

# CITY OF HOBOKEN

## Department of Community Development

DAWN ZIMMER  
Mayor



BRANDY FORBES  
Director

May 18, 2010

New Jersey Department of Environmental Protection  
Land Use Regulation Program  
P.O. Box 439  
Trenton, New Jersey 08625-0439  
ATTN: Hudson County Section Chief

Subject: NJDEP Waterfront Development Permit Application  
Platform Reconstruction and Residential Development  
Monarch at Shipyard  
Block 264.2, Lot 1  
Hoboken, New Jersey

To Whom It May Concern:

The City of Hoboken is in receipt of your notice of the coastal permit that has been submitted to your office for the reconstruction of the deteriorated platform at the north end of the Shipyard site, and development of two 11-story residential towers and public access. Please accept this letter as official comments from the City of Hoboken Department of Community Development concerning the proposed repair.

This application does not match the goals and objectives and vision of either the 2004 Master Plan or the 2010 Master Plan Re-examination.

**2004 Master Plan Recommendations.** Regarding our 2004 Master Plan, we have specific recommendations regarding parks, land use, open space, and the waterfront. Residential development on this site is contrary to these recommendations. Below are the recommendations that pertain to this application.

**Parks:**

The entire waterfront will be connected by a pedestrian walkway and lined with parks and piers, offering plenty of opportunities for both active and passive recreation.

**Land Use:**

The waterfront will be finished, with one continuous park and plenty of upland connections (learning from places like Battery Park City).

**Open Space:**

Green connections: reclaim the waterfront and gritty properties to create a circuit of parks and recreational amenities that will attract users from throughout the City.

**Waterfront:**

Encourage water-dependent, water-oriented, and recreational uses. Hoboken's limited waterfront is a valuable asset that is not available in other areas of the City. That is to say, while most types of development can be accommodated elsewhere, uses that take advantage of water access and views can only occur on the waterfront.

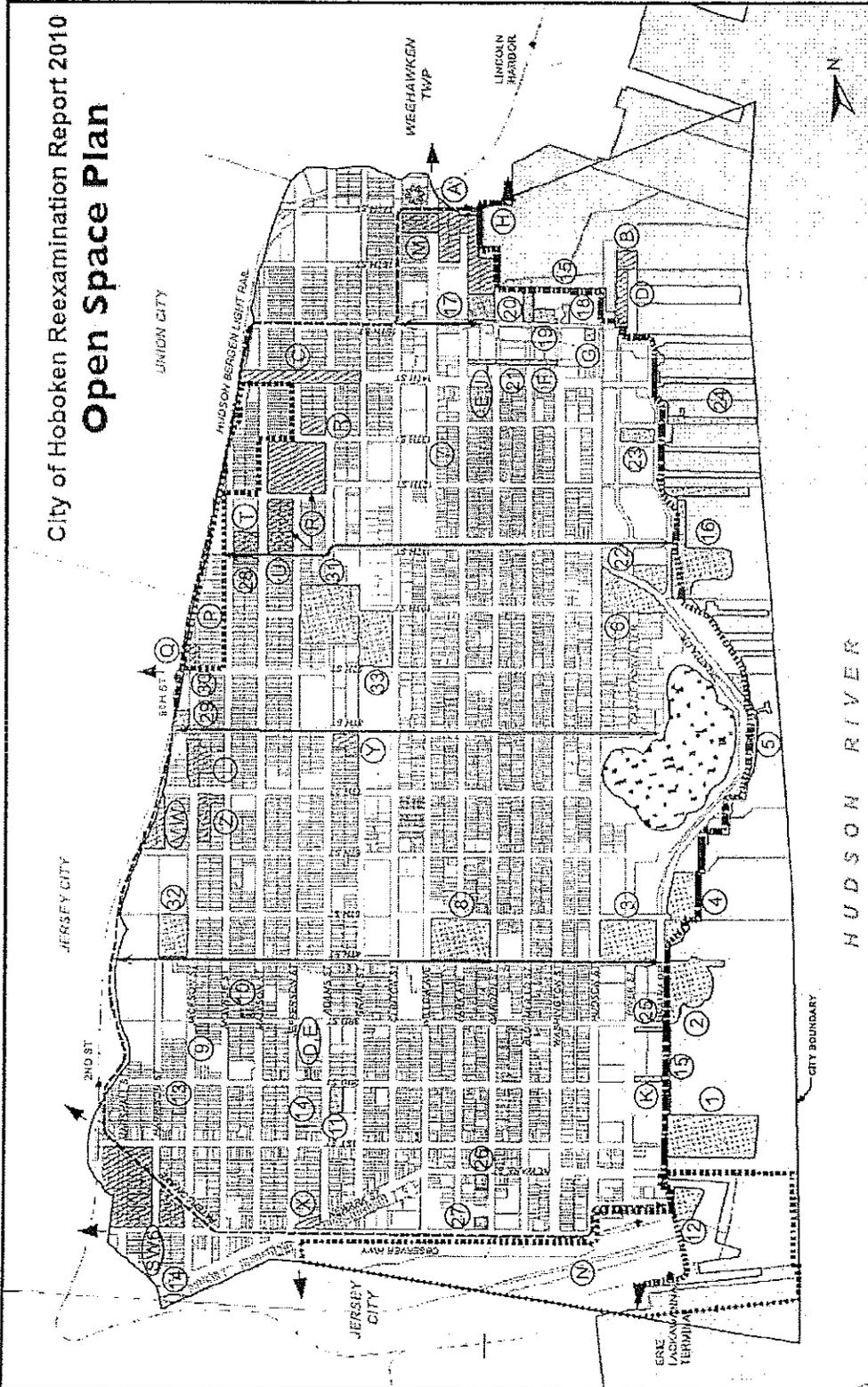
Limit development on piers. The zoning regulations covering the City's piers in the Hudson River should permit only open space, publicly accessible recreation, and limited commercial development within strict parameters on them.

W-1 Northern Waterfront: This area includes three large-scale planned unit developments: Maxwell House, the Shipyard, and Hoboken Cove (Tea Building and vicinity). Any modifications to the zoning regulations for this designation should promote a mix of land uses on upland areas, provision of open space, access to the waterfront, and encouragement of water-oriented uses, particularly recreation.

**2010 Master Plan Re-examination Open Space Plan.** The 2010 Master Plan Re-examination states that because there were so many recommendations in the 2004 Master Plan, any earlier recommendations not specifically changed by the Re-examination Report remain *valia* as stated in 2004. Therefore, the recommendations noted above still stand, as they were not changed in the Re-examination Report.

The 2010 Master Plan Re-examination did go a step further and recommended the Open Space Plan, which was adopted by the Planning Board. As you can see on the adopted Open Space Map included below, the area marked as B and D on the map and table represents the area reflected in the NJDEP Waterfront Development Permit Application for Platform Reconstruction and Residential Development Monarch at Shipyard. These sites are recommended as planned and possible new parks and recreation. It can be seen that the intended use of this property was for the Shipyards Tennis Courts, as was also reflected in the Shipyard Planned Unit Development approval through the Planning Board.

City of Hoboken Reexamination Report 2010  
**Open Space Plan**



**Legend**

- Existing Parks and Recreation
- Planned/Possible New Parks and Recreation
- Other Planned/Possible (Redevelopment)
- Streets Campus
- Walkway/Walkway
- Connection to adjacent municipalities
- "Green Circuit"
- "Urban Trail" Street
- Pedestrian Crossing of Light Rail
- Numbers & letters are keyed to table

Prepared by EFB Associates, LLC / New Palz, NY - January 2011

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94 Washington Street • Hoboken, NJ 07030-0485  
 (201) 420-2233 fax (201) 420-2096

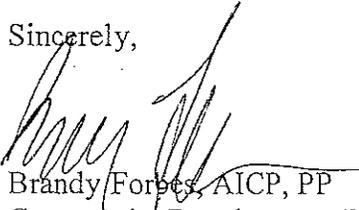
PLANNED AND POSSIBLE NEW PARKS AND RECREATION

MAP#	NAME	LOCATION	SIZE (A)	OWNER
<p>Note: the following sites are City or County owned or are privately owned sites that have agreed to public access easements or are to be deeded to the City or granted easements</p>				
A	1600 Park	Park Ave. to Willow Ave., 16th St. to city boundary	2.10	City
B	16th St. Pier	16th St & Hudson River (stub perpendicular to deteriorated pier at 16th St.)	0.50	City
C	14th St. Viaduct	area beneath the Viaduct including the marginal roads running from Grand westward past Madison St.	0.87	Hudson County
D	Shipyards Tennis Cts	Hudson St. n/o 14th St.	1.91	Private (TBD)
E	Bijou alley	alley parallel to n/s/o 14th St. from Park Ave. to Garden St.	0.16	Private (easement)
F	Hoboken Cove alley	alley parallel to n/s/o 14th St. from Bloomfield to Washington St.	0.12	Private (easement)
G	Hoboken Cove	SW corner of 15th St & Hudson St. (plaza)	0.08	Private (easement)
H	Hoboken Cove	undeveloped area running parallel to Park Ave. along Weehawken Cove	1.75	Private (easement)
J	Garden St. Mews	Garden St. extension n/o/ 14th St.	0.25	City
K	SoWRDV, Block B	n/s/o 2nd St., River St.-Sinatra Dr. (off.bldg.)	0.30	Priv.Bldg.; PA land
L	NWRDV, Monroe Center	Jackson Street between 7 <sup>th</sup> and 8 <sup>th</sup> Streets, paved multi-use public plaza	1.29	Private (TBD)
15	Waterfront Walkway	Erie-Lackawanna Terminal to Weehawken boundary (est. total 9900 linear ft. @ 30ft ROW); about 1/3 incomplete	2.32	City and private owners
<p>Note: the following sites have been identified as possible public open space; NJT &amp; Western Edge Redevelopment Plans are yet to be written and/or adopted but will have an undetermined amount of public open space</p>				
M	PSE&G	mid-blk. Willow to Clinton, 17th-18th Sts.	0.46	PSE&G
N	NJT RDV	Erie-Lackawanna Terminal and train yards	TBD	NJT
P	Western Edge RDV	9th-12th Sts. w/s/o Monroe St.; Madison to Monroe, 12th-14th Sts.; Jefferson to Madison, 13th-14th Sts.	TBD	Private (various)
Q	West Edge RDV: 900 Monroe St.	n/s/o 9th St., Monroe St. to City boundary (acreage shown is commitment by developer through ZBA developer agt.)	0.35	Private
R	Cognis-Henkel	1113-1131 Madison St. (this was included in op. sp. ord.)	1.15	Private
		1201 Madison St./1200 Adams St. (double block)	4.27	Private
		1301-1311 Jefferson St. (this was included in op. sp. ord.)	0.69	Private

To reiterated, this application is not consistent with the City of Hoboken's 2004 Master Plan and the 2010 Master Plan Re-examination Report. The application before you is contrary to the recommendations of these municipal documents and the vision for the City of Hoboken.

If you have any questions regarding these comments, please feel free to call me at 201-420-2233 or email me at [bforbes@hobokennj.org](mailto:bforbes@hobokennj.org).

Sincerely,



Brandy Forbes, AICP, PP  
Community Development Director