

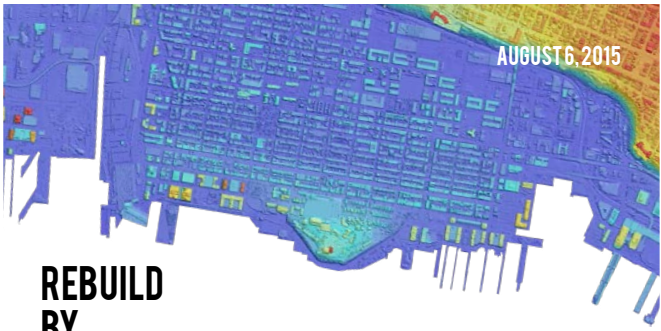
# APPENDIX A: CAG / COMMUNITY MEETING SUMMARIES AND MEMOS

DATE	MEETING
August 6, 2015	Multi-Service Center (Hoboken)
September 10, 2015	Jubilee Center (Hoboken)
September 24, 2015	Multi-Service Center (Hoboken)
October 8, 2015	Jubilee Center (Hoboken)
October 29, 2015	City Hall (Hoboken)
November 23, 2015	Multi-Service Center (Hoboken)
December 3, 2015	Multi-Service Center (Hoboken)
December 10, 2015	Multi-Service Center (Hoboken)
December 14, 2015	Hoboken Historical Museum
December 15, 2015	St. Lawrence Church (Weehawken)
December 17, 2015	Hoboken Housing Authority Senior Building

DATE	MEETING
February 18, 2016	Wallace Elementary School (Hoboken)
April 7, 2016	Multi-Service Center (Hoboken)
April 12, 2016	Hoboken Housing Authority Senior Building
April 14, 2016	Elks Lodge (Hoboken)
April 28, 2016	St. Lawrence Church (Weehawken)
June 16, 2016	Multi-Service Center (Hoboken)
July 12, 2016	Stevens Institute Babbio Center (Hoboken)
July 28, 2016	Stevens Institute Burchard Hall (Hoboken)
September 8, 2016	Stevens Institute DeBaun Auditorium (Hoboken)
September 13, 2016	NJCU School of Business (Jersey City)



# AUGUST 6, 2015 CAG MEETING



## REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

Hoboken Weehawken Jersey City New Jersey

### CAG MEETING SUMMARY

DATE: August 6, 2015  
TIME: 6:30 PM - 8:30 PM  
LOCATION: 124 Grand Street | Hoboken | NJ  
PURPOSE: Discuss Purpose and Need with the CAG and gather input from the community

Table 1: List of Attendees

Name of Attendee	✓	Organization
Mayor Zimmer	✓	City of Hoboken
Brandy Forbes	✓	Hoboken
Lou Casciano	✓	CAG: Hoboken CERT Team
Jaclyn Cherubini	✓	CAG: Hoboken Homeless Shelter
Tiffany Fisher	✓	CAG: Tea Building resident
Bob Foster	✓	CAG: Hoboken Historical Museum
Jennifer Gonzalez	✓	CAG: Green Team
Ron Hine	✓	CAG: Fund for a Better Waterfront
Gary Holtzman	✓	CAG: Planning Board
Rev. Marvin Krieger	✓	CAG: Community Church of Hoboken

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Name of Attendee	✓	Organization
Vito Lanotte	✓	CAG: Hudson Tea Building Condo Association
Kevin O'Brien	✓	CAG: The Shipyard Marina
Latrenda	✓	CAG: Hoboken Housing Authority
Renee Russell	✓	CAG
David Shehigian	✓	CAG: Jubilee Center
Noelle Thurlow	✓	CAG: Resilience Adventures
Rich Tremitedi	✓	CAG: Shipyard
Ruthy Tyroler	✓	CAG: Board of Education
Francoise Vielot	✓	CAG: Hoboken Family Alliance
Ora H. Welch	✓	CAG: HOPES
Naomi Hsu	✓	CAG: Jersey City Senior Transportation Planner
Marsilia Boyle	✓	CAG: The LeFrak Organization (Jersey City)
Gregg Lanez	✓	CAG: JC Environmental Commission (Jersey City)
Ivan Schlachter	✓	CAG: Weehawken
Kostas Svarnas	✓	Newport
Debra Italiano	✓	Sustainable JC
Richard Weinstein	✓	-
Nurur Chaudury	✓	Rebuild By Design
Jessica Tribble	✓	Newport Associates
Rich Tremitedi	✓	CAG: Shipyard
Jessica Tribble	✓	Newport
Ileana Ivanciu	✓	Dewberry
John Boulé	✓	Dewberry
Ken Spahn	✓	Dewberry
Rahul Parab	✓	Dewberry
Larry Smith	✓	Dewberry
Gary Doss	✓	Dewberry
Mike Sears	✓	Dewberry
Sara Dougherty	✓	Dewberry
Zachary Davis	✓	Dewberry

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Name of Attendee	✓	Organization
Cliff Moore	✓	Dewberry
Jennifer Baer	✓	Dewberry
Olivia Dolan	✓	Dewberry
Clay Sherman	✓	NJDEP
Dave Rosenblatt	✓	NJDEP
Frank Schwarz	✓	NJDEP
Kerry Pflugh	✓	NJDEP
Ryan Walsh	✓	Fitzgerald & Halliday
Michael Ahllen	✓	Fitzgerald & Halliday
Daniel Pittman	✓	OMA
Helen Billson	✓	OMA
Laura Baird	✓	OMA
Alyson Beha	✓	HUD

### SUMMARY OF DISCUSSION

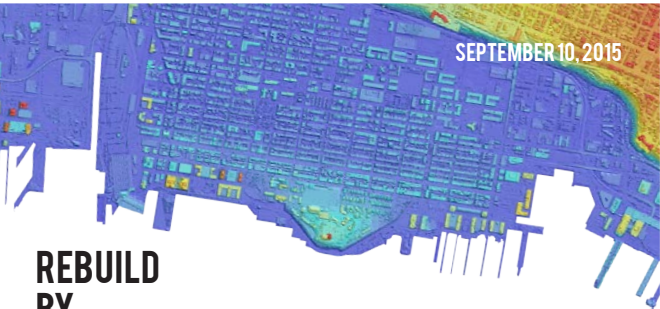
- Welcome and Introductions from Mayor Zimmer and Dave Rosenblatt from NJDEP.
- Presentation  
The presentation provided a general project overview, including a project timeline; an introduction to the Dewberry Team and how Dewberry fits in with the overall New Jersey Department of Environmental Protection (NJDEP) project team; a background on the project's Rebuild By Design (RBD) history; an introduction into the National Environmental Policy Act (NEPA) process and the reasons why NEPA is applicable; a breakdown of the Community Outreach Plan and how the Citizen Action Group (CAG) fits into the project; and a description of Purpose and Need as it relates to the NEPA process.
- Breakout Sessions
- Prior to the breakout sessions questions were raised expressing concern about site locations for proposed improvements and how the plan is going to affect moderate to low income families. Mayor Zimmer responded that the plan is a comprehensive plan intended to protect the entire city, not separate properties. Concern was also raised about making the dates and times publicly available for these meetings. Mayor Zimmer responded with the dates and locations of upcoming meetings, where the information about the meetings can be found, and finished by explaining the role of public observers at CAG meetings.
- Ileana Ivanciu of Dewberry further explains the NEPA process and importance of the breakout sessions.
- Breakout Sessions Officially Begin  
The CAG members were divided into five groups led by a Dewberry Team moderator and were asked to discuss what they believed the purpose, need and goals/objectives were for the project. After approximately 40 minutes, the breakout sessions ended and the individual groups reported back to the overall CAG the results of their discussions (see Items 7-9 below).

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- Breakout Session Feedback: Purpose
  - To be protected from all types of flooding: minimize destruction and disruption
  - To be able to maintain quality of life as if it was a sunny day; keep life going as smoothly as possible
  - Maintain water access while protecting vulnerable areas
  - High-tide and high-water issues as well, not just extreme disasters
  - Emergency response during storm events
  - Resiliency and recovery
  - To protect business communities, residents, infrastructure, and Hoboken in general without disrupting the landscape; maintain aesthetic values
  - High cost of flood insurance
  - Climate change and sea level rise
- Breakout Session Feedback: Need
  - Many areas of Hoboken are below sea level
  - Very dense environment in many different areas; few places for water to go
  - The health hazards associated with flooding
  - Economically vulnerable and elderly populations with less access to emergency response
  - Communication during emergencies
  - Flooding is an ongoing issue
  - Sewer system improvements; CSOs
  - Protection of emergency service related buildings and electrical infrastructure
  - Relocate or reconsider evacuation sites as well as evacuation routes
  - Breaching points
  - Assurance that populations are not displaced due to construction/infrastructure changes
  - Mayor Zimmer provided feedback on the need for the project to meet FEMA 500-year floodplain protection.
- Breakout Session Feedback: Goals and Objectives
  - Avoid evacuation
  - Increase accessibility to all areas during flood (ex: addition helicopter pad(s))
  - Guaranteed long-lasting durability of project
  - Increased resilience
  - Protection of the Housing Authority, Hoboken Terminal, Weehawken Cove, emergency services and equipment, and schools
  - Utilize every possible venue to retain water (ex: high school field); Utilize pre-existing infrastructure and/or projects to maximize space and productivity
  - Keep the water on
  - Work with FEMA and NFIP to help them understand the unique situation of Hoboken and to take this urban environment into account
  - Fix breaching points, storm drains, etc. while maintaining quality of life
  - Use engineering and technology to overcome flooding issues
  - To be respectful to neighboring cities
  - To make this a model project
- Presentation
- Questions from the Public
  - CAG members asked how and where the money gets spent, and who decides where and when the money will go. Ken Spahn of Dewberry answered that the entire process will determine what needs to be done, and that the project must be evaluated comprehensively to decide where the funding will go. He mentioned that it may end up being a phased approach, we will use the \$230M to determine the most critical area.
  - CAG member also requested tools to inform the public about the project (such as posters or power points). Ken Spahn answered that it is definitely something that can be developed. Kerry Pflugh from NJDEP agreed, and mentioned that tonight's power point may be useful. She also mentioned that Clay Sherman of the NJDEP had created a two-page flyer, and closed by saying that whatever is decided to be possibly helpful to the public can be put online and made available for download.
  - Another CAG member asked if transit authorities and utilities, etc. will be a part of the process. Ken Spahn answered that yes, they are a part of the process and are on the Technical Coordination Team (TCT).
  - .

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# SEPTEMBER 10, 2015 CAG MEETING



## REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

Hoboken Weehawken Jersey City New Jersey

### DRAFT CAG MEETING SUMMARY

DATE: September 10, 2015  
TIME: 6:30 PM - 8:30 PM  
LOCATION: Jubilee Center of Hoboken  
601 Jackson Street | Hoboken | NJ  
PURPOSE: Discuss scoping and project progress with the CAG and gather input

Table 1: List of Attendees

Name of Attendee	✓	Organization
Giovanni Ahmad	✓	CAG: Weehawken
Ravi Bhalla	✓	CAG: Hoboken
Marsilia Boyle	✓	CAG: The LeFrak Organization (Jersey City)
John Carey	✓	CAG: Hoboken
Lou Casciano	✓	CAG: Hoboken CERT Team
Carter Craft	✓	CAG: Hoboken
Jaclyn Cherubini	✓	CAG: Hoboken Homeless Shelter
Vijay Chaudhuri	✓	CAG: Hoboken
Thomas DePascale	✓	CAG: Weehawken
Tiffany Fisher	✓	CAG: Tea Building Resident

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SEPTEMBER 10, 2015 CONTINUED...

Name of Attendee	✓	Organization
Bob Foster	✓	CAG: Hoboken Historical Museum
Jennifer Gonzalez	✓	CAG: Green Team
Ray Guzman	✓	CAG: Hoboken
Ron Hine	✓	CAG: Fund for a Better Waterfront
Gary Holtzman	✓	CAG: Planning Board
Naomi Hsu	✓	CAG: Jersey City Senior Transportation Planner
Rev. Marvin Krieger	✓	CAG: Community Church of Hoboken
Gregg Lanez	✓	CAG: JC Environmental Commission (Jersey City)
Vito Lanotte	✓	CAG: Hudson Tea Building Condo Association
Kevin O'Brien	✓	CAG: The Shipyard Marina
Rose Perry	✓	CAG: Hoboken
Latrenda	✓	CAG: Hoboken Housing Authority
Renee Russell	✓	CAG
Ivan Schlachter	✓	CAG: Weehawken
David Shehigian	✓	CAG: Jubilee Center
Paul Somerville	✓	CAG: Historian
Caleb Stratton	✓	City of Hoboken
Kostas Svarnas	✓	Newport
Noelle Thurlow	✓	CAG: Resilience Adventures
Rich Tremitedi	✓	CAG: Shipyard
Jessica Tribble	✓	Newport
Ruthy Tyroler	✓	CAG: Board of Education
Francoise Violot	✓	CAG: Hoboken Family Alliance
Ora H. Welch	✓	CAG: HOPES
Richard Weinstein	✓	CAG: Hoboken
Ileana Ivanciu	✓	Dewberry
John Boulé	✓	Dewberry
Ken Spahn	✓	Dewberry
Mike Sears	✓	Dewberry
Larry Smith	✓	Dewberry

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Name of Attendee	✓	Organization
Gary Doss	✓	Dewberry
Sara Dougherty	✓	Dewberry
Zachary Davis	✓	Dewberry
Cliff Moore	✓	Dewberry
Jennifer Baer	✓	Dewberry
Anna Vanderhoof	✓	Dewberry
Bill Pendexter	✓	Dewberry
Max Reis	✓	Dewberry
Steve Eget	✓	Dewberry
Dennis Reinknecht	✓	NJDEP
Frank Schwarz	✓	NJDEP
Kerry Pflugh	✓	NJDEP
Ryan Walsh	✓	Fitzgerald & Halliday
Daniel Pittman	✓	OMA
Laura Baird	✓	OMA
Alyson Beha	✓	HUD
Pippa Brashear	✓	SCAPE

SUMMARY OF DISCUSSION

1. Welcome and Introductions from City Council President Ravi Bhalla and NJDEP Dennis Reinknecht:  
During the introduction Dennis Reinknecht of NJDEP acknowledged requests from the CAG for the timely dissemination of meeting summaries and other project information. He indicated that the presentation would provide a timeline for the release of this information.
2. A member of the CAG inquired about the status of the Citizen Outreach Plan (COP) and the response to comments. The CAG member elaborated on the comment that he submitted indicating that he believes that HUD's regulations require that the CAG have technical assistance at its disposal in order to evaluate the work of the project team. Dennis Reinknecht responded that all comments had been received and consolidated and responses have been prepared. The responses and revised COP are currently undergoing review by the State and will be released in the near future.
3. Presentation:  
The presentation, delivered by Ken Spahn of Dewberry, provided an overview of the meeting format; a description of the CAG communication framework; a summary of the Purpose and Need development and CAG input; an overview of the handouts available at the meeting, including the August CAG meeting summary, a draft fact sheet, the Purpose and Need, and a flyer advertising the September 24 Public Scoping Meeting; an overview of the Scoping Process; an overview of the Scoping Document; an overview of the Public Scoping Meeting; and, a description of public participation expectations with regard to both the general public and the CAG.

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- A CAG member requested a question and answer or comment session prior to proceeding to the breakout activity. He then stated that all comments provided by the CAG should be organized and presented back to the CAG for confirmation. He noted that there were many comments provided at the previous CAG meeting that did not seem to be represented in the Purpose and Need. He further indicated that timeliness of providing meeting summaries and project documents for review is key to developing trust and an efficient working process. He expressed the need for: clear and simple language in project documents, noting that the original project flyer does not include the word "flood;" reiterating of comment deadlines and other relevant project information; and a glossary of terms and acronyms. The CAG member indicated that the RBD Slow Stream project has done an effective job at disseminating clear information and could serve as a model. The CAG member requested that the format and agenda of the Public Scoping Meeting be provided to the CAG in advance of the meeting.
- A CAG member explained that the first meeting made her energized and excited about the project and that she wants to feels like a participant, not an audience member. She inquired about the format of the public scoping meeting. Ken Spahn responded that the meeting would function in a similar format as the CAG meeting. The CAG member requested a document that provides Frequently Asked Questions to help the prompt the public with topics to discuss or questions to ask at the Public Scoping Meeting. Kerry Pflugh of NJDEP responded that the FAQ is a good idea and that the Project Team will distribute this document in advance of the meeting.
- A CAG member reiterated the desire to feel like a participant and not an audience member.
- A CAG member suggested that the Public Scoping Meeting should have a panel discussion and that the stations should be presented during an open house at the beginning of the meeting rather than as part of the meeting program.
- A CAG member reiterated his belief that the CAG does not have the expertise or tools to properly evaluate the work of the project team and that the proper steps are not being put in the critical path. He indicated his intent to file a formal complaint with HUD. He suggested that a representative of the CAG have an opportunity to present at the Public Scoping Meeting.
- A CAG member suggested that trust is important and that the project team is not earning the CAG's trust by dismissing its requests and comments. The CAG member requested that HUD provide a representative to present at the Public Scoping Meeting.

4. Ileana Ivanciu of Dewberry explained the breakout stations, which represent the various components of the Scoping Document and the process for visiting and providing input at the stations.
5. Breakout Session:  
The CAG members were free to flow around the room and visit eight stations. Each station included information about the various Scoping Document subject areas and was staffed by at least one subject matter expert and one note taker. Participants were invited to learn about the subject and provide input. The feedback gathered at each of the stations is provided below. Comments and/or questions provided by the CAG members are being compiled and will be incorporated into the Final Scoping Document after the conclusion of the public comment period.
6. Station 1: Flood Risk 101:  
This station contained a map showing FEMA's Special Flood Hazard Areas (based on Preliminary FIRM data) and provided information on how flooding impacts the community.
  - What do FEMA's flood zones indicate? Instead of listing "AE 1%" in the legend, explain what that means; be more specific/ use plain English in the legend.
    - Specify what flood zone map we are using (FEMA 2015). A former building owner pointed out it was different from what he was used to because it was updated. It will be important to point that out.
  - What is flooding?
    - This might be an important question to ask the public in order to better understand what they interpret as flooding.
    - One woman described it as standing water for more than a few hours, ankle high or approaching the sidewalk/spilling onto the sidewalk.
    - Might be beneficial to describe what we understand as flooding.
  - Distinguish between Zone VE and AE (by percentage) on page 8 of the scoping document.
    - It's important to know that these areas were subject to a different type of flooding/damage. Was not wave action from the surge causing most damage but rather water rushing into the lower areas.

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7. Station 2: Overview of Project Background/NEPA/Purpose and Need:  
This station provided maps and documentation on the Purpose and Need, including copies of the draft Scoping Document, draft Purpose and Need statement, and draft project information flyers, and provided information on the overall NEPA process, particularly Public Involvement.
  - Put together FAQs to help people brainstorm questions: the project is so complex, CAG members (and members of general public) may not know where to begin to ask informed questions.
  - Visuals on the draft project fact sheet (central page of the fold-out) are too complex; please simplify.
  - Make sure CAG meeting summary notes get distributed in 5 days.
  - Get meeting agenda to CAG in advance so CAG can provide comment.
  - Flooding:
    - Number of buildings that suffered structural damage? From flooding?
    - How do we define flooding?
    - Describe the flood zones more on map i.e. more likely to flood less likely etc.
  - Links to source documents in scoping doc would be helpful so CAG members can do their own research.
  - Interactive map on project website:
    - Ability to zoom in and identify elevations at specific locations
    - Make available for Sept. 24th Public Meeting
  - Are we locked into this current grant funding being geared towards Phase I (Resist) and how can we be sure that the Resist portion is the best bang for buck?
  - Are we leaving out the other components of the project in favor of Resist?
  - Please distill the scoping document into more digestible language.
  - Have technical experts describe all their detailed studies in common language.
  - How was the Project Area defined and why does the southern limit stop where it does and not include more of Jersey City/ Newport area?
8. Station 3: Infrastructure/Concept Development/AA Process:  
This station provided information on the RBD visions for each component for the project concepts (Resist, Delay, Store and Discharge). Maps of the Study Area were provided and CAG members were encouraged to identify and draw out the locations for their concept ideas. A digital version is attached to this document.
  - Numerous people asked about the process for the development/selection of the concepts; it was explained that the development of the concepts will consist of an evaluation of numerous factors including the meeting of the purpose and need, environmental concerns and engineering concerns.
  - People were shown examples of the four components (Resist, Delay, Store, Discharge) that will be evaluated. Questions were asked about their inter-relationship.
  - All overhead electric lines should be placed underground. PSE&G has an Energy Strong program looking into this. They are responsible for their facilities.
  - Is the team considering infiltration?
  - Each board title should include a short definition.
  - CAG member reiterated desire for FAQ list to be submitted to CAG prior to public meeting.
  - How will the water be moved?
  - How is the geotechnical work coming? Is most of Hoboken clay?
  - Inquiries about infrastructure improvements to develop more storage opportunities within existing sidewalks. Discussed the constraint of the shallow groundwater table and if it the water table is high (which is the case in areas of Hoboken), water could come up through the sidewalk.
  - Have you considered placing trees along the river?
  - The following locations were pointed out as being critical locations to highlight on the map:
    - Three ferry terminals
    - Change fire station on 2nd and Madison to "Fire Station HQ and Dispatch"
    - Weehawken Fire station
    - Light rail stations on 2nd, 9th, and Weehawken
  - The following locations should be pointed out to show potential shelter areas: YMCA, Elk Club, and Stevens.
  - Maps were provided for CAG members to draw and identify their ideas that could be incorporated in the project's concepts. Please see the map attached at the end of this document which include handwritten comments typed up for easier readability.

9. Station 4: Air Quality/Noise/Vibration:  
This station provided information on potential sensitive receptors to noise, air quality and vibration impacts.
  - Open Space shown on the Map does not reflect all municipal level parks in Study Area.
  - The Jersey City label should be moved south to Rail Yard.
  - "Noise Receptors" on figure does not mean much, text should be changed to be more specific (i.e. potential sensitive noise receptors).
  - A new school was just opened up on 5th between park and garden, should be added to map.
  - Individual suggestion for giving quick talks from SME's during the large group session. Was unsure what our "noise receptors board really meant; it looked like another land use map".
  - We need to set the stage for the CAG, explain why certain receptors are more sensitive than others.
10. Station 5: Haz/Waste:  
This station provided information on sites (based on current screening) that may represent the potential for hazardous waste concern, as well as information on how these sites will be analyzed during the EIS.
  - During a recent town council meeting (last week) an interested member of the community heard that the BASF site was potentially going to be redeveloped in a manner that includes a park but also storm water retention capacity and that it was mentioned as part of the RBD project. It was suggested that all and any projects in the city be evaluated with the RBD project in mind to ensure that they mesh in a positive manner. It was also asked what type of liner might be used at the BASF site to ensure that there would not be any exposure from the contamination to kids playing in the park.
  - It was stated that a PSE&G site between 11th and 12th street near BASF might need to be included in our screening. He also said that there is a pump station being built near Maxwell Place that will pump water into the river and will probably be shut down by DEP in a few years.
  - How is the city's contemplation of raising building height allowances by 6 feet going to impact the project? Raising of the base flood elevation in Hoboken is not a good idea.
  - A team member (or members) should be advising the town government in order to be assured that other projects going on in the city are not at odds to the RBD project.
  - How can any of this be constructed, given the urban nature of Hoboken, and the complex manner in which the city can flood (surge, rainfall)? The water comes from all directions.
  - How are combined sewers going to be fixed in order to prevent the discharge of raw sewage out into the Hudson River?
  - Given how many utilities are already in the ground, and the minimal open ground in the city, how is any drainage system going to be installed that will be large enough to convey flood waters out of the city?
  - It was stated that other projects that are underway need to be evaluated as part of this project.

11. Station 6: Cultural Resources/Section 106:  
This station provided information on identified historic resources (architectural and archaeological) as well as information on the Section 106 process and how this process will be incorporated in the EIS.
  - Be aware of unrecorded archaeological sites within Stevens Point. Apparently, there are prehistoric sites scattered across Stevens Point that Stevens Institute is aware of but has not recorded nor reported to the New Jersey State Museum.
  - The entire city of Hoboken should be considered a historic property as historic resources are present all over the city, not just within the previously identified historic districts.

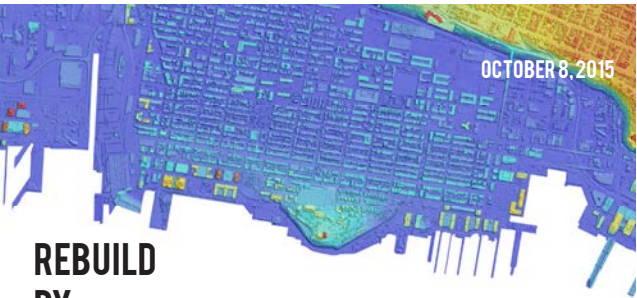
12. Station 7: Natural Ecosystem:  
This station provided information on resources (such as waterfront and in-water species habitat) within the Study Area, and how impacts to these resources will be analyzed within the EIS.
  - Discussed the natural resources of the shallow water areas along the waterfront, specifically the sturgeon habitat, and wondered if we would be able to install any seawall or revetment that would result in filling of the shallow waters along the waterfront, in regard to access to the river waterfront, and the problems it would pose for the ferry service and others that use the near shore areas. Discussed permitting required by USACE and NJDEP.
  - Discussion of the difficulty of people located in southwest portion of the Project Area regarding getting out of the city during the Sandy flooding, due to deep water and fencing along the light rail line.
  - Discussion about the shoreline flooding and the Long Slip, as an access point for the floodwaters. It was suggested that it should be filled in, as it serves no purpose now and there are rotting timbers/bulkheads on the innermost portion of the slip.

13. Station 8: Socioeconomics/Land Use/Zoning/EJ/Visual:  
This station provided an identification of vulnerable populations (notably minority and/or low income communities) within the Study Area and provided information on how impacts to these communities will be addressed and how outreach to these communities will occur during the project.
  - A lot of redevelopment is on-going in Jersey City. That should be taken into account for this project.
  - Make sure acronyms are defined before being used. This applies to written materials as well as presentations.
  - There was confusion about "Minority" and "Hispanic" being two distinct classifications on the minority populations display board. CAG members thought all Hispanic persons would be considered minorities.
  - During Sandy, flooding was particularly bad around the Shoprite and 9th Street.
  - In the days after Sandy, people were trapped in Hoboken because flooding blocked means of egress at both the north and south ends of the city. In desperation, people cut holes through the fencing along the light rail in order to get out. One woman walked to work this way for several days afterwards and was able to do her shopping in the area west of the light rail which was not flooded. She said she is not sure what would have happened if those holes in the fence had not been cut because that was the only way out for many people.
  - Harrison Street routinely floods all the way up to First Street. It often has sewer water mixed in.
  - The "100 stairs" now present at Ogden Street is helpful for people to get out during flooding.
  - Hoboken recently passed a new zoning ordinance to raise the allowable height of structures. A zoning presentation board would have been nice.
  - Approximately 1,400 flyers are needed to notify each resident of the Hoboken Housing Authority. Posting a few in hallways is not sufficient; each resident needs a flyer.
14. Adjourn:  
Ken Spahn thanked all for their attendance and participation, reviewed upcoming dates of meetings and due dates for comments, and reminded CAG members to take Public Scoping Meeting flyers on their way out and to provide comments on the Draft Fact Sheet.

Table 2: List of Action Items

Action Item	Assigned To	Due Date	Status
Provide comment on meeting summary	CAG	09.24.15	In process
Anticipated date to distribute agenda for Public Scoping Meeting to CAG	NJDEP/Dewberry	09.21.15	In process
Create FAQ for Public Scoping Meeting	NJDEP/Dewberry	09.21.15	In process

# OCTOBER 8, 2015 CAG MEETING



OCTOBER 8, 2015

## REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

### CAG MEETING SUMMARY

**DATE:** October 8, 2015  
**TIME:** 6:30 PM - 8:00 PM  
**LOCATION:** Jubilee Center of Hoboken  
601 Jackson Street | Hoboken | NJ  
**PURPOSE:** Recap on Project Status, Scoping Process and Introduction on Concept Screening

Table 1: List of Attendees

Name of Attendee	✓	Organization
Melissa Abernathy	✓	QLC
Don Conger	✓	North Hudson Sewerage Authority
Carter Craft	✓	CAG: Hoboken
Jennifer Gonzalez	✓	CAG: Green Team
Naomi Hsu	✓	CAG: Jersey City Senior Transportation Planner
Phil Jonet	✓	Hoboken Resident
Rev. Marvin Krieger	✓	CAG: Community Church of Hoboken
Ivan Schlachter	✓	CAG: Weehawken
Caleb Stratton	✓	City of Hoboken
Kostas Svarnas	✓	Newport

Rebuild by Design Hudson River: • Resist • Delay • Store • Discharge •

CAG Meeting Summary | 1

- A CAG member asked how far inland the “waterfront” extended. Rahul explained that the area considered the “waterfront” extends from the bulkhead to the walkway.
- A CAG member asked how seasonal variation in groundwater elevation is being taken into account. Rahul explained that monthly monitoring is being undertaken to show seasonal variation.
- A CAG member asked whether rainfall events affect the depth to groundwater. Rahul explained that the change in groundwater depends on the tide or storm surge. For bioswales to work, depth to groundwater needs to be between 10-20 feet.
- A CAG member asked for timestamps to be provided on the animation and noted that the animations appeared to show correctly how water entered the community at the Hoboken Terminal and around Weehawken Cove. The CAG member further stated that the model appeared to show how once the water receded from the shoreline, substantial ponding remained in the inland areas.
- CAG members asked to have screenshots of the model, showing various stages of flooding, available on the website.
- A CAG member noted that the Department of Maritime Science students had 30 data points showing extent of flooding, and commented that this data was being used by Rahul to help calibrate the model.
- A CAG member asked whether individual property owners are being asked about remediation efforts. Larry explained that for the Hazardous Waste Screening, a set of environmental remediation databases were being reviewed for current status of various site remediation efforts within the Study Area.

Ken Spahn completed the presentation by providing an overview of the Concept Screening process. Ken explained how criteria (areas of impact) and metrics (how we measure the criteria) are incorporated into a matrix in order to evaluate each project concept. The criteria and metrics reflect the data gathered to date; in the Concept Screening phase, the metrics will be more “qualitative” (with values such as “high,” “medium,” or “low”). In the Alternatives Analysis phase, we will have more quantitative data (numbers or values) to make more detailed comparisons. Ken provided an overview of the current criteria categories being developed by the Dewberry team and asked for input from the community. Ken also stated that a more in-depth criteria and metrics development workshop would be set up for the CAG in the future.

- A CAG member asked when input would be sought on the criteria and metrics. Larry and Dennis explained that a workshop would be set up later in the month and that information would be sent out in advance so that CAG members have enough of a chance to review the materials.
- A CAG member noted that the criteria match up with areas of study in the Scoping Document. He encouraged members to read the document to familiarize themselves with other possible criteria.

4. Q&A and Wrap-Up:  
Ryan Walsh thanked members for attending and opened up the forum for any other general questions or comments. Several members of the CAG stayed behind to provide more comments on the Study Area map (see attached).

- Caleb Stratton with the City of Hoboken stated that he would follow up with CAG members to determine the best date for the criteria/metrics workshop meeting. CAG members suggested that it would be best to meet in two weeks (last week of October).

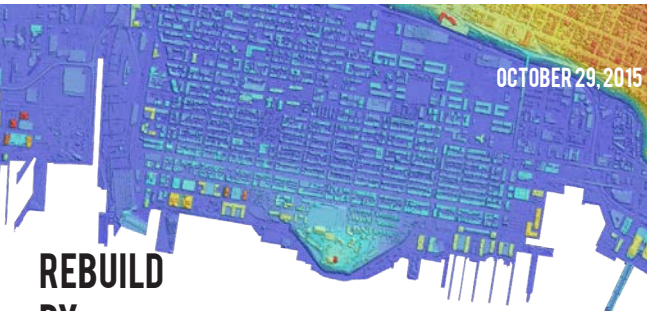
Table 2: List of Action Items

Action Item	Assigned To	Due Date	Status
Provide comment on meeting summary	CAG	10.21.15	In process
CAG workshop on Screening Criteria	Hoboken/NJDEP	TBD	In process

Rebuild by Design Hudson River: • Resist • Delay • Store • Discharge •

CAG Meeting Summary | 4

# OCTOBER 29, 2015 CAG MEETING



OCTOBER 29, 2015

## REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

### CAG MEETING SUMMARY

**DATE:** October 29, 2015  
**TIME:** 6:30 PM - 8:00 PM  
**LOCATION:** Hoboken City Hall  
94 Washington Street | Hoboken | NJ  
**PURPOSE:** Recap on Project Status, Scoping Process and Screening Criteria/Metrics Workshop

Table 1: List of Attendees

Name of Attendee	✓	Organization
Melissa Abernathy	✓	CAG: QLC
Jaclyn Cherubini	✓	CAG: The Hoboken Shelter
Carter Craft	✓	CAG: Hoboken
Jennifer Gonzalez	✓	CAG: Green Team
Gerard Heimbuch	✓	Resident
Naomi Hsu	✓	CAG: Jersey City Senior Transportation Planner
Rev. Marvin Krieger	✓	CAG: Community Church of Hoboken
Noemie Lafaurie-Debany	✓	CAG: Balmori Associates
Vito Lanotte	✓	CAG: Hudson Tea
Ken Missbrenner	✓	Resident

## SUMMARY OF DISCUSSION

1. Welcome and Introductions:  
Ryan Walsh with the Dewberry Team welcomed the CAG members and thanked them for taking time to attend the third CAG meeting. Ryan introduced the presentation and outlined the meeting’s agenda.
2. Housekeeping:  
Dennis Reinknecht of NJDEP noted that scheduling commitments were made in the previous CAG meeting regarding providing CAG members with responses and information in a timely fashion. Dennis noted that all commitments regarding the previous meeting were met and stated that for the current meeting, a summary of the meeting would be provided to the CAG and that the team asks that CAG members provide feedback on the summary within five days of receipt. It was also noted that improvements are currently being made to the project website.
3. Presentation:  
Ken Spahn of Dewberry provided an overview of the current project status, including a recap of the scoping meeting, update on the status of the Scoping Document, and a reiteration that the comment period closes on October 9. Ken thanked CAG members who attended the Scoping Meeting and Ken also provided a recap on the two drop-in sessions that were held the week following the Scoping Meeting.
  - Dennis asked CAG members how they felt about the drop-in sessions. CAG members indicated that not enough time was provided prior to the drop-ins to allow members of the public time to attend. It was requested that at least two weeks advance notice be provided prior to scheduling public sessions. Another member of the CAG stated that the times (late evening) were not ideal for some people.

Ken Spahn noted that so far about 75 comments have been received on the Scoping Document. Comments on the Scoping Document have been received in many forms, from written (such as those left in comment boxes at the Scoping Meeting or via email to the project email address), to verbal interactions at the various meetings. Ken informed the CAG that comments on the Scoping Document range widely, from specific flooding concerns, to very general comments regarding the proposed project concepts. Substantive comments will be incorporated into the Scoping Document and a final version will be issued at the end of the month.

- A CAG member asked how the Scoping Document impacts the project. Ken and Larry Smith of Dewberry informed the CAG member that the Scoping Document acts as a framework/roadmap for the project process. Another CAG member asked if it was too late to provide “big picture” comments on the project concepts. Larry responded that no, comments on the project concepts would continue to be accepted.
- A CAG member suggested that it is important to allow people to provide comments, and not just questions, at public meetings. This is in response to the Scoping Meeting Q&A session format. Due to time constraints, the Q&A session had been limited to questions; if people had comments, they were encouraged to follow up at another time. The CAG member suggested that it was important to allow people to simply make comments or statements in order to make it feel more inclusive for the public.

Rahul Parab of Dewberry provided an overview of the data collection and flood modeling process. Rahul detailed the ongoing data collection efforts, particularly the waterfront inspection and geotechnical groundwater depth investigations. He explained that the waterfront inspections tell us the current status of the existing waterfront structures, including their capability to support a *Resist* strategy. He also explained that the groundwater investigations revealed that the Study Area has very high groundwater, which will impact the ability to construct certain types of *Delay/Store* components. Rahul then showed the CAG two time-lapse animations developed to show a Sandy-type flood event: one animation showed overall heights of flood water, the other showed the depths of the water. Dennis also informed the CAG that Stevens Institute is being engaged to help calibrate and QA/QC the coastal model.

Rebuild by Design Hudson River: • Resist • Delay • Store • Discharge •

CAG Meeting Summary | 3

Name of Attendee	✓	Organization
Kevin O’Brien	✓	CAG: The Shipyard Marina
Meika Roberson	✓	CAG: Hoboken University Medical Center
Luke Schray	✓	Resident
Noelle Thurlow	✓	CAG: Resilience Adventures
Jessica Tribble	✓	CAG: Newport
Francoise Violot	✓	CAG: Hoboken Family Alliance
Richard Weinstein	✓	CAG
Ken Spahn	✓	Dewberry
Rahul Parab	✓	Dewberry
Larry Smith	✓	Dewberry
Gary Doss	✓	Dewberry
Sara Dougherty	✓	Dewberry
Steve Hodapp	✓	Dewberry
Brian Sayre	✓	Dewberry
Matthew Shultz	✓	Dewberry
Ileana Ivanciu	✓	Dewberry
Frank Schwarz	✓	NJDEP
Clay Sherman	✓	NJDEP
Ryan Walsh	✓	Fitzgerald & Halliday
Caleb Stratton	✓	City of Hoboken
Laura Baird	✓	OMA
Timothy Ho	✓	OMA
Nans Voron	✓	SCAPE

## SUMMARY OF DISCUSSION

1. Welcome and Introductions:  
Ryan Walsh with the Dewberry Team welcomed the CAG members and thanked them for taking time to attend the fourth CAG meeting, recognizing it as the third anniversary of Superstorm Sandy. Ryan introduced the presentation and outlined the meeting’s agenda.
2. Housekeeping:



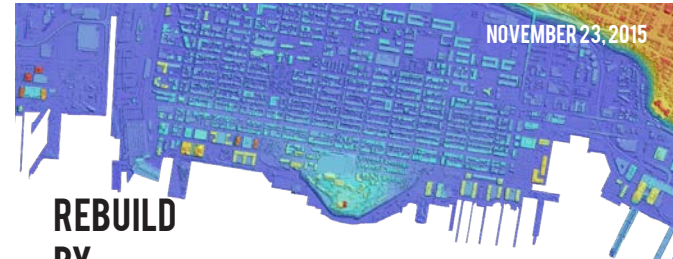
providing CAG members with responses and information in a timely fashion, but two of the deadlines were missed. Frank noted that improvements have been put into place to meet deadline.

3. Presentation:  
Ken Spahn of Dewberry provided an overview of the current project status, including an update of the Scoping Documents. Approximately 200 comments were received during the comment period, and Dewberry is currently preparing the Comment Response Document, as well as the revisions to the Scoping Document itself.

- A CAG member asked if an additional comment period would be allowed for the revised Scoping Document. Ken Spahn and Larry Smith of Dewberry noted that no additional comment period would be initiated after the revisions are incorporated.

Ken Spahn provided a definition of criteria and metrics, and how they relate to the screening process. Ken provided a definition of quantitative versus qualitative metrics, and informed the CAG that at the concept screening phase, most of the evaluations will be qualitative. Ken provided examples of qualitative and quantitative metrics, and provided an overview (with examples) of the criteria and metrics that are proposed to be used for the concept screening. During the presentation, the following comments and questions were made:

- A CAG member asked that since the project will impact flooding patterns, is it possible that it will result in increased flooding to unprotected areas, including Jersey City to the south. The CAG member further asked if this could be added as a criteria to be evaluated for the concepts. Ken responded that the degree of impacts to other areas will be studied in detail in the modeling and in the EIS. Ken also stated that Dr. Blumberg with Stevens Institute is assisting in the modeling effort.
- A CAG member asked if the model extends to the western shore of Manhattan, across the Hudson. Ken answered that this area is included in the model.
- A CAG member asked how you will be able to measure "90%" flood risk reduction, etc. Ken and Matthew Shultz of Dewberry stated that we will compare coverage of the project to the floodplain, and that modeling would show how well the proposed concept stands against different storm events.
- A CAG member asked how the effectiveness of the Concepts will be measured, related to flood risk reduction. Ken responded that the modeling will help show the effectiveness. The CAG member followed up with a question asking how the effectiveness of the project will be evaluated when the project is completed. He expressed concern that Dewberry will be gone by then. Ken and Frank Schwarz of NJDEP explained that after this phase of the project there will be engineers involved in the final design as well as the construction of the selected preferred alternative.
- A CAG member asked why flood reduction thresholds were set between 80%, 90%, etc. The CAG member asked if this was based on previous studies. Ken responded that they were based on the professional judgment of Dewberry engineers. Caleb Stratton of the City of Hoboken offered that the intention is to get as close to 100% as possible, so strategies that reduce flood risk by a small amount were not considered. Caleb also suggested that Dewberry is providing a framework for evaluation of the concepts, and that if CAG members felt the metrics should be changed then they should provide comment.
- A CAG member asked if sub-categories for critical infrastructure were included in the criteria. Ken responded that at this stage there are not; however, this may be included in later screening (at the alternatives analysis phase) once more data is available.
- A CAG member asked how the reduction in flooding from regular/abnormal high tides is being taken into account with the screening, and how are impacts from high tides vs. rainfall vs. storm surge are being separated out. Ken responded that the impacts from high tides are included under the protection from 100 year coastal events, and that the problems may be independent but the solutions may be connected.
- A CAG member asked if there are tradeoffs in the criteria. Ken responded that yes, this was something that would need to be taken into account during screening; a concept ranking "Good" in one criteria may result in a "Poor" ranking in another criteria.
- A CAG member asked what the level of durability would be for the proposed project - how long would it last? 50 years, 100 years? Ken stated that the current design plan was for 50 years, although that was subject to consideration.
- A CAG member noted that one week for review and comment was not enough time and requested that the



NOVEMBER 23, 2015

# REBUILD BY DESIGN

• RESIST • DELAY • STORE • DISCHARGE •

## HUDSON RIVER

Hoboken • Weehawken • Jersey City

### CAG MEETING SUMMARY

**DATE:** November 23, 2015

**TIME:** 6:30 PM – 10:00 PM

**LOCATION:** Hoboken Multi Service Center  
124 Grand Street | Hoboken | NJ

**PURPOSE:** Recap on Project Status and Overview of Concepts and Concept Development

Table 1: List of Attendees

Name of Attendee	✓	Organization
Nathaly Augusto Filion	✓	CAG: Sustainable Jersey
Ravi Bhalla	✓	CAG
Carter Craft	✓	CAG
LaTrenda Ross	✓	CAG
Kostas Svarnas	✓	CAG: Newport
Meredith Hayes	✓	CAG: Hoboken Family Alliance
Marvin Krieger	✓	CAG: Community Church of Hoboken
Vito Lanotte	✓	CAG: Hudson Tea Building
Lynn Englum	✓	Rebuild by Design
Luke Schray	✓	Jersey City CAG

comment deadline for criteria and metrics be pushed to November 9. NJDEP and Dewberry agreed to push the deadline back to November 9.

- A CAG member asked why the project is moving forward when loose ends remain from previous stages. The CAG member asked why Dewberry isn't considering the BASF site. Ken responded that the City is moving ahead with long-standing plans to develop BASF and that this will be considered as part of our project. The CAG member suggested that Dewberry should try to halt the City's plans with regard to BASF.
- A CAG member asked if the Benefit-Cost Analysis would consider the proposed Resist structures in the south may be obsolete when/if Jersey City moves forward with their own plans for flood resiliency. Ken stated that other nearby projects would be considered as part of the EIS analysis.
- A CAG member asked if Dr. Blumberg could be made available for the concept screening workshop. Ken stated that this could be arranged.

4. Breakout Session

Four stations were laid out to reflect the five main screening criteria categories. Each station was attended by members from the Dewberry Team, including subject matter experts. CAG members were encouraged to speak directly with the Dewberry Team members to learn more about each criteria and metric and provide comments, questions and suggestions. The following questions/comments were asked to Subject Matter Experts during the Breakout Session:

- A CAG member asked at the Flood Risk Reduction/Coastal Storm Surge criteria, can we add the statement "and does not pose any adverse flooding impacts to adjacent communities." It was discussed that this would need to be added to all rating categories, as it is a requirement with regulatory agencies for any concepts proposed.
- A CAG member asked if the concepts being developed within funding constraints. It was explained that funding was not being considered in the concept development, and that potential funding mechanisms would need to be revisited upon recommendation of a preferred alternative.
- A CAG member noted that for the Flood Risk Reduction/Rainfall criteria, it seems the criteria should include more than just volume, and that the volume is being taken from the right areas addressing the problems at hand.
- A CAG member asked if the old piers near the Tea House be left in place once the Resist feature is constructed? If so, will they affect the coastal flooding effects?
- A CAG member noted that the old piers near the Tea House currently are used as nesting areas by many birds. Are the piers considered habitat for the birds and if the piers are removed, will that negatively affect the birds?
- A CAG member asked if the BASF site is going to be used in the flood mitigation project, will the rest of the contamination from the BASF site, including any soils or groundwater plume, also be addressed and remediated?

Following the Breakout Session, another Question and Answer session was held. The following comments and questions were made:

- A CAG member voiced his concerns about past experience with redeveloping hazardous waste sites within the City of Hoboken. The example he provided was 1600 Park, which was recently redeveloped by the city. Unexpected contamination was found during the project that caused long time delays and budget overruns. The CAG member offered this experience as a warning to the project. Ken and Frank noted that the current phase of the project does not involve soil sampling; this would occur later in the project as it reaches final design and construction. If sampling indicates that the preferred alternative alignment needs to be slightly modified, then that will be addressed at that time.
- A CAG member followed up on the previous question, asking about soil suitability and how Dewberry was determining it. Rahul Parab of Dewberry explained that waterfront suitability investigations were underway, which involved geotechnical borings. Rahul also said that Dewberry has reached out to other waterfront

organizations, including local builders, who have their own geotechnical information. Frank noted that as with hazardous waste concerns, more detailed geotechnical investigations would occur during the final design phase of the project.

To conclude the meeting, Ryan Walsh thanked members for attending and encouraged members to take copies of the screening matrix and comment sheets.

Table 2: List of Action Items

Action Item	Assigned To	Due Date	Status
Provide comment on meeting summary	CAG	11.5.15	In process
CAG workshop on Concept Screening	Hoboken/NJDEP	TBD	In process

Name of Attendee	✓	Organization
Clay Sherman	✓	NJDEP
Ryan Walsh	✓	Fitzgerald & Halliday
Caleb Stratton	✓	City of Hoboken
Dawn Zimmer	✓	City of Hoboken
Laura Baird	✓	OMA
Timothy Ho	✓	OMA
Alex Yuen	✓	OMA
Daniel Pittman	✓	OMA
Nans Voron	✓	SCAPE
Pippa Brashear	✓	SCAPE
Alyson Beha	✓	HUD
Sara Margolis	✓	HUD

## SUMMARY OF DISCUSSION

- Welcome and Introductions:**  
Ryan Walsh with FHI welcomed the CAG and introduced Mayor Zimmer, who made opening remarks. Mayor Zimmer thanked the CAG members for continuing to work together to help move the project forward. Ryan Walsh then briefed the CAG on the meeting agenda and breakout format.
- Housekeeping and Project Status:**  
Ken Spahn with Dewberry noted that all deadlines set at the previous CAG meeting had been met. Ken noted that we are currently in the Feasibility and NEPA phase of the project, and that in order to meet the 2022 deadline these phases need to be complete so that final design can begin in early 2017; this is why the project has such an aggressive schedule. Ken noted that we are currently in Concept Development; the Dewberry Team has worked internally as well as with stakeholders to develop five concepts. Ken stated that these are the foundations of what will ultimately be built, which is why it is important for CAG members to provide input now.
- Concept Development:**  
Daniel Pittman with OMA provided a description of the Concept Development phase, explaining how the team produced the 5 concepts from a broad range of possible alignment components. A toolkit was developed and examined using a suitability assessment to determine which possible components were feasible, prudent and practical; then the components were placed together to form concepts that fit general themes (such as high degree of flood reduction, low degree of flood reduction, etc.). Daniel explained how the concept development and concept screening process fits into the ultimate selection of the preferred alternative. Daniel then gave an overview of the Delay, Store and Discharge portions of the concepts.

Laura Baird with OMA explained that the Delay, Store and Discharge components are the same on all concepts. Laura then provided an overview of the Resist station being reviewed in each of the 5 Concepts, and described how these stations were developed

- A CAG member asked what the difference is between concepts and alternatives. Daniel Pittman explained that the difference is in the level of engineering and detail; a concept has much less detail than an alternative. As concepts are screened out through the screening process, those that remain will be further studied through feasibility and environmental analysis to refine their design.
  - A CAG member asked when we will be moving to alternatives. Ken Spahn answered that we will be advancing to the alternatives phase after we screen the concepts, which will occur in the coming weeks. A CAG member then noted that this places screening during the holidays, which is inconvenient for the public. Daniel Pittman emphasized that many meetings would be set, including an additional meeting with the CAG, a public meeting, and two walk-in meetings, and that the public would be able to provide comment outside of meetings as well.
  - A CAG member asked what kinds of qualifications they need in order to be able to review the material. Kerry Pflugh with NJDEP explained that residents' own local knowledge and experiences are what is needed.
4. Breakout Session:
- Ryan Walsh broke out the CAG members into three stations, which were each operated by Dewberry and OMA staff. Each station described two concepts, and one station described one concept and the Delay, Store, Discharge component. The CAG members were rotated between the stations, spending 15 minutes at each station, to cover all concepts plus the Delay, Store and Discharge components. CAG members raised questions or comments to the Dewberry/OMA staff during the breakout session. Below is a summary of main questions/comments:
- Regarding Delay, Store and Discharge, CAG members asked questions about the size and locations of the proposed water storage tanks and specifics regarding maintenance - who will pay for operation and maintenance costs for the new Delay, Store, Discharge systems? Questions were also raised regarding the proposed BASF feature, and whether the separated Hoboken Housing Authority system can be drained to it instead of creating a new pond next to the light rail tracks. Another CAG member also asked whether the system will address drainage issues from upland areas within Weehawken/Union City - Hoboken accounts for only about 20% of the NHSA stormwater intake, will we be addressing the remaining water that flows into the system from these other areas?
  - Regarding Resist strategies, several CAG members had questions about whether a "mix and match" approach could be used; they stated that they liked north components from some concepts and south components from others and wanted to know if these could be rearranged into new concepts. Some CAG members also felt that once screening began, some concepts would be rejected because one part fails, while the rest still works; they felt that mixing and matching would help reduce this possibility.
  - CAG members expressed concern over the amount of on-street parking that would need to be removed for certain concepts with in-street Resist alignments, and asked if the concepts could be modified along the same alignment by using other locations, such as sidewalks.
  - CAG members noted that all five resist strategies had similar southern alignments near the Jersey City and Hoboken border. They also expressed concern over the need to ensure coordination between NJ Transit and the project team to ensure that we do not duplicate/overlap efforts.
  - CAG member asked if we are taking global sea level into account for the creation of the concepts.
  - CAG member asked if we could provide a map showing all of the first floor elevations to aid in decision making process of concepts.
  - CAG member asked are we coordinating with developers as we develop concepts/alternatives.
  - CAG member asked can we provide reference projects for them to make more informed decision regarding concepts.

5. Q&A and Wrap-Up:
- After the Breakout Session, Ryan Walsh thanked members for taking time to participate in the meeting. Ken Spahn noted that CAG members could take 11x17 printouts of the concepts home with them to review. Dennis Reinknecht noted that two walk-through sessions would be held by the City of Hoboken and NJDEP to walk the waterfront and go over the concepts. Mayor Zimmer encouraged members to participate in these walk-through sessions if they were available so that they could

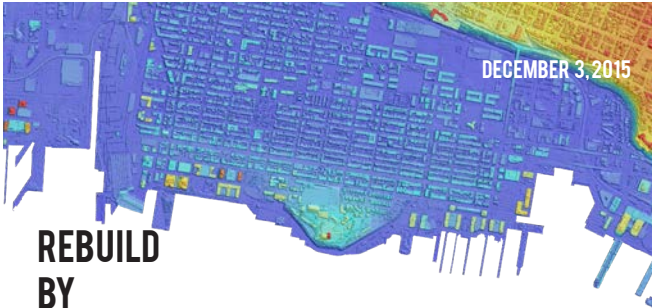
NOVEMBER 23, 2015 CONTINUED...

- A CAG member noted that conflicting answers had been given regarding the ability to spend money/develop on private property. Dennis said that the usage of private property was discouraged because it would have schedule-related impacts. Mayor Zimmer noted that Hudson Street is private; this Concept would therefore require additional time to go through agreements with private owners, all of which would need to be taken into consideration during screening.
- A CAG member noted concern about Operations and Maintenance costs. Dennis stated that these costs would be further studied as part of the feasibility analysis.
- A CAG member stated that it would be preferable to mix and match. Specifically, the CAG member stated that it would be ideal if a northern alignment from one concept could be matched with the southern alignment of another concept to create a new concept. The CAG member recognized that this may have implications on the schedule, but enforced that it was particularly important at this stage of the project to get things right. The CAG member suggested that another month or two should be spent on concept development to help create new "hybrid" concepts, and suggested that the overall schedule (project completion by 2022) could still be met by borrowing time from the final design or construction phase of the project. The CAG member recognized that the current concepts represented a general range of flood risk reduction (least to highest), but that this didn't necessarily meet the public's needs; instead, the CAG member suggested that the public may want options that had maximum protection in one area but reduced protection in others. CAG members noted that the alignments developed by the Dewberry team were acceptable, but they wished for new combinations of the alignments. The CAG asked if it is possible for such hybrid concepts to be developed and presented to the public in addition to the 5 concepts developed by the Dewberry team. John Boule with Dewberry responded that such hybrid concepts can be developed because we are still in the concept development phase. Ken noted that we still need to be aware of the overall project schedule, and that borrowing time from later phases of the project may not be ideal because it would put added pressure on those future phases.
- A CAG member noted that many questions have been brought up that should be answered before we move forward; the CAG member gave as an example that the concepts may cause increased flooding to Jersey City. The CAG member said that this should make these concepts drop off, so why advance them now? Dennis responded by stating that we will continue to work with NJ Transit to coordinate our efforts with theirs to make sure impacts to Jersey City are minimized. John followed up by stating that flaws like that may be encountered as we move forward, through refinements of concepts and the flood model. If such flaws are encountered, we would need to change the concept/alternative to ensure that the flaw is corrected.

Table 2: List of Action Items

Action Item	Assigned To	Due Date	Status
Provide comment on meeting summary	CAG	12.7.15	In process
CAG workshop on Concept Screening	Hoboken/NJDEP	TBD	In process

DECEMBER 3, 2015 CAG MEETING



REBUILD BY DESIGN HUDSON RIVER

RESIST DELAY STORE DISCHARGE

Hoboken Weehawken Jersey City

CAG MEETING SUMMARY

DATE: December 3, 2015  
TIME: 6:30 PM – 9:00 PM  
LOCATION: Hoboken Multi Service Center  
124 Grand Street | Hoboken | NJ  
PURPOSE: Recap on Project Status and Workshop on Concepts and Concept Screening

Table 1: List of Attendees

Name of Attendee	✓	Organization
John Carey	✓	CAG: American Legion
Naomi Hsu	✓	CAG: Jersey City
Vijay Chaudhuri	✓	CAG: Hoboken
Francois Violet	✓	CAG: HFA
Maureen Crowley	✓	CAG: Embankment Preservation Coalition
Marvin Krieger	✓	CAG: Community Church
Richard Weinstein	✓	CAG
Noelle Thurlow	✓	CAG: Resilience Adventures
Peter Cunningham	✓	Hoboken 5 <sup>th</sup> Ward Councilmember
Tiffany Fisher	✓	CAG

Rebuild by Design Hudson River: RESIST DELAY STORE DISCHARGE

CAG Meeting Summary December 3, 2015 | 1

Name of Attendee	✓	Organization
Carter Craft	✓	CAG
John Carey	✓	CAG: Hoboken Historical
Gregg Lanez	✓	CAG: Jersey City Environmental Commission
Ciro Scalera	✓	CAG: NJ Laborers Union
Melissa Abernathy	✓	CAG: QLC
Michael Russo	✓	Hoboken Council
Mike Defusco	✓	Hoboken Council
Daniel Ortega	✓	ELEC 825
Lynn Englum	✓	RBD
Ken Missbrenner	✓	CAG: BRS, Inc.
LaTrenda Ross	✓	CAG
Jim Doyle	✓	CAG
Ruben Ramos	✓	CAG
Steve Berczih	✓	CAG
Ken Spahn	✓	Dewberry
Ileana Ivanciu	✓	Dewberry
Larry Smith	✓	Dewberry
Sandri Lamo	✓	Dewberry
Gary Doss	✓	Dewberry
Clifford Moore	✓	Dewberry
Mohammed Al-Arag	✓	Dewberry
Zachary Eulo	✓	Dewberry
Jennifer Baer	✓	Dewberry
Zachary Davis	✓	Dewberry
Brian Sayre	✓	Dewberry
Anna Vanderhoof	✓	Dewberry
Sara Dougherty	✓	Dewberry
Rahul Parab	✓	Dewberry

Name of Attendee	✓	Organization
Alan Blumberg	✓	Stevens Institute
Dave Rosenblatt	✓	NJDEP
Kerry Pflugh	✓	NJDEP
Dennis Reinknecht	✓	NJDEP
Frank Schwarz	✓	NJDEP
Clay Sherman	✓	NJDEP
Ryan Walsh	✓	Fitzgerald & Halliday
Dawn Zimmer	✓	City of Hoboken
Laura Baird	✓	OMA
Timothy Ho	✓	OMA
Alex Yuen	✓	OMA
Daniel Pittman	✓	OMA
Nans Voron	✓	SCAPE
Pippa Brashear	✓	SCAPE
Alyson Beha	✓	HUD

SUMMARY OF DISCUSSION

- Welcome, Introductions and Housekeeping:  
Ryan Walsh with FHI welcomed the CAG and introduced Mayor Zimmer, who made opening remarks. Mayor Zimmer thanked the CAG members for continuing to work together to help move the project forward and acknowledged the presence of several Hoboken City Council members. LaTrenda Ross, co-chair of the CAG, asked that all CAG members do their best to help distribute information about the project to their community. Ryan Walsh then briefed the CAG on the meeting agenda and format, and housekeeping items.
- Project Status and Recap from Previous Meeting:  
Ken Spahn with Dewberry reiterated the project process, noting that we are currently in the Feasibility and NEPA phase of the project, and that in order to meet the 2022 deadline these phases need to be complete so that final design can begin in early 2017; this is why the project has such an aggressive schedule. Ken noted that we received a lot of good feedback at the previous meeting and two walk-through sessions held prior to the Thanksgiving Holiday, and stated that we incorporated CAG input into a new Concept A with two southern alignment options. Ken noted that today's meeting will focus on the Resist elements of the project as we describe the screening of concepts, because the Delay, Store and Discharge elements are the same in all concepts.
- Recap of Criteria and Metrics:

concept.

- Breakout Session:  
Ryan Walsh reiterated the breakout format; the CAG would be broken into three or four stations (depending upon number of people present), each attended by members from the project team who would cover all Concepts (A1[2], B, C, D, and E1[2],) as well as the screening for each. CAG members would be encouraged to provide input directly to the Dewberry team, asking questions or sharing information. The following is a summary of questions and comments made during the Breakout sessions:
  - A CAG member asked if the criteria were weighted at this point. The project team responded that at this point they were not weighted. Another CAG member noted that weighting the criteria would be very subjective.
  - CAG members noted that the buildings on the north waterfront not covered by inland concepts (A1, A2, E1 and E2) are mostly high-rise residential buildings. The CAG members noted that under current conditions (or conditions if A1, A2, E1 or E2 are selected) the flood impacts to these buildings is likely minimal; specifically, impacts to residential units would be minimal because they are mostly on the second floor (or higher) of these buildings. The CAG members stated that this needs to be taken into consideration when screening these concepts.
  - A CAG member noted that the purpose of NEPA is to do an environmental impacts analysis. The CAG member asked if this was being done at this point. Dewberry team members said that it was; environmental factors are part of the screening matrix. The team members noted that at this point these evaluations are qualitative, but will be more detailed during the alternatives phase, once more detailed engineering is completed.
  - A CAG member noted that the parking lot at Observer Highway and Washington Street is a major pass-through for pedestrian traffic going to/from the terminal and PATH station. The CAG member stated that pedestrian traffic and pedestrian access needs to be analyzed. Ken Spahn noted that we are currently undertaking a traffic analysis and that pedestrian accessibility would be included in the EIS.
  - Several CAG members expressed concern about on-street alignments. CAG members were concerned that Resist structures within roadways may have adverse visual impacts, as well as adversely impact land values to adjoining buildings. CAG members were also concerned about street alignments that would involve removing parking spaces.
  - Several CAG members noted that Concepts C and D appear to be the most likely to drop out. Others noted that while they appeared to be the most likely to not carry forward but doing so would be premature. Dewberry explained some of the challenges related to Concept C and D including anticipated cost, permitting issues, construction issues and concerns about maintenance costs over the course of time.
  - Many CAG members expressed that the southern alignment be shown near the Hoboken Yard Redevelopment Plan on Concept A, B, and E. As the status of the Redevelopment Plan agreement is not yet final we should have an Option 1 and Option 2 showing the northern and southern alignments similar to the options shown on Concept A, shown on Concept B and E as well.
- Q&A and Wrap-Up:  
After the Breakout Session, Ryan Walsh thanked members for taking time to participate in the meeting, and asked if there were any questions/comments that CAG members would like to bring to the group as a whole. Below is a summary of questions and comments brought up during this session:
  - A CAG member asked what the structure of the Public Meeting on 12/10 will be. Ken responded that at this time we are still working on the format, but it is anticipated to be a combination of the 11/23 and 12/3 CAG meetings, with an overview of project status and background, and breakout sessions to cover concepts and screening.
  - A CAG member noted that people may like north/south alignments from other concepts and would like the ability to mix and match to create hybrid concepts. Ken noted that we are doing that now; the Dewberry team took feedback from the CAG and generated a new option for Concept A. Ken recognized that additional changes may occur as concepts advance into alternatives.
  - A CAG member asked how the three build alternatives will be made official. Ken responded that we will be meeting

forward. The Mayor also stated that the city would like to hold future walk-throughs of the concepts and encouraged members of the public to attend.

- A CAG member noted that many of the people in the community view north and south solutions as separate choices, and that aggregating them into one Concept is confusing for many. The CAG member asked if the concepts could be presented as separate north/south solutions. The CAG member was also concerned about the ultimate feasibility of some of the concepts and said that adding a CAG-hybrid option would add credibility to the process.
- A CAG member noted that in order for concepts to advance the team will need to do complex flood water analysis, otherwise it will not be known whether the money is being spent in the right places.
- A CAG member noted that if we know now that some concepts may be beyond the current level of funding, why are we even considering them at this point? Mayor Zimmer responded that it is very important to look at all possible options. The Mayor noted that originally she felt that we should be able to build a project that can protect the entire community; it is only through this process that we can determine whether or not that is actually a feasible option. Ken also noted that for NEPA purposes we need to look at a full range of feasible options. Ken noted that all the concepts are technically feasible, but some may be "less" so than others; we can only tell that by going through this process.
- A CAG member noted that some of the concepts rank "Poor" under the BCA, and that this is a non-starter. Ken cautioned that at this point the BCA is very preliminary. The CAG member stated that her concern is that many of these concepts may not be feasible and it would be better if more "feasible" options were presented.
- A CAG member noted that we could go forward with options that are more expensive and leverage additional funding from private land owners/developers in the future. Ken noted that this is an option, but we need to recognize the ultimate timing restrictions in place from the HUD funding. Dave Rosenblatt with NJDEP noted that private funding sources may come through during the final design phase.
- A CAG member stated that we need to make sure we keep in mind the HUD timing restrictions. The CAG member also said that we need to focus on flooding where the impacts are the worst; the CAG member said that flooding along the waterfront is bad, but those waters recede after the storm passes. The worst flooding occurs when the water goes "over the saddle" to the city's west, where it can't drain out. The CAG member emphasized that we need to make sure this area is protected.
- Mayor Zimmer reiterated that she feels we need to analyze options that protect the entire waterfront along with those that don't. Mayor Zimmer also reiterated the need to have CAG members participate in walk-throughs so they can visualize for themselves what particular components of the project will look like within the context of the existing community.

Ryan Walsh thanked members for attending and encouraged members to take comment sheets and provide feedback.

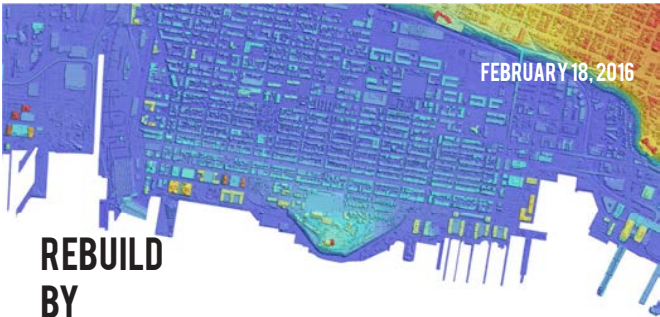
Table 2: List of Action Items

Action Item	Assigned To	Due Date	Status
Provide comment on meeting summary	CAG	12.17.15	In process
Public Concept/Screening meeting	Hoboken/NJDEP	12.10.15	In process

DECEMBER 10, 2015  
PUBLIC MEETING

AND

DECEMBER 14, 2015  
DECEMBER 15, 2015  
DECEMBER 17, 2015  
DROP-IN SESSIONS



REBUILD  
BY  
DESIGN

• RESIST • DELAY • STORE • DISCHARGE •

HUDSON RIVER

Hoboken Weehawken Jersey City New Jersey

PUBLIC MEETING DRAFT  
SUMMARY

DATE: February 18, 2016

TIME: 6:00 PM – 9:00 PM

LOCATION: Wallace School  
1100 Willow Avenue | Hoboken | NJ

PURPOSE: Community Meeting: Project Alternatives Update

ATTENDANCE

The meeting was attended by approximately 241 members of the public. Please see attached sign-in sheets for a complete listing of all attendees.



MEMORANDUM

The following memorandum summarizes comments and suggestions submitted by over 200 people (received by New Jersey Department of Environmental Protection [NJDEP] as of 1/6/15) following the presentation of five RBDH Concepts in a public forum at the Thursday December 10, 2015 Public Meeting and the subsequent follow-up Drop-in sessions shown below:

- Monday December 14, 2015 (Hoboken Session)
- Tuesday December 15, 2015 (Drop-in Session)
- Thursday December 17, 2016 (Drop-in Session)

Presentations and public comments during the December 10, 2015 Public Meeting were recorded and can be found at <http://www.rbd-hudsonriver.nj.gov>. In addition to interactive Q&A sessions held during each meeting, public input was provided in writing through the use of comment forms provided at the meetings; submitted in person through postal mail, email ([rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)) and via the project website (<http://www.rbd-hudsonriver.nj.gov>). The Project Team requested that all comments be submitted no later than December 31, 2015 in order to consider and process all input and move forward with refinement of the concepts.

The comments received indicate that there are concerns that decisions have already been made and certain concepts are moving forward too quickly and/or are “favored” over others, and that the concepts presented differ from those that were presented during the RBD competition. Commenters have also asked what OMA’s role is at this point in the design (OMA was involved in the original RBD competition). There were additional questions raised regarding contracting mechanisms for the current effort.

Comments suggest the need for the visual materials to be revised to more clearly depict the type, height, size and scale of Resist components along with clearly labeled street names. Many public comments request that temporary and/or deployable walls be given more consideration, and some expressed concern that more advanced creative technologies were not being explored as Resist options. Multiple commenters requested that the Stevens Institute be more actively involved in the concept development.

In addition, members of the public note that the concepts need to be clearer in terms of depicting the current flood zones and the expected modifications to the flood zone boundaries that would result from the project. The term “500-year flood” is, in some cases, being interpreted to mean that the wall must have a 500-year life span as a structure. There is much public speculation about new areas of flooding being created as a result of proposed locations of Resist components, especially regarding Concept A. Additional information on how the concepts will impact flood insurance and taxes was also requested. Also, commenters would like more specifics as to the cost of the concepts and how the federal funding will be allocated.

There is strong support for the Delay, Store and Discharge (DSD) components being advanced; some commenters expressed a desire to have these components given funding priority over Resist components, or to pursue the DSD component only. Residents want to see “every day events” (e.g., recent water main breaks) addressed and existing infrastructure problems fixed rather than proceed with precautionary measures against another possible Sandy event. Commenters also encouraged the separation of storm water and sewer outfalls and adding additional pumps to the system.

The majority of comments expressed disapproval of the Resist component of the project in Concepts B, C and D. Specifically, those who reside in the waterfront communities of Maxwell Place and the Tea Building are opposed to a seawall (or any type of resist structure) because of the view shed and waterfront access impacts. Residents expressed great concern over the adverse impacts a waterfront barrier would have on their quality of life, stating that the waterfront views and waterfront parks are the most cherished aspect of Hoboken. Some of these residents also noted that they did not experience

SUMMARY OF DISCUSSION

1. Welcome and Agenda

After NJDEP welcoming remarks, Mayor Zimmer welcomed and thanked the community and explained that the community input is what has led us here tonight and re-emphasized the real threat of flooding and need for flood control in Hoboken. She explained that the purpose of tonight’s meeting is to introduce ideas and involve the public in the design process. Mayor Turner spoke briefly as well thanking the community for their input and noting the importance of meeting deadlines.

Ryan Walsh of Fitzgerald and Halliday (FHI) then briefed the audience on the meeting agenda and format, and explained that there would be a question and answer session after the presentation followed by an open house.

2. Public Feedback

Ken Spahn with Dewberry began by thanking the community for all of the extensive input, which has been compiled into a FAQ, posted to the NJDEP website, the public is encouraged to read the FAQ covering a variety of topics. He updated attendees on the project timeline including where we are at in the process and the estimated time it will take to complete the next major milestones in the project. This was followed by a more detailed discussion about the specific studies that were in progress and how public involvement will continue along the way.

3. Purpose and Need/Background

Ken Spahn touched on the topic of sea level rise and the increased frequency of flooding events. He showed a slide of Hoboken in the 100-year floodplain before introducing Rahul Parab, who demonstrated live the coastal flood model, developed with the Stevens Institute, and explained how we will use the model to further develop the three alternatives over the next 2-3 months. Ken then explained the different flood types and level of populations that may be impacted.

4. Alternatives

Mike Sears described the DSD components of the Project as well as the ongoing City initiatives in DSD such as BASF and City Hall. Ken Spahn described Alternatives 1, 2 and 3 including a summary of benefits and drawbacks associated with each alternative at this stage.

5. Urban Design

Laura Baird presented a few slides that showed examples of creative urban design solutions from around the world, and encouraged the public to share their thoughts and desires for urban design in their community.

6. Q&A

Ryan Walsh (FHI) explained that the team was available to hear a few questions/comments from the public before breaking out into an open-house session. While speakers formed a line, Mayor Zimmer again thanked the community and encouraged continued input.

A summary of public comments is as follows: (*team response*)



MEMORANDUM

significant flooding during Sandy. There were few major objections raised specific to Concept E, however, it is not clear whether that was deliberate, or because other Concepts seemed so objectionable.

Garden Street residents voiced strong opposition to Concept A; threatening legal action, and are concerned that the Resist component will bisect the community and cause conflict between neighbors. They also expressed concern that implementation of Concept A will lower their property values so much it will qualify as a blighting/condemnation/taking, for which the State of NJ must compensate them.

In addition, a form letter being used by residents of Garden Street was submitted multiple times and contains the following concerns regarding Concept A’s resist component on Garden Street:

- Impact to emergency services access- fire, police, and evacuation routes
- Accessibility for elderly and handicapped
- Impacts to pedestrians and children walking to school
- Creation of flooding on Garden Street where none previously existed
- Impacts on snow and garbage removal
- Impacts to parking
- Ability of street infrastructure to support weight of a wall and how the wall will affect access to underground utilities

As a result and in further response to the number of questions raised by concerned citizens, a Frequently Asked Questions (FAQ) paper is being developed and will be made available on the NJDEP Project web site <http://www.rbd-hudsonriver.nj.gov>.

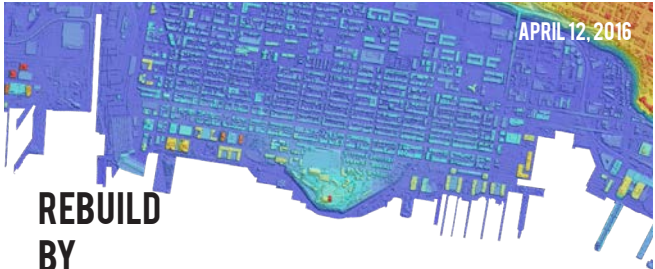
- How will you arrive at the preferred alternative and who are the key players? (*no pure formula...*)
- Several requests to see 3D models of proposed alternatives, as well as simulations
- Consistency with NJT Redevelopment Plan on Observer Highway? Consistency with Long Slip project? (*NJT is available for questions during open house*)
- Questions about gates/access along 15<sup>th</sup> street and opportunities for the structure to promote traffic calming
- How will all three towns work together to agree on maintenance of the structures?
- How will these alternatives impact the rest of the city and Jersey City (*Rahul needs 2-3 months for modeling*)
- Concerns that DSD will be dropped (*Master Plan will still be in place*)

7. Open House

Time did not permit an extensive open house period with public engagement activities as planned. However all team members were available to answer questions until approximately 9:30.



# APRIL 7, 2016 COMMUNITY WORKSHOP WITH CAG



## REBUILD BY DESIGN HUDSON RIVER COMMUNITY WORKSHOP WITH CAG SUMMARY

DATE: April 7, 2016  
TIME: 6:30 PM – 9:30 PM  
LOCATION: Multi-Service Center  
124 Grand Street | Hoboken | NJ  
PURPOSE: Urban Design Ideas

### ATTENDANCE

Name of Attendee	✓	Organization
John Carey	✓	CAG: Hoboken Museum
Naomi Hsu	✓	CAG: Jersey City
LaTrenda Ross	✓	CAG: Hoboken
Francois Violet	✓	CAG: HFA
Edward Fisher	✓	Resident: Hudson Tea Condo Assn
Jule Cole	✓	Resident
Richard Weinstein	✓	CAG
Melissa Abernathy	✓	CAG: QLC
Ron Hine	✓	CAG

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Tiffany Fisher	✓	CAG
Carter Craft	✓	CAG
Tom Bruinn	✓	Resident
Eric Aldous	✓	Resident
Tom Jacobson	✓	Resident
Pat Caulfield	✓	PLS
Kevin Smith	✓	DRIPS, LLC
Vijay Chaudhuri	✓	Hoboken Mayor's Office
Ciro Scalena	✓	NJ Laborers
Tess Tomasi	✓	Bergen County VOAD/LTRC
Joseph Caulfield	✓	PLS
Tom Spalj	✓	DRIPS, LLC
Kevin Raaphorst	✓	
Amy Chester	✓	Rebuild by Design
Robert Sternlieb	✓	
Sally Gellat	✓	New Meadowlands Coalition
Marla Decker	✓	Resident
Joseph Calabrese	✓	Resident
Claire Lukas	✓	
Allen Kiatz	✓	Rebuild by Design
Harry Ahmed	✓	Resident
Luke Schray	✓	Resident
Vito Lanotte	✓	Resident
Sandra Smith	✓	Hoboken Housing Authority
Beatrix Inhulsen	✓	Resident
Paul Somerville	✓	CAG
Jessica Tribble	✓	CAG
Helene Graff	✓	Resident
John Corkery	✓	

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Jeremy Vuolo	✓	CAG
Bray Ridenau	✓	Resident
Tom Himler	✓	Resident
Claire Duveinet	✓	
Ivan Schlachter	✓	Resident
Geoff Rockhill	✓	Resident
Dan Bryan	✓	Resident
Angela Yu	✓	Connell Foley
Noelle Thurlow	✓	CAG
Tim Troxler	✓	Liro Group
Rich Trimitiedi	✓	Hoboken Waterfront
Ned Delaney	✓	Resident
Jeannette Josue	✓	Hudson County Views
Mayor Zimmer	✓	Hoboken Mayor's Office
Mayor Turner	✓	Weehawken Mayor's Office
Gio Ahmad	✓	Weehawken Mayor's Office
Alyson Beha	✓	HUD
Alexis Taylor	✓	NJDEP
Dennis Reinknecht	✓	NJDEP
Helen Billson	✓	OMA
Laura Baird	✓	OMA
Timothy Ho	✓	OMA
Daniel Pittman	✓	OMA
Surnggi Park	✓	OMA
Frank Schwarz	✓	NJDEP
Dave Rosenblatt	✓	NJDEP
Alexis Landes	✓	SCAPE
Ken Spahn	✓	Dewberry
Cliff Moore	✓	Dewberry
Larry Smith	✓	Dewberry

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Laura Sliker	✓	Dewberry
Jennifer Baer	✓	Dewberry
Zachary Eulo	✓	Dewberry
Will Guevara	✓	Dewberry
Bill Hamilton	✓	Dewberry
Sandri Lamo	✓	Dewberry
Steve Hodapp	✓	Dewberry
Zachary Davis	✓	Dewberry
Ryan Walsh	✓	FHI
Jessica Ortiz	✓	FHI

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### SUMMARY OF DISCUSSION

#### Welcome and Agenda

NJDEP David Rosenblatt made welcoming remarks and stressed that this meeting is not about the selection of a preferred alternative but is about urban design ideas, aesthetics, functionality and engineering. The design ideas discussed presently are a first step; there are also budgetary, schedule, regulatory and engineering concerns that will need to be evaluated as we seek to incorporate some of these ideas. The urban design ideas for each alternative will help us with the alternatives analysis. Ultimately the Preferred Alternative will involve further in-depth design and engineering work. Mayor Zimmer welcomed and thanked the community explained that the purpose of tonight's meeting is to generate ideas and involve the public in the design process.

#### Project Status

Ken Spahn with Dewberry recapped the three alternatives that are currently being analyzed with the aid of ongoing modeling. He reminded the attendees that cost estimating is required and is still underway. He presented the planned short term schedule through July 2016.

#### Urban Design

Laura Baird and Daniel Pittman with OMA presented design "notional ideas" to the attendees that can be considered for use in some of the Hoboken alternatives. They explained urban design concepts like urban identity, seasonality, materiality, place-making and activity potential and how these concepts are being incorporated into the design for the alternatives. OMA went through various ideas for designs of the three resist alternatives in the seven zones. DSD was briefly mentioned and attendees were directed to individual stations for more detailed information.

#### Break-outs

Ryan Walsh with FHI recapped that we are still in the early stages and looking for input at this meeting. He explained the four stations:

- Station: Zones 1, 2 and 3 (in adjacent room)
- Station: Zones 4 and 5
- Station: Zones 6 and 7
- Station: DSD

Ryan explained where the stations were located and that the attendees could visit any station they liked for as long as they liked over the next hour. FHI would indicate when 30 minutes has passed so that attendees could move to a different station if they would like. He then presented the five questions that were posted at each of the stations and explained that there would be note-takers at

- Do you have any concerns with the proposed design ideas?
- What area within the zone is important to you?
- What elements are missing from the design concept for this zone?

Mayor Zimmer thanked everyone again for their participation.

#### Stations

Each station was equipped with aerial maps, tracing paper, post-it notes, markers and handouts. Handouts included a list of the FAQs, 11x17 versions of the alternatives by zone, and various images of urban design concepts provided by OMA. In the adjacent room for Zones 1, 2 and 3, OMA presented a scaled street model of some of the resist alternatives proposed for the Weehawken Cove area.

#### Community Feedback

The following represents a summary of the input received during the presentations. Some comments were verbal while some comments were hand written by attendees themselves, and are meant to capture many inputs from the community while they visited the stations. These comments are not meant to capture one particular perspective.

#### Zones 1/2/3

##### 1. Important Features of the Zone:

- Simple walls in sheltered/low traffic areas
- Alignments kept away from 1<sup>st</sup> floor residents behind Harborside Park because it is 7-8 feet at that area
- Farmers Market at Garden Street Mews with spillover into the alley
- Sun exposure for Weehawken Cove Park
- Beach access
- Access to and the view of Weehawken Cove from the park at the end of Bloomfield (west of Tea Bldg)

##### 2. Concepts Liked for this Zone:

- Flexible waterfront space
- Most protection is preferable alternative
- Use of native plants in any landscaping/parks
- Enjoy space on Market Days- alley
- Mural or green wall at Garden St Lofts
- Prefer alley wall location on opposite side of Garden St Lofts (not down middle of alley)
- Prefer low point of programming to be at water in Harborside Park
- Prefer the "water oriented" Harborside Park proposal - "urban oriented" does not make sense, people want to enjoy the water.

##### 3. Concerns re: Concepts for this Zone

- Loss of parking

- Lack of sunlight in alleyway- not conducive to park
- The waterfront lacks structural integrity to support a resist structure
- Need maintenance plan for programming
- Hydraulic impact on water side buildings during flood
- 15<sup>th</sup> St is too narrow
- Driveways will be blocked
- Safety concerns re: park in the middle of the road
- Boat access
- Please use native plants in landscaping
- Liability issue for structures in front of residences (Garden Street Lofts private property v. public space- what will differentiate?)
- Wall height and distance affecting 1<sup>st</sup> floor residents at 15<sup>th</sup> St and Garden St - where wall curves in at Harborside Park

##### 4. Important Locations in this Zone:

- Shade on alley
- Commercial access
- Garden Street Loft access back door - private property
- Weehawken Cove small boat/kayak access
- 16<sup>th</sup> and Park
- Access East-> West under Park Ave bridge
- Beaches including North end of Hudson Street

##### 5. Elements Missing from Concepts:

- Model of the gate
- Model of 15<sup>th</sup> St elements
- Model or designs that show Harborside Park space with the 7-8 ft elevations
- Clearly marked street identifications (on maps)
- Elevate Park Ave between 15<sup>th</sup> and 17<sup>th</sup> St to achieve flood protection
- Show site of city/county/ approved/funded boathouse
- Vision for the Park Avenue bridge area
- What about a basic medium running down Washington between 15<sup>th</sup> and 13<sup>th</sup>?
- How does the wall keep sewer backup from seeping underground and exiting inside the wall?

##### Small sticky notes on map:

- Important to maintain access to the water for recreation (grassy knoll)
- How about a floating pool? (Cove)
- Note the beach on 15<sup>th</sup> Street at Hudson/Shipyard
- Sun exposure is key (Harborside Park)
- Could the road be elevated 15-16<sup>th</sup> Street and south?

#### Zones 4, 5

##### 1. Important features of this zone

- NJ Transit property owned by State
- Boat access
- 11<sup>th</sup> Street and Sinatra Drive Node
- Sinatra Drive "behind" or "off" the flood barrier
- Walkways along Tea building
- Potential Boathouse
- A solution that doesn't place 7-8 ft. high structures too close to the Harborside Loft building's west side w/ the Harborside Park proposals

##### 2. Concepts liked in this zone



- Beach concept at Weehawken Cove
  - Covered parking
  - Consider “DRIPS” portable/temp “walls” ...for emergency deployment
3. **Concerns re: Concepts for this Zone**
- Solutions are very complex
  - Designs are very modern and not in keeping w/ historic nature of the city
  - Need to protect historic properties throughout the community
  - 15<sup>th</sup> street agreement (Monarch) needs to be honored
  - Needs to recognize existing public/private partnership along waterfront (per state waterfront law)
  - Need to protect existing aquatic life (shading may be a concern)
  - Why are glass walls now being proposed when past guidance was concrete walls being required
  - Viewshed impacts
  - Access with Kayak
  - Proposals come very close to residential units on 1<sup>st</sup> floor at Harborside park, where they are proposed to be 7-8 ft. high (especially with the “Urban” and “Water” proposals
4. **Important Locations w/in Zone**
- No comments recorded on this sheet
5. **Elements missing from concepts**
- Storm water storage at waterfront

**Zones 6, 7**

1. **Important Features In this Zone**
- Observer Highway is the fastest street in Hoboken and the general atmosphere makes it unpleasant for pedestrians.
    - Is there a way to make walking down Observer Hwy. more pleasant? Landscaping? Lighting?
  - Aesthetics help as current area not pleasant to walk down- but does not need to be overly complicated. Needs to be functional and easy to maintain
2. **Concepts Liked In this Zone**
- Light at sunset
  - Wide public off way
3. **Concerns re: Concepts for this Zone**
- NJ Transit intentions not clear
  - Path/NJ stations not protected
  - Impact to traffic
  - What happens if the deployable barriers fail? Does all the water from a surge power through?
  - Protect new development zone via right choice of alternative
4. **Important Locations w/in Zone**
- Washington Street Terminus
  - Municipal garage- present and future
5. **Elements Missing from Concepts**
- What will these structures provide against sound/visual coming from the rail yard?
    - Unpleasant eye sore and source of noise pollution

- Small Sticky Notes**
- How constructible is an alignment through an active rail yard?
  - When does NJ transit lay their cards on the table?
  - Wall on Observer Hwy. would be a challenge

**DSD**

1. **Important Features for this Zone**
- BASF- like destination and recreation options. Want play spaces for children
  - If the subsurface tanks are precast that seems to be a plus- are there pics of these from other cities?
2. **Concepts Liked In this Zone**
- Passive Use
  - Park amenities in Block 10- community is underserved
  - More green is better for air quality and reduces local heat island impacts
3. **Concerns re: Concepts for this Zone**
- ROW- stroller circulation
  - Simpler is better- Puree Park\*
  - Vegetation\* plus trees, grass- London plane trees\*
  - Need active recreation- good for your gov. generation
  - ROW- trees
  - Want more metrics- water retention information from volume reductions
4. **Important Locations w/in Zone**
- Hoboken Housing Authority
  - Adjacent to community facilities especially schools
5. **Elements Missing from Concepts**
- Use Ball Field near HHA. (change its use)
  - Discussion/ideas for O&M stewardship
  - Reality of Utility + Subsurface issues- green infrastructure reducing urban heat island
  - Trenches/pipes from J.C./Weehawken heights to direct water flow from heights out to Weehawken Cove *before* it joins the water flowing to SW Hoboken

**Other**

- Additional public comments received:
1. In favor of Alternative 1 regardless of impact to sightlines.
    - a. Commenter notes opposition to the project is from “transient”/short term residents and feels their opposition is not in the best interest of the community
    - b. Three or four foot walls are not assumed to be adequate to offset the surge of floodwater.
  2. Commenter would like to see visuals for the area between Toll Garage and the Park and Garden building on Garden Street.
    - a. Commenter does not see the alleyway as a desirable location to park space.
    - b. Commenter would like to see more solutions for Harborside Park area and suggests a berm on western edge of park as well as walking paths and plantings and avoidance of blank open space
    - c. Requests any bathrooms to be placed near a commercial element and away from

- residential property.
- d. Commenter provided visual examples of park space incorporated into green space, context sensitive, rather than just primary colored playground equipment

APRIL 12, 2015  
APRIL 14, 2015  
APRIL 28, 2015  
DROP-IN SESSIONS



**MEMORANDUM**

The following memorandum summarizes comments and suggestions received by New Jersey Department of Environmental Protection (NJDEP) and project team as of 4/29/15 following the presentation of urban design ideas in a public forum at the Thursday April 7, 2016 Community Workshop with CAG Meeting and the subsequent follow-up Drop-in sessions listed below:

- Tuesday April 12, 2016 (Drop-in Session)
- Thursday April 14, 2016 (Drop-in Session)
- Thursday April 28, 2016 (Drop-in Session)

The presentation on April 14, 2016 was recorded and can be found at <http://www.rbd-hudsonriver.nj.gov>. In addition to interactive Q&A sessions held during each meeting, public input was provided in writing through the use of comment forms provided at the meetings; submitted in person through postal mail, email ([rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)) and via the project website (<http://www.rbd-hudsonriver.nj.gov>).

Each meeting (except for April 28) began with a PowerPoint presentation that suggested a wide range of possible ideas for implementation within various elements of the RBD Hudson River Project. Four stations were set up in order to promote active conversation and presentation of design concepts for each portion of the study area by zone. OMA presented a scaled street model of some of the resist alternatives proposed for the Weehawken Cove area. The four stations were as follows:

1. Zones 1, 2 and 3
2. Zones 4 and 5
3. Zones 6 and 7
4. DSD

The following questions were posed to attendees at each station and provided as prompts on comment sheets:

1. What are the important features in this zone?
2. What locations are important within this zone?
3. What proposed concepts do you like for this zone?
4. What are your concerns regarding the concepts proposed in this zone?
5. What elements are missing from the design concept for this zone?

The bulk of the comments were received from the presentation and models presented at the Zone 1/2/3 Station. The majority of comments focused on Zones 2 and 3 which include Weehawken Cove and the residential areas of north Garden Street and the Tea Building. Attendees indicated that the most important features and locations in these zones are access to and views from the waterfront; specifically of the Manhattan skyline. Residents highlighted waterfront access at Harborside Park, “the beach” immediately to the east of the Tea Building (inlet), and the park immediately to the west of the Tea Building (end of Bloomfield St). *Indicating that not only residents of the Tea Building access waterfront views at this location.* The future Hoboken Cove boathouse was also mentioned many times as an important element. Examples referenced include: Battery Park West Side Greenway Park and Beacon Kayak Park.

Residents requested that passive uses (including a dog park) be emphasized at Harborside Park, with views oriented towards Manhattan. They also requested that any designs be sensitive to not creating additional shade in the park and strongly prefer the use of native plantings and soft, sloping landscaping as opposed to hard berms. Residents stressed that any public restrooms considered should be placed far away from residential areas. There were also several questions regarding how all of the alignments would interact at the Park Avenue bridge/Harbor Blvd area and attendees requested more visuals/plans for this



**MEMORANDUM**

area. Support was voiced for the ferry stop/destination proposal at north Weehawken Cove. One commenter suggested additional lighting be proposed in Zone 1 along the light rail. Several commenters voiced strong support for the most protective resist alignment- Alternative 1, however; comments also questioned the structural integrity of the waterfront to support an effective resist structure as well as the ongoing concerns regarding view impacts to lower floor residents of waterfront buildings. Residents were concerned that Alternative 2 along 15<sup>th</sup> Street would impact their access to businesses and their continued access to the waterfront at the Tea Building and were unclear how gates along 15<sup>th</sup> Street would function. There were also concerns regarding increases in traffic due to current and future development along 15<sup>th</sup> Street and how this might be exacerbated by a resist alignment here.

Comments on the inland portions of Zone 3 emphasized the importance of the existing passive use of the space on Garden Street; particularly the farmers market. Residents were concerned how Alternative 3 (alleyway) alignment might impact the future use of this particular space. In response to the models presented by OMA and some of the urban design concepts presented in the slideshow, attendees commented that the alley does not receive adequate sunlight and this limits the recreational uses being proposed there. Residents of Garden Street Lofts expressed their concerns regarding Alternative 3 alignment impacting access to their building from the alley and that there would be private property/liability issues if this alignment were to create/draw recreational activities and/or loitering in the alley.

Regarding Alternative’s 2 and 3 alignment on Washington Street, many residents opposed the center alignment options, preferring the passive, simpler “pocket parks” and the alignment on the side of the street. Many concerns were noted regarding parking, traffic flow and street width and several residents were opposed to the design that provides parking beneath recreational platforms on Washington Street. Some residents were actually supportive of removing parking spots on Washington Street. Comments regarding the safety of an “island” [play space] were also raised.

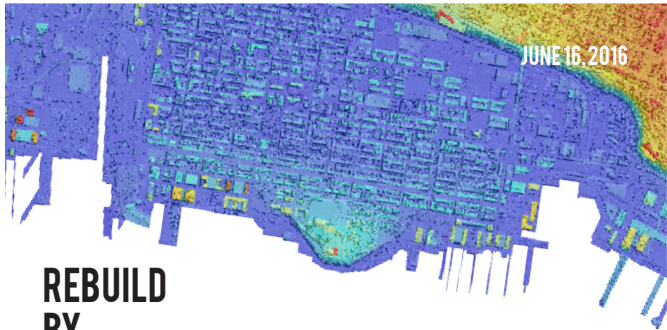
Comments pertaining to Zones 4 and 5 were consistent with those in Zones 1, 2 and 3 regarding waterfront access for boats and kayaks and sight lines from residential buildings. Residents requested elevated walkways be placed along any waterfront resist alignments. It was also noted that the designs presented are very modern and would not be consistent with the historic nature of Hoboken.

Comments on Zones 6 and 7 generally focused on the Hoboken rail yard and many commenters questioned how the designs would interact with the proposed NJ Transit Redevelopment Area. Commenters noted that this area could benefit from some aesthetic improvements including lighting as it is not currently a pleasant area for pedestrians; but the design need not be overly complicated.

The DSD comments received were generally in favor of additional green space for the city. However, more information was requested regarding the design, capacity and functionality of holding tanks.

Some residents submitted general questions regarding project funding and process; many of which can be answered by consulting the Frequently Asked Questions packet that was developed following the December meetings. The FAQs, presentation materials and copies of original comments received during and after these meetings are available on the NJDEP Project web site <http://www.rbd-hudsonriver.nj.gov>.

## JUNE 16, 2016 COMMUNITY WORKSHOP WITH CAG



### REBUILD BY DESIGN

• RESIST • DELAY • STORE • DISCHARGE •

### HUDSON RIVER

#### DRAFT COMMUNITY WORKSHOP WITH CAG SUMMARY



**DATE:** June 16, 2016  
**TIME:** 6:30 PM - 8:30 PM  
**LOCATION:** Multi-Service Center  
124 Grand Street | Hoboken | NJ  
**PURPOSE:** Urban Design Update

Table 1: List of Attendees

Name of Attendee	✓	Organization
Jiayz Zhang	✓	Student
Adam Carabba	✓	Student
Khiamuddin Mohammad	✓	Student
Tomas Hilmer	✓	Jersey City
Marty Rothfeld	✓	PSEG
Marie Ferdelman	✓	Student
Oliver Ferdhammer	✓	Student
Ron Hine	✓	CAG
Willow Latham	✓	Jersey City



Name of Attendee	✓	Organization
Kostas Svarnas	✓	Newport
Hugh Lester	✓	
Lucas Netchert	✓	
Ralph Iannone	✓	Student
Gabrielle Mathelier	✓	Student
Doug Jackson	✓	Student
Mathias Quickert	✓	Student
Jennifer Witt	✓	
Allen Kratz	✓	Rebuild by Design
Daniel O'Shaughnessy	✓	Skidmore Owings and Merrill LLP
Robert Sternlieb	✓	
Jason Villaluz	✓	Resident
Marla Decker	✓	Resident
Carl Kirshaw	✓	Resident
Carter Craft	✓	CAG
Edward Mitchell	✓	Resident
Susan O'Kane	✓	Weehawken Shades
Tom Brennan	✓	Hudson Tavern
Mamta Jalan	✓	
Vincent Marchetto	✓	Resident
James Vance	✓	FBW
Leslie Florio	✓	Maxwell Place
Gregg Lanez	✓	Jersey City Environmental Commission
Jule Cole	✓	Resident
Nicole Amit	✓	Resident
Brian Battaglia	✓	Resident
John P. Carey	✓	CAG, Hoboken Historical Museum
Debrah Cohen	✓	Resident
Ed Fischer	✓	Resident
Jill Fischer	✓	Resident

Rebuild by Design Hudson River: ■ Resist ■ Delay ■ Store ■ Discharge ■

June 16, 2016 | Community Meeting Summary | 2

Name of Attendee	✓	Organization
Claire Lukacs	✓	Resident
Patricia Walters	✓	Resident
Alan Blumberg	✓	Stevens Institute
Melissa Abernathy	✓	QLC
Francois Violet	✓	HFA
Babette Ceccotti	✓	Resident
Beatrix Inholser	✓	Resident
Tiffany Fisher	✓	CAG
Alexis Taylor	✓	NJDEP
Dennis Reinknecht	✓	NJDEP
Frank Schwarz	✓	NJDEP
Kerry Pflugh	✓	NJDEP
Clay Sherman	✓	NJDEP
Laura Baird	✓	OMA
Timothy Ho	✓	OMA
Alex Yuen	✓	OMA
Sunggi Park	✓	OMA
Ken Spahn	✓	Dewberry
Cliff Moore	✓	Dewberry
Larry Smith	✓	Dewberry
Zachary Eulo	✓	Dewberry
Will Guevara	✓	Dewberry
Sandri Lamo	✓	Dewberry
Gary Doss	✓	Dewberry
Rahul Parab	✓	Dewberry
Mohammed Al-Arag	✓	Dewberry
Ileana Ivanciu	✓	Dewberry
Alexis Landes	✓	Scape
Nans Voron	✓	Scape
Ryan Walsh	✓	FHI

Rebuild by Design Hudson River: ■ Resist ■ Delay ■ Store ■ Discharge ■

June 16, 2016 | Community Meeting Summary | 3

Name of Attendee	✓	Organization
Jessica Ortiz	✓	Jessica Ortiz
Dawn Zimmer	✓	Dawn Zimmer
Caleb Stratton	✓	Caleb Stratton

SUMMARY OF THE MEETING

Welcome

Mayor Zimmer made opening remarks, thanking the city council and CAG members for their continued efforts on the project. The Mayor provided an update on the city's own ongoing efforts for flood resiliency, including the Southwest Park and the proposed park at 7th and Jackson. The Mayor recognized that the Resist, Delay, Store, Discharge project is an ongoing effort that relies on community feedback. Frank Schwarz with the NJDEP then thanked the community and the project team. Frank reminded attendees that the urban design ideas presented at the meeting are aspirational and will depend upon project costs.

Agenda and Project Status

Ken Spahn with Dewberry provided an overview of the agenda of the current meeting. Ken then provided a recap on the project's current status - the overall timeline of the current NEPA/Feasibility efforts through April/May of 2017 as well as the overall final design and construction efforts through 2022 - and then provided a recap of the project's short term schedule through the summer of 2016.

Ken then provided a recap on the three build alternatives, providing a description of each of the Resist alignments. Ken also provided a recap on the Delay, Store, Discharge (DSD) elements, and how each of the three alternatives contain all of the same DSD elements.

Urban Design

Laura Baird with OMA presented the update on the urban design effort. Laura recapped the approach for the urban design: the focusing of place making for signature areas (such as the waterfront Harborside Park) and the usage of a standard toolkit approach for other areas. The toolkit takes into consideration the technical performance - how the structure performs for flood resiliency - and urban performance - what types of amenities does the structure need to provide.

Laura then provided a description of the current urban design approach by design zone, including the team's recommended designs for the various place making locations, including Harborside Park, Washington Street, Garden Street/Alleyway and the waterfront along the Tea Building and Maxwell Place. The team's recommended design approaches, such as the usage of a multi-oriented theme for Harborside Park, was based on community feedback during the April urban design meeting and drop-in sessions.

Alexis Landes with SCAPE then presented on the DSD component of the project. Alexis gave a description of how the various right-of-way DSD sites would function during storm events, and explained the design approaches that were taken. Alexis described how the right-of-way sites were developed for both wide and narrow sidewalk sites throughout the western portion of the study area. Alexis then described the three "large" DSD sites - the BASF site, Block 10 site, and the NJ Transit site next to the Hoboken Housing Authority and provided details on the different designs and amenities that could be incorporated.

Rebuild by Design Hudson River: ■ Resist ■ Delay ■ Store ■ Discharge ■

June 16, 2016 | Community Meeting Summary | 4

Name of Attendee	✓	Organization
James Magenheimer	✓	Resident
Jason Regan	✓	Resident
Cathy McCabe	✓	Maxwell Place
Joseph Calabrer	✓	
George Travers	✓	Maxwell Place
Arlene Lieberman	✓	Maxwell Place
Hyordy Johnston	✓	Homeowner
Sara Schultzer	✓	Jersey City Environmental Commission
Babette Ceccotti	✓	Resident
Alison Cucco	✓	Jersey City Environmental Commission
Jeff Piemont	✓	Resident
Vito Lanotte	✓	Hudson Tea Building
Roseanne Dickovich	✓	Resident
Kurt Gardiner	✓	Resident
Jennifer Gonzalez	✓	Resident
John Bright	✓	Resident
Beth McGrath	✓	Stevens
Barry Korablum	✓	Resident
Juan Meli	✓	City of Hoboken
Theresa Lederer	✓	Resident
Esther Milsfed	✓	Resident
Kelvin Reau	✓	Resident
Ron Rosenberg	✓	Resident
Irina Feeny	✓	Resident
Anne Enslow	✓	Resident
Julius Alberici	✓	Resident
Eric Aldous	✓	Resident
Mary Bilali	✓	Resident
Rociu Echeverria	✓	Resident
Laura Edelman	✓	

Rebuild by Design Hudson River: ■ Resist ■ Delay ■ Store ■ Discharge ■

June 16, 2016 | Community Meeting Summary | 5

Break-outs

Ken Spahn thanked Laura and Alexis for their presentation on the urban design updates and stated that the remainder of the meeting would consist of breakout groups in the following stations, broken down by urban design zone:

Station 1: Zones 2 and 3  
Station 2: Zones 4 and 5  
Station 3: Zones 1, 6 and 7  
Station 4: DSD

A meeting attendee asked if the Preferred Alternative would be identified in the upcoming August meeting. Ken indicated that that was the intent of that meeting.

A meeting attendee asked how comments could be provided to the project team. Ken stated that comments could be made during the breakout sessions directly to project team members, as well as online through the project's email address or on comment sheets located at the sign-in table.

Stations

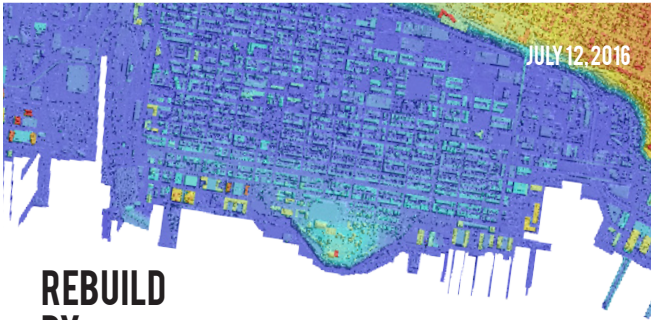
Each station was equipped with aerial maps, urban design update boards showing various conceptual designs (as shown in the presentation), and toolkit booklets. Station 1 also contained a 3D model created by OMA showing the various options being considered for the Harborside Park.

Community Feedback

The community provided feedback verbally to team members at the breakout stations as well as through written comments provided on comment sheets. Comments included:

- concerns over the size and scale of the waterfront alignment (Alternative 1) and its impact to views from ground-level observers;
- need for increased green space and playgrounds, noting that many young families are located in the community;
- concerns over operations and maintenance costs once the project is built (both for Resist and DSD components); and
- need for incorporation of safety in design considerations.

# JULY 12, 2016 COMMUNITY WORKSHOP WITH CAG



REBUILD  
BY  
DESIGN

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

HUDSON RIVER



DEPARTMENT OF ENVIRONMENTAL PROTECTION

DATE:

TIME:

LOCATION:

PURPOSE:

July 12, 2016

6:30 PM - 8:30 PM

Stevens Institute of Technology  
Babbio Center Auditorium  
6th and River Street | Hoboken | NJ

Coastal Flood Modeling

Table 1: List of Attendees

Name of Attendee	✓	Organization
Noelle Thurlow	✓	CAG
Ed Friedrich	✓	CAG
Michelle Luebke	✓	Jersey City Environmental Commission
John Gregorio	✓	Resident
Mark Drek	✓	PSEG
Tiffany Fisher	✓	Resident
Jen Giattino	✓	Resident
Ravi Bhalla	✓	CAG
Francoise Violet	✓	HFA

Name of Attendee	✓	Organization
Louisa Travers	✓	Maxwell Place
Clark Machem	✓	Rock
Steve Israel	✓	LHYC
Susan Butler	✓	LHYC
Jenny Newmann	✓	Hoboken
Gonzalo Trenosky	✓	MFS Engineers
Jax Van Doorn	✓	Hudson Tea
Marilyn Baer	✓	Hoboken Reporter
Tony Pasquale	✓	
Bill Duluny	✓	
Audea Menwin	✓	
Marguerite Bunyan	✓	
Ron Hine	✓	
Carter Craft	✓	
Rafael Canizares	✓	Moffatt & Nichol
Paul Somerville	✓	
Jennifer Witt	✓	Resident
Mia Watt	✓	CDM Smith
David Ksniak	✓	CDM Smith
Margarita Giammanco	✓	
Jared Winatelli	✓	Advance Realty
Raka Sen	✓	Rebuild by Design
Gary Holtzman	✓	Hoboken Planning Board
Kay LiCansi	✓	Resident
Landon Paksons	✓	Resident
Mark Villamar	✓	American Legion
Doris Chi	✓	Maxwell Place
Claire Lukacs	✓	Resident
Marty Rothfelder	✓	PSE&G

Name of Attendee	✓	Organization
James Magenheimer	✓	Resident
Jason Regan	✓	Resident
Cathy McCabe	✓	Maxwell Place
Joseph Calabrer	✓	
George Travers	✓	Maxwell Place
Arlene Lieberman	✓	Maxwell Place
Hyordy Johnston	✓	Homeowner
Sara Schultzer	✓	Jersey City Environmental Commission
Babette Ceccotti	✓	Resident
Alison Cucco	✓	Jersey City Environmental Commission
Jeff Piemont	✓	Resident
Vito Lanotte	✓	Hudson Tea Building
Roseanne Dickovich	✓	Resident
Kurt Gardiner	✓	Resident
Jennifer Gonzalez	✓	Resident
John Bright	✓	Resident
Beth McGrath	✓	Stevens
Barry Korablum	✓	Resident
Juan Meli	✓	City of Hoboken
Theresa Lederer	✓	Resident
Esther Milsfed	✓	Resident
Kelvin Reau	✓	Resident
Ron Rosenberg	✓	Resident
Irina Feeny	✓	Resident
Anne Enslow	✓	Resident
Julius Alberici	✓	Resident
Eric Aldous	✓	Resident
Mary Bilali	✓	Resident
Rociu Echeverria	✓	Resident
Laura Edelman	✓	



Name of Attendee	✓	Organization
Renee Russell	✓	901 Madison Association
Edward Mitchell	✓	Resident
Jim Vance	✓	FBW
Susan Murcko	✓	Resident
John Newman	✓	Resident
Kevin Newman	✓	Resident
Jose Torres	✓	
Matt Buksbaum	✓	Resident
Vincent Marchetto	✓	Resident
Scott Kummings	✓	Lincoln Harbor
Tom Hilmer	✓	Jersey City
Chris Adair	✓	Resident
Steven Chicoline	✓	Resident
Aaron Lewit	✓	Resident
Ronell Bomer	✓	
Bea Bogorad	✓	Resident
Susan Wieler	✓	Resident
Gene Khabensky	✓	
Ed Fischer	✓	Resident
Liz Chudzik	✓	Mistras
Terry Prauses	✓	Resident
Rose Perry	✓	Resident
Tom Jacobson	✓	Resident
Russ Dudley	✓	
Stacy Wallace-Albert	✓	Resident
Gabriel Ristorucci	✓	Jersey City Environmental Commission
Barry Grossman	✓	Resident
Barbara Gombrach Weinstein	✓	Resident
Greg Menken	✓	
Allen Kratz	✓	Rebuild by Design

Name of Attendee	✓	Organization
Carol Swift	✓	Resident
Michael Fishman	✓	GOSR
Michael Keary	✓	Township of Weehawken
Marco Rigolli	✓	
Melissa Abernathy	✓	QLC
Randy Wissel	✓	
John P Carey	✓	Hoboken Museum
Caleb Stratton	✓	City of Hoboken
Dawn Zimmer	✓	City of Hoboken
Ryan Walsh	✓	FHI
Jessica Ortiz	✓	FHI
Rahul Parab	✓	Dewberry
Mohammed Al-Arag	✓	Dewberry
Anna Vanderhoof	✓	Dewberry
Gary Doss	✓	Dewberry
Larry Smith	✓	Dewberry
Ken Spahn	✓	Dewberry
David Palumbo	✓	Dewberry
Mohammed Al-Arag	✓	Dewberry
Ileana Ivanciu	✓	Dewberry
John Boule	✓	Dewberry
Dr. Alan Blumberg	✓	Stevens Institute of Technology
Laura Baird	✓	OMA
Alexis Taylor	✓	NJDEP
Dennis Reinknecht	✓	NJDEP
Frank Schwarz	✓	NJDEP
Clay Sherman	✓	NJDEP
Dave Rosenblatt	✓	NJDEP
Alyson Beha	✓	HUD

## SUMMARY OF THE MEETING

## Welcome

Dave Rosenblatt with the NJDEP and Mayor Zimmer provided opening remarks. Mayor Zimmer thanked the community for their continued input in the project over the past few years, and thanked Stevens Institute for their assistance in the project and for hosting the evening's meeting. Mayor Zimmer then provided an update on Hoboken's other independent flood resiliency efforts, including the H5 pump in north Hoboken, Southwest Park, and the recently approved development in west Hoboken that will feature a public park with a large stormwater tank.

### Agenda and Project Status

Mr. Spahn provided an overview of the meeting agenda and the meeting's main purpose - to review the coastal storm surge model. Mr. Spahn then reviewed the project's current status, reminding attendees that the project is still in the NEPA and Feasibility phase, and informed attendees of the upcoming meetings scheduled for the summer of 2016.

## Urban Coastal Flood Modeling

Dr. Alan Blumberg with Stevens Institute of Technology provided the background context on coastal flood modeling. Dr. Blumberg described Stevens' role in the project: to assist the NJDEP and Dewberry team on validation of the coastal surge model; to provide Dewberry with site-specific data from Sandy to help calibrate the flood model; to review the model; and to provide feedback on impacts to adjoining communities in Weehawken and Jersey City.

Dr. Blumberg explained the pre-crisis main drivers: what is the probability of a flood, where do floods occur; how do you mitigate the flooding that occurs; and how do you communicate flood risks to the community. Dr. Blumberg explained the components of sea level (tides and meteorological influences, including hurricanes and nor'easters) and described how probabilities of storm events was estimated. Dr. Blumberg then explained the basic components of a flood model, which require data inputs including wind and atmospheric pressure, tidal cycles and water levels. Dr. Blumberg explained that a flood model uses individual cells to calculate flood depths; a flood model with a much higher resolution (more cells for a given area) can show greater detail in flooding patterns.

Mr. Spahn then described the flood model being used by the Dewberry Team (MIKE 21). Mr. Spahn explained that this model considers topography, land use (including building footprints), and storm surge and tidal patterns over time to determine maximum water depths over a given time period.

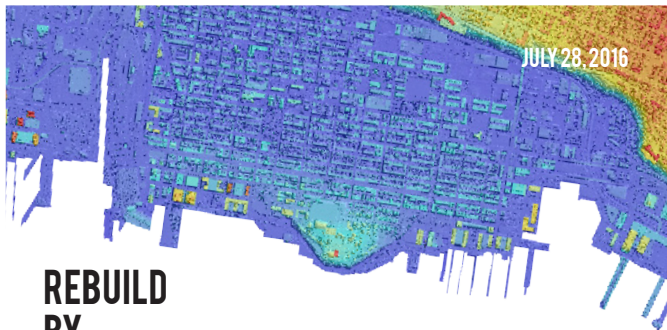
### Coastal Flood Modeling Results

Mr. Spahn provided a detailed description of the model results for the three Build Alternatives, as well as the No Action Alternative. This included results for the 100-year, 50-year and 10-year coastal storm surge event. Mr. Spahn identified areas that received flood reduction benefits, including areas that received benefits but were "outside" the Resist barriers, as well as areas that received small amounts of additional flooding.

## Q&A

After presenting the flood model results, Ken took questions and answers. The following is a summary of questions asked:

- A resident of 1500 Garden Street asked how impacts to their building will be mediated. Frank Schwarz with the NJDEP responded that the NJDEP will coordinate with property owners during the next two years to determine mitigation measures. Later in the Q&A session, another resident asked what measures would be done to protect their building. Mayor Zimmer explained that over the next two years, mitigation methods would be negotiated with property owners. The Mayor said one possibility that the City is considering is an infrastructure trust fund to help properties on the "wet" side recover after flood events.
- A resident asked if there was a "confidence interval" for the model. Rahul Parab with Dewberry answered that



# REBUILD BY DESIGN

- RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## HUDSON RIVER

## DRAFT COMMUNITY WORKSHOP WITH CAG SUMMARY

Table 1: List of Attendees

Name of Attendee	✓	Organization
Marilyn Baer	✓	Hoboken Reporter
Marguerite Bunyan	✓	
Ron Hine	✓	
Carter Craft	✓	
Paul Somerville	✓	
David Ksnyiak	✓	CDM Smith
Jared Minatelli	✓	Advance Realty
Gary Holtzman	✓	Hoboken Planning Board
Kay LiCansi	✓	Resident

- there's no established confidence interval, and that is dependent upon the data that is input into the model. Mr. Parab explained that the flood depth data used in the model was from FEMA and that no range of water levels was used in the model inputs.
- A resident asked why the H5 Pump was not included in the No Action Alternative model. Mr. Spahn and Mr. Parab answered that this pump is included in the stormwater model that is currently under development. It was not included in the coastal surge model because it would have no impact on flood patterns during a storm surge event. Another resident asked why the community can't just build larger sewer networks to solve the problem. Dr. Blumberg explained that it's impractical to build a sewer network large enough to handle a coastal surge. Mr. Parab explained that the surge is essentially the Atlantic Ocean being pushed onto the shore, and that no sewer system could accommodate that volume of water.
- A resident questioned why the model didn't show water "piling up" on the "wet" side of the barrier near their building. Dr. Blumberg explained that the water wouldn't "pile up" in that manner; instead, it would flow laterally after it encounters the barrier. The resident then expressed concern about the force of that water as it is deflected away from the barrier. Mayor Zimmer explained that the team would be working with property owners over the next two years to develop mitigation measures once the Preferred Alternative is selected.
- One resident commented that over two hundred people had written against all three of the alternatives. The resident explained that the problem they identified is the "permanence" of the structures; the resident stated that they were sure that instead of building permanent structures, the entire community was likely willing to chip in prior to storms to prepare temporary measures. Another resident then stated that they disagreed with that comment; they stated that they would be willing to live with a permanent structure if it would protect their home.
- A resident asked why this project is being proposed if the probability of another coastal surge event is so low, and they asked if any of the other communities in the New York City area are following similar measures. Dennis Reinkecht with the NJDEP explained that other Rebuild by Design projects in NYC are proposing "resist" flood risk reduction measures as well and that the NJDEP team is working with them.
- A resident asked if the team could provide information on what NJ Transit is doing to ensure resiliency at the Hoboken Terminal. Mr. Reinkecht introduced Jared Pilosio with NJ Transit, who then stated that NJ Transit is working on several projects with their own public outreach. Mr. Pilosio directed people to NJ Transits resiliency website at <http://njtransitresiliencyprogram.com/>.
- A resident thanked all of the meeting attendees for their civility during the presentation and Q&A session. The resident explained that he had suffered damage during Superstorm Sandy and feels that the community needs to do something to protect from future storms. The resident explained that he had worked many years to help develop the community's open space and waterfront parks, but that he was willing to make sacrifices if it meant protecting the community from future storms.
- Dennis Reinkecht reiterated that the model results show that all three of the project's Build Alternatives provide flood risk reduction benefits to a majority of the community.
- A resident asked what the team did to arrive at the current model, and asked how the team determined it accurately predicted flood events. Dr. Blumberg explained that the model was run against known storm events from the past and used data from those storms to calibrate the model. Mr. Parab stated that FEMA data from storm surge events was also used in developing the coastal storm model.
- A resident asked if sea level rise was taken into account. Mr. Reinkecht explained that the three Build Alternatives were built to a height that includes approximately 2.3 feet of sea level rise plus one foot of freeboard.

- A resident asked if cost of a benefit information would be provided. Caleb Stratton with the City of Hoboken pointed out that there are currently approximately 9,700 flood insurance policy holders in the community with about \$500 million in damages occurring from Sandy. Mr. Stratton pointed out that this information would be included in the Benefit-Cost Analysis that is being conducted as part of the feasibility study.
- A resident asked if all three municipalities were involved in the project. Another resident asked who would pay for maintenance costs. Mayor Zimmer and Mr. Reinkeknacht stated that all three municipalities are involved in the project and that they are working to set up a committee to discuss maintenance and operation costs.

**JULY 28, 2016  
COMMUNITY WORKSHOP  
WITH CAG**

Name of Attendee	✓	Organization
Robert Maffia	✓	Stevens
Gregory Johnson	✓	Stevens
Hartmut Grossman	✓	Resident
Tom Brennan	✓	
Daniel Bryan	✓	Resident
Matt White	✓	Cantech
Jeff Winklet	✓	Coal
Ryan Peene	✓	Resident
Katherine Guest	✓	Hudson County View
Peet John Veloce	✓	Resident
Matthew McCarty	✓	Engineer
Irene Sobdon	✓	Resident
James Magenhema	✓	
Robert Shaw	✓	Resident
David Renna	✓	Resident
Dave Johnsen	✓	HHA
Darit Cohen	✓	Resident
Mary Bilali	✓	Resident
Patricia Walters	✓	Hoboken Community Advocate
Sutnanme Arsenault	✓	Resident
James Arsenault	✓	Resident
Leslie Howard	✓	Resident
Carrow Thibault	✓	Resident/FBW
Martin Anderson	✓	Resident
Donna Mahon	✓	US HUD
Don Conger	✓	NHSA
Fred Porci	✓	NHSA
Melissa Abernathy	✓	QLC
Matthew Goodstein	✓	Stevens
Abhjiti Patil	✓	Dewberry

Rebuild by Design Hudson River: ■ Resist ■ Delay ■ Store ■ Discharge ■

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# SEPTEMBER 8, 2016 PUBLIC MEETING

Name of Attendee	✓	Organization
Lisa Cintron	✓	Lisa Cintron
Ltoirenda Ross	✓	Ltoirenda Ross
Caitlin Scanlon	✓	Caitlin Scanlon
Anne Lockwood	✓	Anne Lockwood
Kim McEvoy	✓	Kim McEvoy
Tom Jacobson	✓	Tom Jacobson
Marc Recbo	✓	Marc Recbo
Rich Goodin	✓	Rich Goodin
Barbara Gombach Weinstein	✓	Barbara Gombach Weinstein
Michael Small	✓	Michael Small
Carol Santangelo	✓	Carol Santangelo
Tom Illing	✓	Tom Illing
Daryl Solomon	✓	Daryl Solomon
Vito Lanotte	✓	Vito Lanotte
Mary Bilali	✓	Mary Bilali
Tom Hilmer	✓	Tom Hilmer
Steven Chicoine	✓	Steven Chicoine
Ed Fredrich	✓	Ed Fredrich
Terry Prauses	✓	Terry Prauses
David Hunt	✓	David Hunt
John Carey	✓	HHOI
Alyson Beha	✓	HUD
Babette Ceccohli	✓	Resident

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## SUMMARY OF THE MEETING

### Welcome

Mayor Zimmer provided opening remarks followed by David Rosenblatt of NJDEP. Mayor Zimmer thanked the community for their continued input in the project over the past few months, and thanked Stevens Institute for their assistance in the project and for hosting the evening’s meeting. Mayor Zimmer reminded everyone that flood risk is real and commented on the recent stormwater flooding that occurred several days prior to the meeting. Dave Rosenblatt stressed that the purpose of the meeting was to explain the alternative matrix which had been developed, and encouraged the public to provide comments on the matrix. Dave Rosenblatt advised the public that the next meeting would be on September 8 when the preferred alternative selected based on the alternatives matrix would be presented to the public.

### Agenda and Project Status

Ken Spahn with Dewberry thanked the Mayor and the community for their continued involvement in the project, and provided an overview of the project status and agenda for the meeting. Following a few introductory slides, the balance of the presentation provided an overview of the alternatives matrix. Each of the five buckets of criteria: Flood Risk Reduction, Socioeconomic and Built Environment, Benefit Cost Analysis, Construction/Maintenance and Operations and Environmental Impacts were explained by various presenters. Embedded in the presentation of the first bucket, Flood Risk Reduction, was a presentation of the stormwater modeling which provided an overview of the stormwater flood risk reduction benefits anticipated from the Delay Store Discharge (DSD) infrastructure under all alternatives. The relationship between rainfall events and tidal stage was explained (high tides limit the capacity of the existing stormwater drainage system).

### Q&A

After the presentation, a panel consisting of Mayor Zimmer, Ken Spahn and Rahul Parab from Dewberry as well as NJDEP representatives was formed to take questions from the audience.

Q 1 - How is the variability of climate change being considered in the project?

R1 - Climate change was accommodated in accord with the best science from the National Oceanic and Atmospheric Administration (NOAA) which estimates a median sea level rise of 2.34 feet by the year 2075. In addition, the structure of all resist barriers will be capable of supporting a resist barrier which could handle a 0.2 percent annual chance probability storm (aka 500-year storm) should a decision be made at a later date to increase the height of the resist barrier.

Q2 - What does a flood gate look like?

R2 - To date graphics have depicted gates in the open position. Future graphics will depict gates in the closed position. Information on gate location will be available at the break out session.

Q3 - It is unclear how DSD will move forward since DSD is not included in the cost data.

R3 - While there are ongoing DSD elements being undertaken by the city (e.g. southwest park, new pump stations, etc.) available funding on this project will likely be limited to a DSD demonstration project.

Q4 - The least costly resist alternative will completely consume available funds, therefore, how will DSD be paid for, and how will maintenance be paid for?

R4 - A partnership with North Hudson and others will be required to fully fund the DSD and maintenance and operations. Discussions about funding of maintenance and operations are underway.

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## SUMMARY OF DISCUSSION

### 1. Welcome and Agenda

Ken Rosenblatt of NJDEP opened meeting. He announced the selection of Alternative 3 as the preferred alternative. Mayor Zimmer announced her support for the selection of Alternative 3 as the preferred alternative and thanked the community for their continued input in the project. Dave Rosenblatt announced that the next public meeting would be in January following release of the Draft Environmental Impact Statement.

Ken Spahn with Dewberry thanked the community for their continued involvement in the project, and provided an overview of the project status and agenda for the meeting. Following a few introductory slides on project status, the balance of the approximately hour long presentation, provided an overview of the strengths and weaknesses of the three alternatives, and the rationale for the recommendation of Alternative 3 as the preferred alternative. The rationale examined each of the five buckets of criteria: Flood Risk Reduction, Socioeconomic and Built Environment, Benefit Cost Analysis, Construction/Maintenance and Operations and Environmental Impacts which was explained by various presenters. The presentation concluded with an aerial simulation which provided the public with perspective on how the project would appear on the landscape.

### 2. Q&A

After the presentation, a panel consisting of Mayor Zimmer, Mayor Turner, Ken Spahn and Rahul Parab from Dewberry and DEP representatives was formed to take questions from the audience.

Q 1- The resist barrier ends on Washington Street between 13th and 14th Streets. Won’t the resist barrier be compromised by flood water outflanking the resist barrier at this location?

R1- The design flood elevation of the resist barrier for this project is the 100-year flood elevation as determined by Federal Emergency Management Agency (FEMA), plus the mid-range estimate of sea level rise as determined by the National Oceanographic and Atmospheric Agency (2.43 feet by the year 2075). At each of the termination points of the resist barrier, the barrier ties to a ground elevation height which meets this design flood elevation. Therefore, water which attempts to outflank the resist structure at the terminus points will be blocked by the natural topography at that location.

Q2- Will Hudson Street be flooded under the preferred alternative?

R2- Those portions of Hudson Street which are on the riverside of the resist barrier and where the ground elevation is below the defined flood elevation for this Project will not receive flood risk reduction benefits from the Project.

Q3- The fire station located at 1313 Washington Street did not flood during Sandy.

R3- The determination of which critical facilities would, or would not, receive flood risk reduction benefits from this Project is based on the stormwater modeling completed for the Project.

Q5 - Since census data is six years old, is there a way to get more granular data for the vulnerable populations?

R5 - This is something we might be able to work through with the Housing Authority, however, the analysis is required to use certain data sets so flexibility might be limited.

Q6 - Can the Dewberry contract be posted, and can there be peer review of all Dewberry studies/conclusions as appropriate.

R6 - DEP will investigate whether the Dewberry contract can be posted. DEP has already engaged several firms to provide oversight of Dewberry’s efforts, including Dr. Blumberg of Stevens Institute. Peer reviews will be made public as appropriate.

Q7 - The Housing Authority received flooding earlier in the week. It is important to address stormwater flooding. Additionally, local hires should be considered where feasible.

R7 - HUD guidance with respect to local hires for this project will be followed.

Q8 - During Superstorm Sandy, the project area was fortunate there were no fires, since the fire stations were not in service. The damages in the Study Area were calculated at about \$500M during Superstorm Sandy. How were project benefits of \$1.4B determined in the cost benefit analysis?

R8 - Project benefits include: avoided damages to structures and contents, and stress and anxiety losses.

Q9 - Some in the scientific community have suggested that sea level rise could be much greater than currently predicted. How does this project accommodate for sea level rise in excess of current prediction models?

R9 - The project is being designed in accord with the intermediate NOAA guidance which calls for a median sea level rise of 2.34 feet by 2075. Resist barriers are being designed to be capable of supporting a taller resist barrier if that proves necessary at a later date. In addition the number of gates is minimized, since gates have proven to be the design element of the project at greatest risk of failure.

Q10 - Some argue that Superstorm Sandy was a 450 year storm. How is that factored into this project?

R10 - The magnitude of Superstorm Sandy was variable depending on location. For this Study Area, there is a joint USGS/FEMA study which found that Superstorm Sandy approximated the 100-year storm surge height.

### Meeting Closure

Public was thanked for their attendance and invited to engage in further detailed discussions at the various stations.

Rebuild by Design Hudson River: ■ Resist ■ Delay ■ Store ■ Discharge ■

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Cove Park could lead to transportation and deposition of sand in other locations within the Study Area?  
R4- The environmental impact statement prepared for this project will evaluate impacts from the project, including direct and indirect impacts as well as cumulative impacts in consideration of other projects in the local area.

Q5- Does the estimate for the 5-year rainfall flooding model consider rainfall from locations outside the Study Area, such as Union City, which may contribute to the flooding magnitude?  
R5- The rainfall flood modeling considers elevation across the watershed in determining the projected flood elevations.

Q6- What level of funding will be available for DSD after resist is funded?  
R6- The environmental impact statement for this project will provide environmental clearance for a master plan, and the entire project will be shovel ready. The guidance from Housing and Urban Development, which awarded the funds to the State of New Jersey, is that the first priority of funds was for establishment of resist barriers in the vicinity of Weehawken Cove and the New Jersey Transit Area. Current construction estimates indicate that substantially all of the Project funds will be used to construct resist barriers in these locations. The City of Hoboken is pursuing a number of initiatives, and other funding sources, to complete the DSD portions of this project.

Q7- What is the definition of “historic property” as used on the matrix?  
R7- A building, object or district which is on or has been determined eligible for the National Register of Historic Places.

Q8- What is the interaction between this project and the NJ Transit redevelopment project as related to Options 1 and 2?  
R8- A phased development plan is needed from New Jersey Transit in order to make a determination of whether Option 1 or Option 2 will be pursued.

Q9- How will coastal storm flood risk reduction be provided for the 15% of properties which are on the riverside of the coastal storm surge barrier which has been selected as the preferred alternative?  
R9- Flood risk reduction of properties outside the coastal storm barrier is beyond the scope of this effort. The Mayor’s office will pursue discussions with those property owners to identify solutions for flood risk reduction at their properties.

Q10- Are the types of urban amenities, e.g. public parks, included in the cost estimate for this project?  
R10- Yes. There is a place holder in the current cost estimate for urban design amenities.

Q11- You have identified that 64 historic properties will be adversely effected by this Project. How many non-historic properties will be adversely effected?  
R11- The Decision Matrix identified all historic properties that could potentially have adverse impacts. However, through the implementation of specific construction management conditions, a substantial majority of these properties will no longer be adversely effected. After the implementation of these conditions, the number of historic properties which may be adversely impacted would be 14 properties in Alternative 1, 12 properties in Alternative 2 and 10 properties in Alternative 3). These adverse effects will be indirect impacts arising from non-



historic intrusions into the historic scene or landscape. When any property is identified to have an adverse effect, the NJ State Historic Preservation Office (SHPO) is required to be consulted in order to develop a plan to avoid, minimize or mitigate the effect. New infrastructure will have similar impacts on this watershed or setting in non-historic areas as well. These impacts will be characterized in the environmental impact statement.

Q12- How many gates are proposed in Alternative 3 and how many of those gates are in Weehawken?  
R12- Alternative 3 has 19 to 23 gates depending on which option is selected, and 4 of these gates are in Weehawken.

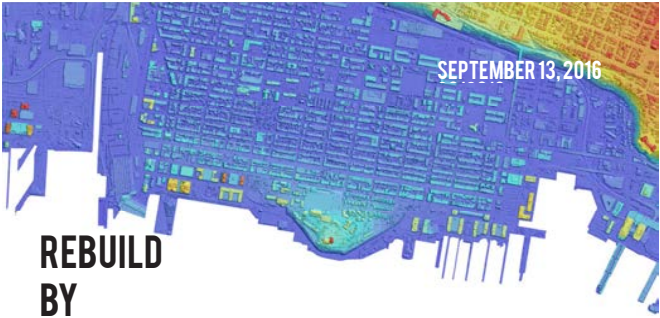
Q13- How will resist barriers work?  
R13- Resist barriers provide flood risk reduction benefits by preventing coastal storm surge below the design flood elevation of the resist barriers from entering into the Study Area.

Q14- If current estimates of sea level rise due to climate change prove inadequate, could the resist barriers be elevated in height?  
R14- Climate change was accommodated in the design, and based on NOAA estimates which assumes a median sea level rise of 2.43 feet by the year 2075. In addition, the structure of all resist barriers will be capable of supporting a resist barrier which could handle a 0.2 percent annual chance probability storm (aka 500-year storm) should a decision be made at a later date to increase the height of the resist barrier.

Q15- What does the Record of Decision (ROD) look like and will various studies be part of the record of decision?  
R15- The National Environmental Policy Act (NEPA) calls for completion of a ROD after a final environmental impact statement has been released. A ROD is a concise document which states the final decision, summarizes alternatives considered and characterizes whether all means to minimize and avoid impacts have been adopted. The various studies which have been completed as part of this planning process will be considered in the formulation of the final decision on the Project.

3. Meeting Closure  
Public was thanked for their attendance and invited remain engaged as the process moves forward.

# SEPTEMBER 13, 2016 PUBLIC MEETING



SEPTEMBER 13, 2016

## REBUILD BY DESIGN

• RESIST • DELAY • STORE • DISCHARGE •

### HUDSON RIVER

Rebuild by Design Hudson River: • Resist • Delay • Store • Discharge •

#### PUBLIC MEETING DRAFT SUMMARY

DATE: September 13, 2016

TIME: 6:30 PM – 8:30 PM

LOCATION: NJCU School of Business Skyline Room 147 Harborside Financial Center Platform Jersey City | NJ 07302

PURPOSE: Community Meeting: Project Alternatives Update

#### ATTENDANCE

Please see attached sign-in sheets for a complete listing of all attendees.

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### SUMMARY OF DISCUSSION

1. Welcome and Agenda  
Jersey City Deputy Mayor, Marcos Vigil, provided opening remarks and thanked the state project team and Mayor Zimmer. He then gave background information on the project. He acknowledged that the team had been very responsive to Jersey City’s concerns and expressed he is looking forward to the project going forward.

Mayor Zimmer, thanked Jersey City for hosting the meeting. She acknowledged the challenges that the project presents, but she reiterated that this is a collaborative project and she will be looking forward to the continued input of community members.

Dave Rosenblatt gave context on the project’s two-year history and public participation including the involvement of the Citizen’s Advisory Group (CAG) and stakeholder participation during public meetings. He provided review of the recommendation of Alternative 3 as preferred alternative. He also noted that public input will continue to be south out as the project moves forward.

Ken Spahn gave an overview on the project background including a discussion of flooding. He then discussed the background of Rebuild by Design. He then discussed the project need and described the No Action Alternative for coastal events.

He then described the subject project Resist, Delay, Store, Discharge (RDSD) four components to a comprehensive strategy. He mentioned the Resist component and the constraints associated with building this component in an urban environment. The Delay, Storage, and Discharge components were then discussed in greater detail.

Next, an overview of the overall project schedule was presented. In accordance with NEPA requirement, a draft environmental impact statement (DEIS) will come out towards the end of the year.

He mentioned that there have been a number of meetings with the public, including Jersey City stakeholders, and this will continue throughout the project. An overview of the three alternatives and the roadmap to the preferred alternative was summarized. He explained some of the features of Alternative 3 and why it was selected as the preferred alternative, such as having the fewest number of gates.

Following this, he discussed the project implications for Jersey City, with attention of the model results for 100-year, 50-year and 10-year floods. He concluded by saying there have been many meetings with New Jersey Transit and that New Jersey Transit has their own resiliency measures in place. Finally, he stated that the duration of flood events will be reduced because water no longer drains out of Hoboken/Jersey City.

Laura Baird with OMA described the design considerations and how important public input has been and will continue to be. She explained the technical requirements, as well as identity urban design requirements, that helped to develop the resist “toolkit” that is used for most of the areas in Jersey City.