



May 20, 2011

Marilyn Lennon  
Assistant Commissioner, Land Use Management  
New Jersey Department of Environmental Protection  
501 E. State Street, Second Floor  
Trenton, NJ 08609

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

Re: Monarch at Shipyard, Block 264.2, Lot 1 Application / Mayor's Comments

Dear Assistant Commissioner Lennon,

I am writing to express my strong concern and opposition to a DEP Waterfront Development Permit application for the construction of two 11-story residential towers on a deteriorated platform at the north end of Hoboken.

Hoboken's waterfront is the treasure of our City, it provides tremendous economic development benefit, and greatly adds to the quality of life for residents as well as visitors from New Jersey and around the world with Buddy the Cake Boss and our famous Carlos Bakery.

As you will see from the enclosed reviews conducted by our City engineer and our Community Development Director, the proposed project has numerous issues. As mayor, my concerns stem from the following main factors:

1. **Economic development:** Residents, visitors, and companies are drawn to Hoboken largely because of its beautiful public waterfront with spectacular views of New York City from south to north.

*There has never been any development on a pier in Hoboken, and the proposed project would change, and I firmly believe, be a detriment to the character of our City's historic waterfront.*

2. **A failure to meet open space requirements:** As the letter from our City engineer explains, the proposed project comes far short from providing the necessary open space. In fact, the application does not conform with Coastal Zone Management Rules. Instead of meeting the regulations, the applicant tries to count the current Hudson Waterfront Walkway as part of its calculations. When properly accounted, the proposed project falls far short of the requirements for contiguous landscaped public open space.

In addition, as the letter from our Community Development Director notes, the proposed project does not conform with our City's Master Plan or with the Master Plan Reexamination which was just recently completed.

3. **Public Safety:** Unfortunately our City is currently dealing with extensive repairs to our waterfront, and based on the current conditions of our waterfront, the prospect of building residential development out on the water raises serious concerns. We have conducted a complete review of our waterfront, and I hope you will take a moment to review the report and see some of the images
4. **Storm water management/Hydraulics:** The review by our City engineer found that the proposed project does not provide adequate storm water management controls. Given the proximity to the Hudson River, this is also a significant concern.

Thank you very much for noticing us about this project, as this was the first time that my Administration was informed about this proposed development. As you can see, the City of Hoboken has significant concerns about the Monarch project, and I hope that these issues will be seriously considered as part of the DEP's review process.

Best regards.



Mayor Dawn Zimmer

Cc: Bob Martin, NJ DEP Commissioner  
Cindy Randazzo, NJ DEP Director of the Office of Local Government Assistance  
Brandy Forbers, Hoboken Director of Community Development  
Hoboken City Council  
Boswell Engineering  
Hoboken Cove Umbrella Association  
The Hudson Tea Buildings Condominium Association, Inc. (1500 Hudson St. & 1500 Washington St.)  
Hudson Tea Condo Association (Harborside Lofts - 1500 Garden St.)