approval, certification, registration, etc." (General Conditions are on the Reverse Side)

DEP-007 (1/95)

BK 4 995 PG 3 | 4

This permit is authorized under the applicable Rules on Coastal Zone Management (N.J.A.C. 7:7E-1.1 et seq.) as discussed in the Summary Report for this project.

The permittee shall allow an authorized Department representative the right to inspect construction pursuant to N.J.A.C. 7:7-1.5(b)4.

This permit is issued subject to, and provided the following conditions can be met to the satisfaction of the Department. All conditions are subject to on-site compliance inspection by the Bureau of Coastal and Land Use Enforcement. As per N.J.A.C. 7:7-1.4, you must notify the Bureau of Coastal and Land Use Enforcement, CN422, Trenton, NJ 08625, in writing at least 5 days prior to commencement of construction or site preparation.

This permit shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES in the applicable counties) in the county wherein the lands included in the permit are located within ten (10) days after receipt of the permit by the applicant and verified notice shall be forwarded to the Program immediately thereafter.

This permit is not valid until the permit acceptance form has been signed by the applicant, accepting and agreeing to adhere to all permit conditions, and returned to the Program at CN 401, Trenton, NJ 08625.

CONDITIONS:

This permit is issued subject to, and provided the following conditions can be met to the satisfaction of the Land Use Regulation Program. All conditions must be met prior to commencement of construction unless otherwise specified.

1. Prior to commencement of construction, the permittee must submit final development plans and details to the Program for review and approval. Should development phasing result in some of these plans being unavailable until a later date, the permittee may propose a timetable for the submission of final plans for those portions of the project within the context of this condition.
2. Prior to demolition of the USDA Plant Quarantine Building, the permittee shall produce documentation of the building to HABS/HAER standards, and shall satisfy any additional stipulations of a Memorandum of Agreement between the US Dept. of Agriculture, the NJ State Historic Preservation office, and the City of Hoboken. Evidence of compliance with these requirements must be submitted to the Program prior to demolition of the Plant Quarantine Building.

3. a. All required site investigation shall be completed, and a remedial action plan approved by the Department's Site Remediation Program prior to commencement of construction.
- b. All required remedial actions shall be fully implemented prior to project occupancy. Should a phased development approach be taken for the project, the work plan, when approved, must be implemented to coincide with the project phasing.
4. Prior to commencement of construction, the permittee is required to execute and deliver a deed of conservation easement in favor of the Department. The conservation easement shall, to the satisfaction of the Department, define the physical parameters of the walkway and the allowable uses, address the maintenance and management duties and identify the responsible party in conformance with 7:7E-3.48(e).
5. Prior to commencement of construction, the permittee must:
 - a. submit revised plans showing dimensions, designs, and details, including specifications of materials and installation techniques, for the area encompassed by the walkway easement, (including light fixtures, pavements, crosswalks, signage, landscaping, and other furnishings to the Land Use Regulation Program for review and approval.
 - b. submit a management/maintenance plan for the walkway and other public access areas to the Land Use Regulation Program for review and approval. The plan should designate the responsible party for each portion of the public access area, and should also include a specific proposal for assuring tree survival and replacement as necessary.
6. All public access areas shall be completed and open to the public prior to the occupancy of each phase of the project, as may be proposed by the permittee (see Condition #1). If no phasing of the project is proposed, then all public access areas shall be completed and open to the public prior to initial occupancy of the project.
7. Public access shall be open on a 24 hour basis, except where, in special circumstances, the permittee has received prior written approval from the Land Use Regulation Program.
8. Prior to commencement of construction, the permittee must obtain approval of the U.S. Army Corps of Engineers for any project activity within their jurisdiction.

9. Prior to commencement of construction, the outstanding Tidelands claims for this site must be resolved.
10. Prior to commencement of construction, the permittee is required to submit a stormwater facilities maintenance plan, including a schedule for sweeping of site parking garages, to the Land Use Regulation Program for review and approval.
11. a. Prior to initial project occupancy, the permittee must submit a proposal for a traffic monitoring study to the Land Use Regulation Program for review and approval. Implementation of that study shall include the submission of regular monitoring reports, and if any unacceptable conditions are found to result from this project, the permittee is responsible to provide appropriate mitigation.
b. All improvements recommended in the applicant's Traffic Impact Study are to be implemented prior to project occupancy.
12. Prior to commencement of construction, the permittee must submit information to the Land Use Regulation Program indicating the location(s) of 265 offsite parking to be provided in compliance with the Traffic rule (7:7E-8.14).
13. All project development must conform with applicable federal flood hazard reduction standards as found at 44 C.F.R. Part 60 and the Uniform Construction Code, N.J.S.A. 52:27D-1 et seq.

Date: 4/26/96

Richard Kropp
Richard Kropp, Director
Land Use Regulation Program

BK 4995 PO 8/17

28.00 Cash.

003997

96 MAY 21 AM 11:56

RECEIVED

Kenneth C. Chalmers
HUDSON COUNTY
REGISTER OF DEEDS

Peter + Helen J. Raschke

City Hall

Register of D. 07030

Official Copy

BK4995PG318