

REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015
Wallace School

COMMENT/QUESTION FORM

It's hard to believe that any one would put forth a plan, let alone five, to put walls around Hoboken. Hoboken is known for its water views. No matter how much can change the beauty of our city.

I also don't understand hiring one company to make plans. It is my understanding that you at least hire three companies to ensure competition and better results. Any company getting chosen for this job would obtain great recognition in their field.

Some of my neighbors, some with experience, have some actual ideas without ruining what Hoboken is known for.

We need to get an extension to get better plans!!

Name: Cynthia Quint

Address or Email: cquint@aol.com

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures
401 East State Street
Mail code: 501-01A
P.O. Box 420
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

Additional Drop-In Open Houses & Walking Tour:

Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION

From: Matthew Begley [mailto:mgbegley@gmail.com]
Sent: Monday, December 14, 2015 10:15 AM
To: DEP rbd-hudsonriver
Subject: Rebuild By Design - Hoboken Proposals

To whom it may concern -

I am writing to express my very strong opinion that moving forward with any of the B, C, or D concepts would be a tragic mistake for the entirety of Hoboken.

My young family and I specifically moved into Hoboken, due to the proximity to NYC, but also because of the beautiful, unparalleled access to the waterfront and its NYC views. We planned to stay and even decided to purchase in Maxwell Place and have chosen to raise our young family right here in town.

We chose a townhome in Maxwell Place as it fit our needs and wants and specifically thought the North Hoboken waterfront was so safe and beautiful. We stayed throughout Sandy and Irene storms, and had Zero damage to our property - the building and our unit specifically. I do not understand how 3 of the 5 proposed plans would include anything along the North Waterfront where we did not have any significant damage or issues with rising storm surge.

My unit had water out-front, but it did not even reach the first step of our townhome during the peak of Sandy's fury. There has to be a better, more temporary way, to build proper fortifications along the North waterfront when an expected event (hurricane, storm surge) is imminent. I agree with the Resist and Delay Strategy, and I think there is definitely more temporary walls that can be setup and fortified prior to an extremely rare surge event that would offer the same level of protection that one of these "permanent wall structures" in the B, C, or D concepts currently offer.

On another note, It is very evident, that our investment and many of our neighbors in Maxwell Place would also be significantly de-valued with any restricted access to the current views and waterfront walkway. The property values, and corresponding tax revenue based upon these rising property values would be severely decreased and hurt Hoboken's current and future residents.

I firmly believe that moving forward with any of the B, C, or D concept proposals would be a serious detriment to the community as a whole. I think we would simply move out of town.

None of the designs in B, C, or D are worth the small incremental benefit to the community, specifically the North waterfront Hoboken community by building walls along the waterfront.

Regards -
Matthew and Carey Begley
1125 Maxwell Place Townhome #6

From: Rikke Frojk Lauridsen [mailto:rikke.frojk@hotmail.com]
Sent: Sunday, December 13, 2015 8:47 PM

To: DEP rbd-hudsonriver
Subject: Plan A - Garden Street

I am a resident on 1300 block of Garden Street and to my utmost disbelief have been informed of a plan to erect a sea wall on my street.

Being from the Netherlands I cannot believe that you think a sea wall can keep any surge out. You can't!! The way water is managed in my country is by directing it from populated areas to non-populated areas. None of your options do this.

You cannot go ahead with Plan A, as this plan erects sea walls on areas that NEVER flooded during Sandy. I lived here at the time and saw with my own eyes how far the water came up.

The fundamental issue with plan A is that 1200 and 1300 block of Garden Street do not flood and do not need to be protected, so why erect a wall?????? It makes no sense and is both morally wrong and not legal.

If you are so keen to put up walls then reserve them to areas that actually flood!

I will fight this option A with all my energy and if need be with legal action.

Rikke

1235 Garden Street

201 988 0820

From: Joe Rhodes [mailto:jrhodes@stocktonroad.com]
Sent: Sunday, December 13, 2015 3:22 PM
To: DEP rbd-hudsonriver
Subject: Hoboken Flood Protection Draft Ideas

I am writing this email in response to the various draft ideas for the coastal flood protection in Hoboken. I live on Garden street between 12th and 13th streets.

I vigorously oppose Concept A which is an outrageous affront to the property owners and town aesthetics/logistics along Garden Street (which is some of the most valuable single family real estate in Hoboken), and indeed a large portion of North Hoboken. Do we want to drive down the value of this property and drive away these high tax paying residents and deface what is currently one of the nicest areas in town? Deface the Northeast corridor which is enjoyed by so many.

This concept appears to come at significant cost to the people that live in this area of town, which is not equitable. It also provides the least amount of protection vs a storm surge. So, why

is this even on the table? It frankly seems completely ridiculous and short-sighted to build a partial wall that will simply keep the water pinned on certain residents to protect some others.

Do we want Hoboken to be a first-rate town? Let's not select a plan to "do things on the cheap" as Hoboken has done so often in the past. The cheapest is not the best way. Let's choose a plan that best protects Hoboken and doesn't come at the extreme sacrifice of one set of residents.

Joe Rhodes

Joe Rhodes
1234 Garden Street, Hoboken
201-683-9293 (o)
917-301-1308 (c)
jrhodes@stocktonroad.com

From: Christiaan Van der Kam [mailto:cvanderkam@unigestion.com]
Sent: Saturday, December 12, 2015 5:32 PM
To: DEP rbd-hudsonriver
Subject: Plan A involving Garden Street

I live on 1235 Garden Street and have just found about this preposterous plan. We live on blocks where the Sandy surge never hit as these blocks are above the sea level. By building this wall on our blocks you effectively push the water to an area where it never would get to. So suddenly you make it our problem to fend off areas that are below the surge level. I am shocked this option is even on the table. And we will fight this option with tooth and nail, including legally.

Christiaan van der Kam

1235 Garden Street
Hoboken
201 589 8636

From: Sean Kron [mailto:seankron@pira.com]
Sent: Saturday, December 12, 2015 9:16 AM
To: DEP rbd-hudsonriver
Subject: Rebuild by Design Questions

1. In the 5 concepts can you provide the assumptions underpinning the approximate percent of study area within the 100-year coastal floodplain receiving flood risk reduction benefits? Specifically, the denominator (i.e. total population and the split btwn Hoboken and Weehawken, if applicable) and the numerator (i.e. those receiving reduction benefits or conversely those not receiving reduction benefits and who would not be receiving benefits). Or point me to where the documentation is that includes this information.

Thank you.

Regards,

Sean D. Kron
917-539-2105

From: Hartmut Grossmann [mailto:hgrossmann25@gmail.com]
Sent: Saturday, December 12, 2015 8:16 AM
To: DEP rbd-hudsonriver
Cc: dzimmer@hobokennj.gov; rbhalla@hobokennj.gov
Subject: Rebuild by Design/ Comments on Concept Presentation/December 10, 2015/Hoboken

Dear Mr. Rosenblatt,

I am a Hoboken resident, who has been living here for about 7 years and intends to live here for the very long term. I am invested in the flood reduction efforts in Hoboken and, as a matter of general principle, strongly support the project.

I attended the above-referenced meeting including the presentation and discussion at the tables, which I found both encouraging and extremely disturbing at the same time. Here are my comments:

1. Delay/Store/Discharge

While certain details seem to be open including potential additional sites, I found the information encouraging, especially the potential of a 1 million gallon storage tank on the BASF site.

2. Resist

I am taken aback and clearly shocked where the presenters from the engineering firm in substance and tenor took this. Plans A and E were virtually dismissed as insufficient, with a bit of lip service to "substantial risk reduction". Plans C and D were a priori described as essentially not feasible for reasons of cost, complexity, engineering challenges, and maintenance. The presenters seemed to be clearly invested in Plan B. That almost appeared as a foregone conclusion.

3. Plan B is unacceptable in its current form for both residents at the waterfront and Hoboken as a whole/The walls destroy the waterfront and thus a core attraction and feature of life of Hoboken

The uninterrupted (with a current small exception) waterfront of Hoboken is a jewel of the city. It is used by all residents for recreation, exercise and enjoyment and links up with the waterfront in Jersey City, Weehawken and beyond. Plan B essentially destroys access to the waterfront in the North, where there is great activity of residents and their families including Pier 13 (food and

drink). As one resident at the meeting who lives several blocks away from the waterfront put it: "We came to Hoboken in 1971 and we did not have a waterfront then. This proposal is a regression to that time".

It is completely perplexing that a 12 foot wall would be built at the North end of the city under this plan when, apart from the Weehawken cove, this part of town was spared from the floods in Sandy, and most damage occurred on the south side. Questioning this at the table discussion, vague or incoherent answers were given by the engineers: "the requirements are now higher and go beyond Sandy". When I asked whether the walls could be lower, say, 3 or four feet and perhaps avoiding the 3 1/2 year total rebuild of infrastructure: "No, the Feds" would have a problem with that". Which "Feds"? "Congress" (?!). Also, lowering the walls would be "unfair to the other competitors for the grant money". What is that supposed to mean? Bidding rules would be violated? Surely not. Otherwise, Concepts A and E would per se be violative! I just hope that there are no self-serving motives by the engineering firm at play here.

4. Next steps

My assumption based on the presentation by the engineers is that the 5 concepts will be reduced to A, E, and B. I was told that previously there was not meant to be "mix and match" between design aspects of the concepts. I would strongly suggest that this limitation be lifted for the next stage and a better compromise explored (starting from concepts A and E, which has 90% reduction after all). There is no perfect solution here. In any event, the extreme Concepts of B, C, and D are unacceptable. It makes no sense "protecting" Hoboken by destroying its attraction.

From: Leslie Howard [mailto:leslieahoward@gmail.com]
Sent: Thursday, December 10, 2015 9:38 PM
To: DEP rbd-hudsonriver
Cc: Peter Cunningham
Subject: Comments: RBD Concept Screening Public Meeting

Leslie Howard
leslieahoward@gmail.com
1200 Grand Street, 519, Hoboken, NJ 07030

Leaving this evening's meeting, my foremost concern is a matter of funding allocation, not design. I fear that DSD implementation will not occur b/c it will not receive funding from the \$230mil grant and will thus be left unfunded.

1. Was told that the process is not advanced enough to have reliable cost estimates for Resist and DSD components.
2. Was told that in terms of allocation the \$230mil, Resist components would take priority over DSD components because "when will the City ever again have \$230 mil to 'close the envelope?'"
3. Built into that statement is an assumption that the costs of implementing the DSD components are far lower than implementing the Resist components; and that the City will have other means to fund the DSD components in a comparable timeframe.

4. From this lay person's perspective, implementing DSD (as designed) would likely cost at least as much as Resist Concept A if not more. Deconstructing streets, parking lots, football field, buying and installing tanks & pipes, re-routing existing sewers, then building discharge pipes & pumps that circle the City edge to reach the river??

The southwest, northwest and western edge flood on a regular basis from heavy rainfall alone. AND there is more residential & commercial development on the horizon making the frequent flooding disruptive to even more people. Storm surges occur--in theory--every 100 or 500 years, even though I believe we should expect increasing frequency during the next 50 years.

I would turn the statement around: When will the City ever again have \$230mil to finally fix rainfall run-off flooding?

As for Resist design options, I favor Concept A1.

My rationale is again grounded by financing. Frankly, none of the concepts seem feasible within the \$230mil grant limit. When asked which of the concepts can be built for \$230mil, the design firm representatives looked at each other and joked, "None of them. Well, we don't know yet."

Therefore, my inclination is to choose the concept that has the greatest chance of actually being built and which requires the least maintenance. Additional Resist components can be added in the future, i.e., future beyond this grant, to gain incremental improvements that increase population percentage from 86% to 90%.

--

~~~~~

Leslie A. Howard

[leslieahoward@gmail.com](mailto:leslieahoward@gmail.com)

[www.lesliehoward.com](http://www.lesliehoward.com)

<http://www.linkedin.com/in/lesliehoward>

<http://www.slideshare.net/leslieahoward>

+01 917 691 1664 mobile

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### COMMENT/QUESTION FORM

LONG TERM MAINTENANCE!  
SEPARATED BY AUTHORITY!

AS FAR INSULATED FROM THE POLITICAL  
POLITICIANS.

~~Flow~~ IN FUNDING - LONG TERM!  
LOADED IN!

Name:

JIM LAUCE

Address or Email:

JIM@BETTERWATERFRONT.ORG

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

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6pm

Historical Museum

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If we need to balance surge resistance versus community access to & enjoyment of the waterfront, I prefer the lower-impact barriers, even if flood abatement is lower. The most important component is the "Delay - Store - Discharge" component, to minimize the water incursion into basements and backing up on streets in SW section (and low-lying intersections). We must prioritize investment toward the elements that provide the most relief for the greatest number of residents.

Name: Melissa Abernathy

Address or Email: Melissa.abernathy@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

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Please prioritize the "Delay / Store / Discharge" components of the plan if you have to make trade-offs due to investment constraints.

The "resist" component will be very important every 10-20 years when we get a bad storm surge, but the city desperately needs to address "routine" flooding from storms + high-tide convergence.

I began this process favoring a stronger storm surge barrier, but I now believe that the community on the waterfront can better afford to repair surge-related damage

Name: Melissa Abernathy  
Address or Email: melissa.abernathy@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
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than the west side and basement dwellers can deal with constant flooding.



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### COMMENT/QUESTION FORM

A combination of concepts may work best

- Terminal fore infrastructure needs to be protected 1st

- Wonder if the height of the wall in certain places is overkill.

Name: \_\_\_\_\_

Address or Email: Chris DellaFave cdellafave@hoboken.k12.nj.us

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

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- Room Setup- Having worked with large group meetings, I commend you on the process. AND you may have been able to deal with the sound issue if you had not put all the breakout tables in one area. You tried to use an auditorium setup with a compressed breakout area. Use the whole room more effectively.
- While outside of this project, there appears to be things that residents can do to contribute to the solution. What is being done in terms of talking about sidewalk construction use of rain barrels. Part of this is a major adult education project. In a way, it is an adult literacy effort. It's done in health care, financial management, why not on this environmental issues? You need resident buy-in.
- What were the stakeholder groups, you had (in the room) Residents, Builders, govt. officials etc.?
- What data will be available about what NJT is doing to take care of the issues ~~at~~ at this site?

Name: RITA  
Address or Email: R2 KOWALSKI @ live.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

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Concept A in the North side

Concept E in the South side

These are my votes for best protection and least impact on riverfront views.

In the future I suggest having a vote at the end of the session.

Name: Phil Logrippo - Professional Engineer  
Address or Email: plogrippo@gmail.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

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Fema Ins. - maybe we forget about that & just come up with a creative plan wherein the protection devices are hidden inside the promenade & come up when needed. We should engage Stevens to help devise a system that is passive ~~and~~ and low maintenance and opens up / pops up / unfolds / whatever when water is a certain height.

Think about more creative solutions like how airbags are tucked away & inflate when needed.

There are so many brilliant minds - we need to think outside the box!!

If they come up w/ a great idea and we build it then I bet we could get FEMA to approve after the fact.

Name: Laura Edelman

Address or Email: spacesbylaura@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

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The waterfront is a HUGE part of our city. We worked so hard to make it what it is. These plans will ruin our city, our property values. We must maintain our views - it's too integral to what makes Hoboken special. Not just climbing up on some wall, but on our cross streets too.

WE NEED A MORE CREATIVE SOLUTION!!!

NONE OF THESE ARE ACCEPTABLE!!

You're making us live in a walled-in city like a prison!!  
Not worth it!!

Name: Laura Edelman

Address or Email: spacesbylaura@gmail.com

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The Tea buildings are raised up (the first floor is above where Sandy hit). We have insurance & can cover flooding ok. Why should we have an ugly high wall blocking our view of the water & city? Don't build a wall around the outside of the

TEA building! It's not necessary - not wanted by us at all!! I have spoken to many people who couldn't be here tonight and ALL agree! Please don't ruin our home!

Name: Laura Edelman

Address or Email: sparesbylaura@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

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• No maintenance / Low maintenance is the most important factor  
in the Hoboken environment

Name: \_\_\_\_\_  
Address or Email: \_\_\_\_\_

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6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

# REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

I don't understand the proposal of a wall btwn  
13th & 14th on GARDEN ST. Since it is a working  
street it does not have the room for a wall  
as btwn 14th & 15th Street. Plus, during Sandy  
GARDEN ST SOUTH OF 14TH ST DID NOT RECEIVE  
WATER FROM THE SURGE

Name: SEAN KRON  
Address or Email: SDK210@HOTMAIL.COM  
1253 GARDEN ST

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

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221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



Guoshi Corp / Real Estate Investor  
(We Rent, Wholesale & A Cash Buyer Since 2004)

Daniel Guo/郭達  
Manager

Laundry Processing Center  
In Hoboken. Orange Wash  
301 Jackson Street,  
Hoboken NJ 07030

Cell (201) 667-7983/ Office (201) 659-6901  
dadaguo520@gmail.com/www.orangewash.com



# Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

## COMMENT/QUESTION FORM

With all the large underground storage ~~we need~~ store the  
Rain Fall as I ~~am~~ coming down. We need to Built Single  
Storage Capacity Equal to amount of ~~a~~ Water Come  
In from the Ocean for a Backup Keep It Seal  
and until the Water raise up enough high ~~to~~ the Hallway  
~~Ground level~~ then that Single ~~Storage~~ ~~Cap~~ ~~acity~~ ~~Storage~~  
Huge storage space open and let the water go  
In, Built this storage under lowest level in Hoboken  
Dig Deep Down

Name: Danny Guo 301 Jackson St Hoboken NJ 07030  
Address or Email: Dadaguo520@gmail.com

Please leave this form at the Sign-in table, or you can submit by :

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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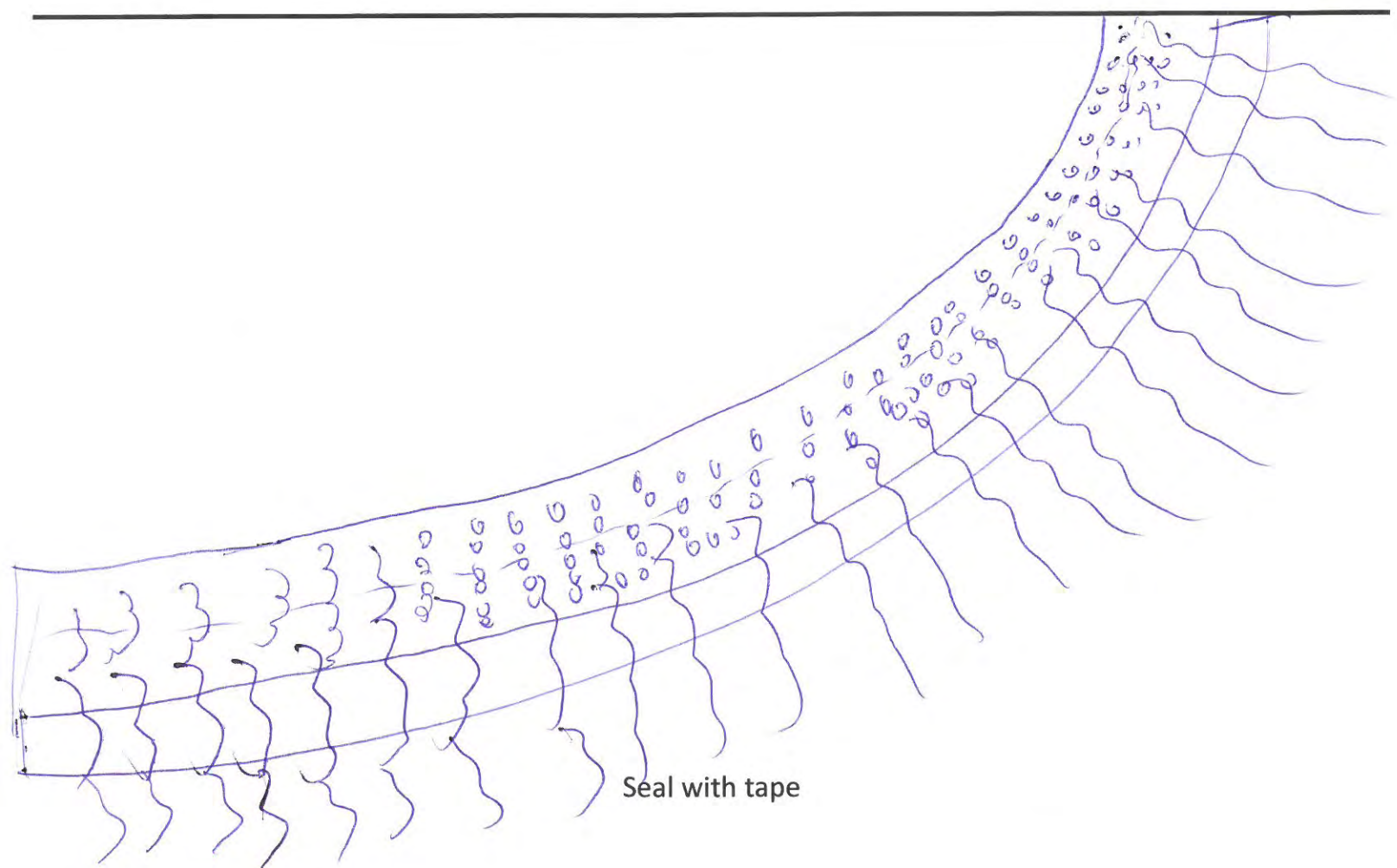
STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



David Rosenblatt  
 Director, Office of Flood Hazard Risk Reduction Measures  
 401 East State Street  
 Mail code: 501-01A  
 P.O. Box 420  
 Trenton, NJ 08625-0420

Flowing when massive water pressure come in

Hydraulic pressure push  
 Barrier up wave



Seal with tape



**From:** Loni Blair [mailto:lonir@aol.com]  
**Sent:** Tuesday, December 22, 2015 10:28 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** IMPORTANT

To whom it may concern:

As residents of Hoboken since 2002, we have grave concerns about the Rebuild by Design Project.

All five concepts for the Rebuild by Design project are completely unacceptable. No one in Hoboken (other than the Mayor) asked for these funds or asked to pursue a strategy to combat hurricane storm surges. There has been no scientific proof presented that this surge is ever statistically likely, and moreover, no proof has been presented that these extreme concepts would successfully combat these storm surges, if they were to ever happen.

Please do not destroy the one valuable asset this city has which is its view and the charm of the tree-lined streets. Also as owners of an expensive piece of property right across from the waterfront, please do not destroy our value in our property.

All of the concepts contain a wall and/or an erosion to the quality of life for all Hoboken residents.

We respectfully reject all five concepts and ultimately reject these funds.

Thank you for your time in reading this letter.

Sincerely,

Theo and Loni Garatziotis

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**From:** Cathy McCabe [mailto:kikomccabe@optimum.net]  
**Sent:** Tuesday, December 22, 2015 11:41 AM  
**To:** DEP rbd-hudsonriver  
**Cc:** avonbythesea@optionline.net  
**Subject:** Rebuild by Design-Hudson River: Comments

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the "Rebuild by Design-Hudson River" Plans proposed for Hoboken. We were able to attend the session held at the Hoboken Historical Museum but unfortunately due to the size of the group that attended, and the layout of the event, few answers could be provided. We were on business travel for the Jackson Avenue event and could not attend and are submitting our comments here.

First, let me begin by saying we want to help protect Hoboken, a place we have come to love in our over four years living here. However, we oppose all five plans and do believe there could be a much more creative, less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like "surge" other than any plan that would create permanent 10-18 foot walls either on

the Streets of Hoboken or Hoboken's waterfront. Second, we question why only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider. In the corporate world, when a firm is looking for a "service", a "request for proposal" is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here.

Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged (we, in fact, lost our car to the flooding). Yes, we lost power for many days. But so did hundreds of thousands of others throughout NJ and NY as well as 20 plus states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC.

We left a very desirable neighborhood in the West Village four years ago and friends questioned "why we would ever leave NYC for Hoboken". We wanted a little more space but an urban setting. We explored Hoboken at the recommendation of friends who have lived on Bloomfield Street for 25 years and encouraged us to consider it. We were drawn to Hoboken specifically for the beautiful and unobstructed views of Manhattan and the short commute to Manhattan. Though the price for our condo at Maxwell Place was more reasonable than NYC for the space, it was still a considerable amount as are our taxes.

We have come to love many things about Hoboken and support Hoboken locally—the restaurants, boutiques and shops, fitness, etc. The beauty of Hoboken's magnificent waterfront is enjoyed by all residents who run, walk, play with their dogs, push their babies in strollers and more. To create a wall of any sort that goes down a tree-lined street like Garden Street or obstructs the open, unobstructed views and access of the waterfront would impact not just those of us that live on the waterfront but all residents that benefit from the beauty. This would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract outsiders from moving in, detract from Hoboken as an emerging "destination" vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken. Building permanent walls is an extreme measure to combat a once in a one hundred year event and we implore you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

Sincerely,

Cathy McCabe & Jill Popovich  
1125 Maxwell Lane, unit 570  
Hoboken, NJ 07030

Sent from my iPhone

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**From:** Tom Garske [mailto:tpgarske@gmail.com]  
**Sent:** Tuesday, December 22, 2015 1:17 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Wall

Building a wall down a street is a ridiculous solution in today's modern era. Are you trying to put us back to the stone age with this idea?  
Why is no one thinking about technology?

Dig up the streets that are the lowest area and that get water the most water. Put in a separate large 48" pipe in these streets that is connected to a separate pumping station to move the water some place else. Blocking water is primitive and who ever came up with that idea should not be working in this sector.

Regards,  
Tom Garske  
201-388-4375

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**From:** Roseanne Dickovitch [mailto:rdickovitch@gmail.com]  
**Sent:** Tuesday, December 22, 2015 1:41 PM  
**To:** DEP rbd-hudsonriver; Tiffany Fisher; Dawnzimmer@gmail.com  
**Subject:** THE GREAT WALL ON THE HOBOKEN WATERFRONT

I live at 1500 Garden Street and watched the water come over the railing with Sandy.... it was minor to my building.... the bulk of the water in Hoboken come up out of the sewer system..... so number one the valves that lead runoff into the river must be CLOSED at the time of high water conditions in the river and number two.... wouldn't it make sense to build a new multi town sewer plant on the top of the ridge and close down the one in a flood zone?.... If you build this wall you will destroy the beauty of our neighborhoods.... and you will negatively impact property values.... Harborside Lofts and the Hudson Tea Building have many first floor residences that you will directly impact in a negative way....And if you build it you will have to maintain it.....I have been to Red Hook and seen their ugly wall..... we can't even get new light bulbs put in the lights along the walkway and by the kids playground.... they have been out for 8 months.... and some of the light posts on the walkway have electrocuted dogs and we can't get that fixed or maintained..... thanks Roseanne Dickovitch 1500 Garden street Apt 4D....

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**From:** Rachel Chang [mailto:rachel@byrachelchang.com]  
**Sent:** Tuesday, December 22, 2015 3:07 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Blocking Hoboken Happiness

Dear Rebuild By Design,

When I moved across the country on my own and decided to settle in New Jersey a decade ago, I was so relieved to find Hoboken. It was tough being so far from family and friends, learning to navigate urban life, and experiencing seasons for the first time! But when I first stepped foot in Hoboken, it immediately felt like home.

I started out renting downtown in a lovely little studio on First Street between Clinton and Grand. I never anticipated staying here permanently, but five years passed so fast that it seemed it was time to invest in property.

Fortunately, my parents were looking to invest in property too, so we decided to go in on something together. And despite their hesitations and skepticism about the New York City-area, they embraced Hoboken on their visits as well. (On one of my Dad's visits, he made so many friends around town that he got more "Hello"s than I did when we walked around after I got back from work!)

After much research (and a serious dip into savings), we settled on Maxwell Place — and competed to get a spot pre-construction because it seemed like the only safe investment. Back then, all three of us had to be on two phone lines to finally get through and get a number to get spot! But it was the only space they felt comfortable investing in on the entire east coast. We were so grateful.

And now, six years after moving in, they've been pleased with their investment — and I've felt so lucky to be a homeowner in the Hoboken community. And proud 11-year Hoboken resident.

The plan last year to put the sewage pump literally in my front yard put a huge dent in our Hoboken Happiness, but we accepted the inconvenience and possibly devaluation in property because the pump would help our neighbors.

My understanding at the time was that it would help alleviate all the problems with the flooding, being a waterfront community, so to hear this plan about the 12-foot wall was quite a shocker. The fact it was even proposed and presented to the City of Hoboken is unbelievable. The whole draw of Hoboken, which has been at the root and core of the New Jersey Gold Coast community, is the waterfront — and literally blocking it seems like the ultimate detriment to our community.

I know there has been so much muddled in the politics of this issue that I'm confused about what the truth is — and wanted to inquire what exactly is happening, so that I don't fall prey to all these rumors. Unfortunately, holding all these meetings during the holiday week and requiring a "deadline" of comments by the end of the year just seems like this plan is trying to fly under the radar while everyone is distracted.

Because of my work schedule, I wasn't able to make any of the meetings as soon as they were announced. Had I been able to, I would have been at all three — particularly the one that spilled outside the Hoboken Historical Museum. I think the fact this many

people were able to make an impact should say something about the community's response to this and I hope you won't let that all just go without taking it into account, as it felt like it happened with the pump.

Of course, I understand Hoboken needs to alleviate the flood problem. We can't have Sandy happen again. But I'm just wondering if there's a way to put it in a more discreet place to minimize the impact on the residents who are so grateful to call Hoboken our lovely and serene home. Looking forward to the answers!

Thank you,  
Rachel

1125 Maxwell Lane  
Hoboken NJ 07030  
201-683-0171

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**From:** McIntyre, Robert F [mailto:rob.mcintyre@bnymellon.com]  
**Sent:** Tuesday, December 22, 2015 3:28 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Flood Preparedness

As a Hoboken resident, I have been familiarizing myself with the concepts that have recently been proposed as possible solutions for Hoboken's potential future storm flooding. I have sincere concerns over the implications of what is referred to as "concept A," which includes building a wall along an interior (not along the coastline) street.

I do not understand how this solution would not adversely affect the homes on the "exterior" of the wall. Most of them had no previous flood issues and this solution certainly introduces a new level of risk for future flooding where there was none prior. Why cause a new problem to solve the first one? Secondly, there must be a solution that is not so unsightly and causes unnecessary challenges and potential safety risks that such a physical barrier would introduce.

There was a past proposal which included a wall along the coastline. A physical barrier there, should a barrier solution be deemed the most effective, seems to alleviate the negative consequences from the "concept A" proposal. Please consider this input and/or provide proven assurance that new goosing risks will not be introduced by the determined solution.

Rob McIntyre  
BNY Mellon Corporate Trust  
212.815.7141  
646.825.1540 cell

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**From:** Stephanie Dearmont [mailto:sdearmont@aol.com]

**Sent:** Tuesday, December 22, 2015 4:07 PM

**To:** DEP rbd-hudsonriver

**Subject:** Comment re: Concept A of the "Resist Delay Store Discharge" flood plan proposal for Hoboken

## REBUILD BY DESIGN HUDSON RIVER

Environmental Impact Statement  
Concept Screening Public Meeting

### COMMENT/QUESTION FORM

December 22, 2015

Dear Mr. Rosenblatt:

This comment concerns **Concept A** of the 'Resist Delay Store Discharge' flood protection proposal for the city of Hoboken.

I urge you to **reject Concept A** for the following reasons:

- 1.) The plan does not protect the north eastern section of Hoboken, including areas that flooded during Sandy and will flood again.
- 2.) Driving an 8 foot wall down the center of a residential street will create a ghetto followed by a ghost town, destroying the financial lives of hundreds of people. Property values on Garden Street and affected cross streets will plummet. Adjoining unprotected areas like upper Bloomfield and Hudson at 14<sup>th</sup> Street will also suffer property value declines. For some, this will be economically ruinous – the value of the property will sink below its mortgage value, causing some to abandon their homes and/or declare bankruptcy. While this plan is considered the "cheapest", I am sure that if the destruction of property value were factored in, it would be far from cheap.

- 3.) There does not seem to have been any consideration of how the wall will affect the delivery of essential services to the street, which is entirely made up of brownstones with no side yards or alleys. With vehicular traffic made impossible by the wall, there is no way fire trucks, sanitation trucks or vehicles for the disabled or elderly will be able to reach these homes.
- 4.) The plan treats similarly situated people differently. If you have the bad luck to live on the east side of Garden Street, you will not only experience the financial, aesthetic and safety issues caused by the wall, but you will also likely flood. West siders will helplessly watch their neighbors across the wall fill up with water in a Sandy-like scenario. This is just horrific.
- 5.) Many people in the area are still unaware that these plans are under consideration. Very little effort has been made by the city to inform even those directly affected by the concepts. From the initial announcement on the 10<sup>th</sup>, we have only been given three weeks (during the holidays) to react to what may completely change our lives and our futures.
- 6.) The mayor's rhetoric surrounding Concept A has been divisive, pitting neighbor against neighbor and uptown against downtown. Being called "lucky" for having not flooded during Sandy (which is untrue for many of us), we have been called "selfish" for "choosing Garden Street over the rest of Hoboken". This kind of language just reinforces the feeling that this plan is being shoved down our throats and that our homes, families and lives don't matter.
- 7.) This is a historically important neighborhood, one of the best examples of late 19<sup>th</sup> and early 20<sup>th</sup> urban domestic architecture in the area. To destroy it in the hope that some, not all, of Hoboken will flood less, seems particularly cruel and thoughtless.

We will not accept the unnecessary and inequitable blighting of our neighborhood and therefore cannot accept Concept A. No response to the devastation of a city should require devastating one of its most significant neighborhoods.

Sincerely,

Stephanie Dearmont

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**From:** K T [mailto:tengkevin@hotmail.com]  
**Sent:** Tuesday, December 22, 2015 8:51 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** K T  
**Subject:** Feedback for Hoboken Concepts Screening

To: David Rosenblatt  
Director of Flood Hazard Risk Reduction Measure

Dear David,

My name is Kevin Teng and my family lives in the Maxwell waterfront community of the city of Hoboken. This is the most beautiful place to raise my family and invest my future to my community and Hoboken. I am writing to you to express my deepest concerns about the "Five Concepts" for flood protection funded by the federal aid of 230 million. After I attended the meeting last Tuesday, the 15th of December, I would like to share my concerns with you.

I am not convinced at all by any of the five concepts in general and more specifically to the concept D and E. These two options are the most costly proposals to begin with. The effectiveness of flood protection of the 8 to 15 feet sea wall along the waterfront is very much questionable in providing flood protection long-term because the 18 feet sea wall can't assure us the sea wall is high enough to block the floods should next hurricane is multiple times worse than Sandy. Besides, once the floods come into Hoboken and they could not go back to river when the hurricane left because of the sea walls. The alternative to the high sea wall is to focus on draining and/or raising the the ground of low area in the town. Draining and raising the ground should be able to address the flooding issue long term. If there are a few water pump stations on the flooding area of the west side of Hoboken, it would provide much more flooding protection than the sea walls.

What is certain to me from the concept D and E is they are going to strip the privilege Hoboken residents have-access to the Hudson River waterfront. The waterfront is part of life of all residents in Hoboken and not just to the residents in maxwell place or tea buildings. In a typical spring or summer day evening, you will see people from all parts of Hoboken to the waterfront having their kids play, socialize with their friends, or neighbors, and watch the beautiful sunset. When the costs go over and beyond the 230 million federal funding, tthe additional costs will have to funded by higher property taxes or issuing bonds. High property tax will drive people to move out of Hoboken instead of staying and raising families here. Issuing bonds will deteriorates the fiscal condition of the city of Hoboken. Both will make Hoboken as well as Maxwell Place much less desirable place to raise families.

We would want to make Hoboken as our hometown and people become rooted here and raise family here. Your decision matters and we need your help! Thank you for your time.

Best regards,

Kevin

---

**From:** ben park [mailto:benpark.us@gmail.com]  
**Sent:** Tuesday, December 22, 2015 9:34 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** carter@outsidenewyork.net; benpark.us@gmail.com  
**Subject:** Comments on Hoboken Rebuild by Design Concepts



Dear Mr. Rosenblatt,

As a resident of Hoboken I am sending this email to you as my official submission of comments on the Rebuild by Design proposals. Hoboken is a historic city, and the residential streets in the north-east of the town have been an integral part of the character of the city for more than a hundred years. It is the combination of these attractive streets and their vibrant community – just ask the thousands of people who visit the north-east of Hoboken from neighboring towns what a wonderful place it is at Halloween for example – along with the waterfront and the large buildings that make the town such a special place to live in.

Garden Street is at the center of this community. Concept A would divide and spoil this neighborhood through the construction of a storm wall on Garden Street. This plan is flawed for so many reasons it is difficult to know where to start.

1. Increase flood risk where it was lower without a wall:

a. The wall in concept A introduces flood risk to neighborhoods which were not flooded by Superstorm Sandy. I live on Garden Street and I was extremely fortunate not to have a drop of water in my sump pumps as a result of the storm. The floodwaters stopped one block from my house, and my fear is that the proposed wall would act to channel water into this neighborhood in the event of another large storm. The Dewberry engineers claim that that will not be the case. They suggest that in the event of a storm the waters will rise uniformly, much as happens as the volume of water increases when you fill a bath. But their logic completely ignores the impact of force on a body of water, and when challenged on this at one of the recent community meetings by neighbors who are engineers, they could not respond. They tried to suggest that water does not flow uphill, but that is simply not true. Go to the beach – as tides rise water does flow uphill as a result of tidal force. Any calculation of what will happen to water when confronted by a wall cannot just take into account volume; it also has to consider the effects of force. And if there is one thing we know about storms, it is that they are highly unpredictable. We do not know how strong they will be, or from which direction, or directions, they will hit us, or even for how long. Given this, it seems foolish to construct an artificial barrier which could act to channel water along it. And I would point out that if water flows along the wall and gets to 13<sup>th</sup> Street, it will then flow downhill very easily onto Park and down into the western side of Hoboken, defeating the supposed purpose of the wall.

b. Concept A will cost a lot of money – maybe less than some of the other options – but it will also deliver the least protection to the Hoboken community as a whole. The original maps that were handed out at the first community meeting acknowledged that this option resulted in the least protection, ignoring almost 15% of the city. When it became clear that there was resistance to the concept, the words on the maps were changed in what I can only assume was a cynical attempt to “spin” the story in a more positive way and to cover this fact up. See a copy of the original below – the “revised” version can be seen on the website.

c. I would point out that the concept maps contain errors. The berms around Weehawken Cove that have been discussed on numerous occasions are not on the maps. I raised this with a representative of Dewberry at a community meeting, and she agreed that this was a mistake. This does not exactly fill me with confidence – what else has been missed and will suddenly appear on the next drafts?

2. Public Safety:

a. 14<sup>th</sup> Street and 15<sup>th</sup> Street are major east-west arteries in the north of Hoboken. Closing them off with gates will make evacuation of residents in an emergency much harder and will close off two important routes for police, fire and

ambulance services to move around the city during a time of crisis. They would be forced to use the narrower and tree-lined cross-streets as alternatives. We all know that trees get blown over and branches come down in big storms. That could happen on any of the narrow cross-streets during a future storm, closing off those streets as well to emergency workers. Our public safety teams have a hard enough job during a major storm without tying their hands behind their backs by closing off important routes around the city.

b. For a wall to work properly, the join between the wall and the gate buried in the street has to be flush. This will require that either the wall is built right to the edge of the kerb, or that the sidewalk somehow becomes part of the gate. If a wall is built, pedestrians will either have to walk out into 14<sup>th</sup> Street to cross Garden Street going east or west, or be exposed on a section of sidewalk on the lowered gate which may be difficult to distinguish from the road surface. 14<sup>th</sup> Street is extremely busy with heavy car, bus and truck traffic. There is a pediatricians office and a school at the intersection of 14<sup>th</sup> and Garden, and another school a block away. There are plans to put a Trader Joe's store at 14<sup>th</sup> and Willow which will just add to foot traffic. As a result there are a lot of children, parents with strollers and general pedestrian traffic using the intersection of Garden and 14<sup>th</sup> all the time. Ask the police and they will tell you that drivers pay next to no attention to the crosswalks today and people are hit at this intersection fairly frequently. Adding a wall will just make the Garden / 14<sup>th</sup> intersection even more dangerous than it already is.

c. A wall on Garden Street will impede the ability of fire, police and ambulance personnel to access homes behind the wall and will slow their response times.

d. A wall, however low, effectively creates an alley, and offers a place for people to hide behind who want to cause mischief. At night the street is already not well lit. I have 2 young daughters and my wife is registered legally blind, and the idea of there being a wall on my street makes me concerned for their safety.

e. A wall would also remove the ability to quickly cross the street in the event of a problem, adding another element of danger.

f. A wall would make it harder for elderly and disabled members of the community to access their homes. It would no longer be possible to drop someone off outside their house. I would point out that, in addition to my wife's disability, there are 2 other people with disabled license plates for their cars living on the 13 block of Garden Street.

### 3. Day-to-day living:

a. A wall will make the job of the City's sanitation workers harder and will inevitably slow them down – they will have to walk back and forth around the wall to collect garbage and recycling bins at night. The sanitation crews also collect larger items (old furniture etc.) from the street edge during the day – what are the residents supposed to do with these – go and dump them in front of someone else's house who doesn't live behind the wall?

b. In the event of snow, residents are required by law to clear the pathway in front of our houses. Where are we supposed to put the snow if there is a wall in front of the house, and how will it ultimately get cleared away by ploughs?

c. A wall will increase the danger of flooding during rainstorms by blocking the ability of rainwater or snow-melt to drain off into the street to then be channeled to the storm drains. Unless the entire sidewalk of the east side of the 13 block of Garden Street is dug up, re-pitched and re-laid (adding to the cost of the project) it will not be possible to ensure that rainwater and snow-melt runs off into the storm drains at the ends of the block, rather than backing up and flooding houses and basements.

- d. Building a wall will make access much harder for moving in and out of houses, taking deliveries of pieces of large items such as pieces of furniture, and for contractors doing work in homes.
- e. Parking is already at a premium in northern Hoboken - a wall would inevitably mean a loss of parking spaces when the reality is that the city needs more.
- f. The “attractive” planters or benches that we are told will be built rather than a wall will attract graffiti, and who would look after them? Will that be the responsibility of the city or the local residents?

4. Street infrastructure:

- a. Hoboken's under-street water, sewage and gas infrastructure is in a perilous state. There are numerous water-main breaks and half the time Suez/United Water doesn't even know where the pipes are. If a wall is built how will repairs be done – will Suez/United Water/PSEG have to demolish and then replace the wall if they have to get under the street?
- b. The water supply pipes into the houses on the 13 block on Garden Street are, in many cases, the original lead infrastructure put in when the houses were built in the early 1900s. As such they are extremely fragile. A couple of years ago the water pipe to 1302 Garden Street was crushed by the weight of a small contractor Bobcat being used to dig a trench for an oil tank to be removed. Given this, it is reasonable to expect that a solid and heavy concrete wall could crush these pipes. As a result, before any wall can be built, all of these pipes would have to be replaced, adding further to the cost of the project.

5. Northern Hoboken Historic District:

- a. Garden Street south of 14<sup>th</sup> Street has been a part of the NJ DEP Historic Preservation Office recognized Northern Hoboken Historic District (ID#5414) since it was established in 1985. This status needs to be taken into consideration given the radical effect that Concept A would have on the street.
- b. Garden Street is a pleasant tree-lined street. Part of the plan to reduce flooding is to encourage the planting of more trees. And yet building the wall would have the opposite effect – the trees on the east side of the street would have to be cut down, removing the shade and moisture uptake that they provide.
- c. In the past when residents have asked for permission to add a floor to the top of their houses on the 13 block of Garden Street, they have been turned down on the basis that it is part of the Historic District and the ONLY uniform block in Hoboken - all of the houses are the same height and construction. It is clearly applying a double standard to say that the character and uniformity of the street needs to be protected from building up, but not from building a wall down the street.
- d. If protecting our communities is the goal of this process, how can the concept which provides the least protection for both Hoboken and for our neighbors in Weehawken even be given serious consideration?

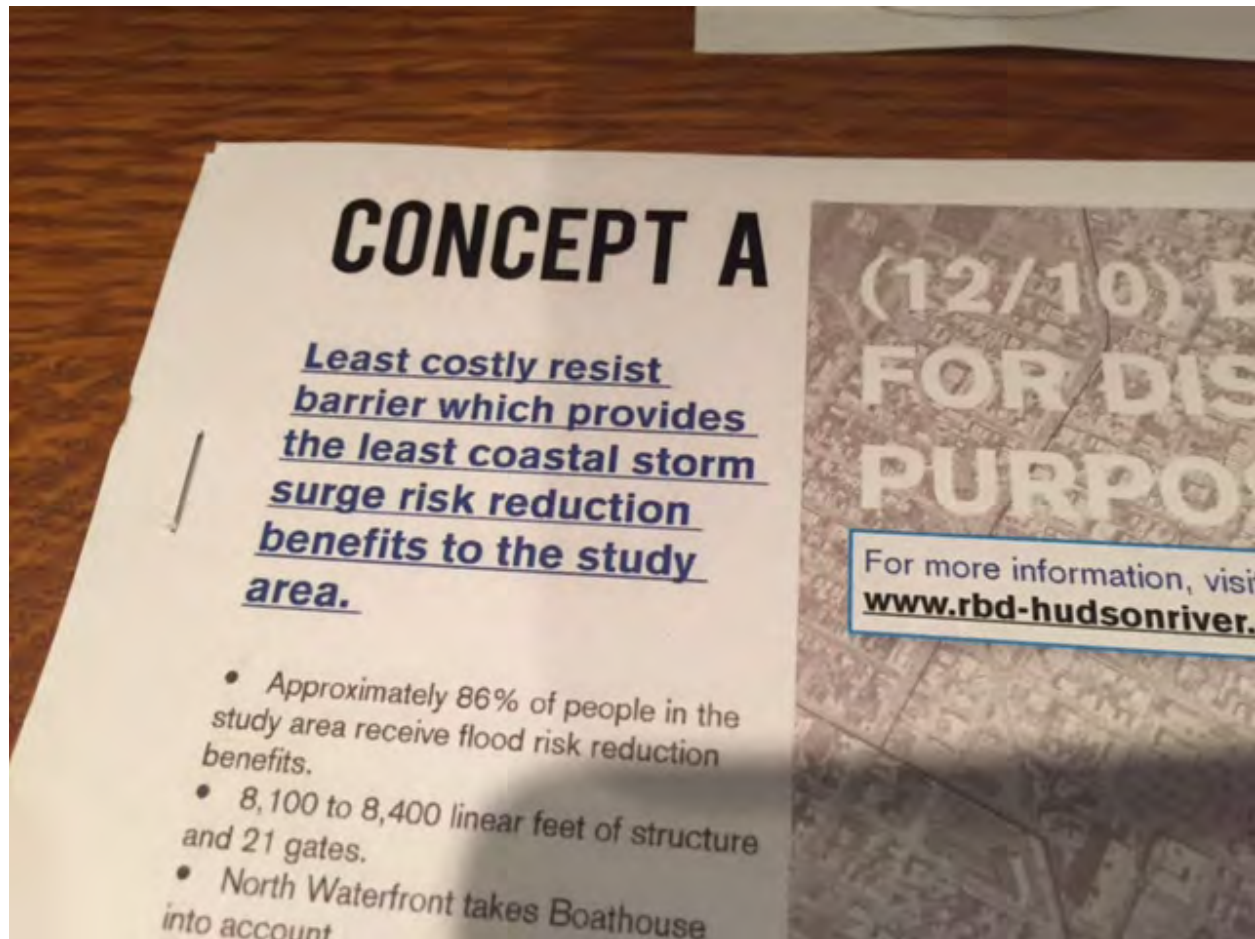
6. Space constraints:

- a. It would seem to me to be much more logical to try to keep water out of Hoboken in the first place, rather than to try to deal with it by building artificial walls to stop water after it already has broken in. If that has to be the plan then Hudson Street is a more practical place to build a wall. While Garden Street is narrow and single lane, Hudson Street is more than twice as wide. The sidewalk on the eastern side of Hudson Street is also at least double the width of that in front of the houses on Garden Street. It would be possible to build a wall on the Hudson Street eastern sidewalk without impeding pedestrian traffic or losing parking spaces, and the wall would not obstruct houses. Any gates that had to be built at the intersection of Hudson and 14<sup>th</sup> would also have much less impact on the ability of the emergency services to move around the city.



I could go on, but to me it is very clear that concept A is quite simply a bad choice. Walls divide communities and drive wedges between them. I have seen the pernicious effects of this in Belfast, Northern Ireland. This is not the path that we should be exploring to protect Hoboken. We need, and I would support, a solution for the whole city, not one that creates new risks where they weren't before, and that ignores other areas altogether. I strongly encourage the NJ DEP to take the factors I mention above into consideration, and to come up with a plan that would both protect the entire Hoboken community, while not endangering the public safety of any of our citizens as concept A clearly does.

Sincerely,  
Ben Park



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**From:** Wytiaz, Beth [mailto:elizabeth.wytiaz@bankofamerica.com]  
**Sent:** Wednesday, December 23, 2015 9:18 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken rebuild by design resident feedback

David Rosenblatt,

I am writing to express my concern over some aspects of the proposals under the Rebuild by Design project. I am certainly excited about the potential and strongly believe that we need to protect the city against climate change. That said, I have spent some time looking over the plans

and attended a session but will say that it is all still a little hard to understand. What is clear is that multiple proposals include permanent walls along the waterfront. This is absolutely not something that I could support as this would have a tremendous impact on the access to the waterfront and the views of the city which is one of the main things that makes this city so special. This would affect the amount of visitors coming to the area for the views as well as affect the tax revenue for the housing affected as property values would decrease. I would like to see C and D removed and perhaps even B from the final round. Ultimately the best solution would be some type of barrier that could be retracted perhaps so that it does not impact the signature views and the overall joy experienced by those who walk along the waterfront.

Thank you for taking my concerns into consideration as this moves to the next step.

Sincerely,

Beth Wytiaz  
Hoboken resident and homeowner

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**From:** Gina Giannasio [mailto:junkmail.gg@gmail.com]  
**Sent:** Wednesday, December 23, 2015 9:47 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Re: Rebuild By Design - Hudson River Project Website Update

I would like to provide feedback to the recent meetings, drawings and concepts for the Rebuild by Design Hudson River project.

In my opinion the city of Hoboken should not make use of the \$230 million bond if it means moving forward with any of the current designs. A rush to spend money because it is there (and it is not a gift, but monies that need to be repaid) is a complete waste of our dollars and will surely put the city of Hoboken on path to decline yet again.

I am opposed to any walls that are directly in front of residential or commercial buildings in which the jewel of Hoboken (the Hudson River) is completely cut off from view while walking. The city and several groups worked hard and long to maintain that open view to the public and any design that removes that view is just unacceptable. So that also means the burms, the trees but most especially any walls.

If I had to choose I would move forward with A or E with many modifications. In my opinion rather than trying to keep the river out which is most likely an expensive losing battle, use the money to have the areas that do flood build higher, buy people out, let the market decide that those areas are no longer economically viable. To purposefully move forward with anything on the river that will most certainly have a negative impact on real estate values which will translate into a negative impact on Hoboken as a whole is irresponsible.

It takes a painfully long time for a city to recover from a long economic decline (i.e. Hoboken not that long ago) but a very swift, ruthless time to go into decline. To willfully move in that direction based on a lot of what if's is ludicrous.

Sincerely,

Gina Giannasio  
1125 Maxwell Lane  
Hoboken, NJ

On Wed, Dec 16, 2015 at 6:39 PM, Schwarz, Frank <[Frank.Schwarz@dep.nj.gov](mailto:Frank.Schwarz@dep.nj.gov)> wrote:  
The Rebuild By Design – Hudson River project website has been updated. Based on comments received, we have reduced the file size of the 5 Concepts for download. The new file is located in the Public Meetings Section and is titled: 5 Resist Concepts and Delay, Store, Discharge Strategy 11”x17” Handout (pdf, 33 Mb). Please note that while it is significantly smaller, the file is still large.

Additionally, please see that a link has been established to allow you to provide comments on the concepts either by email or by printing the comment form and mailing. This is also located in the Public Meetings Section.

Also note that there is one more Public Drop-In Session this week. The session information is as follows:

December 17th  
6:30 – 8:30 pm  
Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken

Thank You

Frank Schwarz  
Project Team Manager  
Rebuild By Design Hudson River Project

For additional information concerning the Rebuild By Design Hudson River project go to:  
<http://www.rbd-hudsonriver.nj.gov>

New Jersey Department of Environmental Protection  
Office of Flood Hazard Risk Reduction Measures  
501 East State Street-1st Floor  
Mail Code 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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-----Original Message-----

From: Reinknecht, Dennis  
Sent: Wednesday, December 23, 2015 11:25 AM



To: DEP rbd-hudsonriver  
Subject: FW: the "landline" situation I mention last time in Hoboken...

-----Original Message-----

From: still moreinfo [<mailto:stillmoreinfo@gmail.com>]  
Sent: Wednesday, December 23, 2015 10:36 AM  
To: Reinknecht, Dennis  
Subject: the "landline" situation I mention last time in Hoboken...

Hi Dennis,

The text BELOW the "====" line I really wish to NOT be disseminated so that thieves are NOT inspired to steal and vandalize residences in quest for more copper.

If by chance, you should feel that I'm advocating US gov't nationalize the landline system of telecommunication, eliminating the profit motives that refuse to maintain it; I'm fine with that although I feel telco biz can rise to the occasion to reclaim copper. There have been BIG banks found to be hoarding copper to maintain prices.

Executive Summary=

1] more money for telco firms & less reliable Plain Old Telephone Service 2] more money for banks hoarding copper & less reliable P.O.T.S.  
3] cheaper copper & more reliable POTS

Before plunging into my attempt at making THE point that tenants should not have to maintain the wire to the phone jack. I know gov't is difficult work. Politicians can only move fwd so far at a time, I get that. BUT when they shove a stick in front of motivated criminals with NO carrot, the prospect for more crime increases it really doesn't decrease.

The now Fraternal Cable Cabal no longer classifies telcom firms as utilities.  
The proof is in most telephone books where under the "utilities" section are found only cable TV firms. Oh, the US has lost so much.

Let me state that the reliability of Central Office powered landline service, with no need to run around "pronging" for power that folks practice in keeping their mobile phones charged, is being "stolen" from any citizen wishing to call 911. I'm aware of legal precedent, in even the District of Columbia, that no police department is obligated to actually respond to any 911 call but when kids in Long Island sound have their cell phone battery die in midst of 911 call; while technology exists to light a lamp simply by dipping battery in water, one has to speak on this situation.

=====

Specifically when Senator Schumer put another law atop the laws prohibiting folk invading Rail Road properties where they'd been stealing copper cabling I have to approach his staff and alert them to the massive amount of copper cable/wire still under US apartment complexes, which when circumvented in

the late 70's, early 80's, cost approx \$0.40 - \$0.60 per foot and now sells for \$4.50 - \$4.60 per foot in good but not necessarily brand new condition.

This circumvention seems to have been part of telco biz implementing "Subscriber Area [Control/from Cabinet access at curbside]" or just SAC, as written on workorders to not clear noise from landlines. The next step was selling "insurance" to apartment tenants for their "wire maintenance" as homeowners were offered option of maintaining their own "inside wire". Except in California which has law requiring landlords provide at least one "working" RJ-11 telco jack per rental unit.

I am in NO WAY WHATSOEVER suggesting NJ LANDLORDS increase rents to comply with same/similar law. I wish the proceeds from reclaiming "apparently abandoned wire" BUT in use as mounting structure; for the replacement cabling described above - be used to offset costs of "actually replacing last few yards of subscriber line wire to the apartment telco jack.

That last point is needed as when tenant paid the \$125.00, at the time fee to have modular, RJ-11, jack installed for the purpose of using customer owned phone set = the tech simply cut and dressed end of existing subscriber line at the face plate in rental unit and installed jack. Result;

- a] replaced multi conductor cable
- b] replaced jack
- c] leaving old, falling upon dirt of sometimes damp crawl space the last few yards of subscriber line. Which tenant customers required to pay for replacing yet again? What replace dirt part for now, then again, until putting up off dirt reveals in wall is faulty; then replace that? This is no way to maintain = hey all the multi conductor was done as massive wire "upgrade"!!

That there is an example of "things" biz does to keep cost low. Citizens have to endure such "happen"ings as more and more US gov't is supporting biz's, perceived right, to maximize their profits at expense of customer; who in specific case of telco service [must power their equipment, if not provide that equipment; while telco biz sits back accruing monthly billings with NO incentive to even provide back up power to all their antenna towers they can find the funds to "beautify" so as not to remind us all of their ever increasing revenues in light of decreasing service(s). Meanwhile congress folk all have "priority calling" by default should POTUS need to speak with them at anytime. IF the tech exists to ensure congress can call, then it's also available for billionaires and we the common citizenry. I've 2 decades on telco payroll. I like landlines :-)

So, if telco supervisors have staff NOT perform what customer is paying for it is high time that incentives be in place for landline customers to be serviced.

[ HEY how about the shielded variety of subscriber pair wire that will short to ground any Electric Power wire that may come into contact, which telco techs instructed to classify as simply "a short"; for which there is no incentive for them to "clear" ]

Another reason for my effort here is that no entity seems willing to eliminate such possible causes of electrical fires in apartment buildings! While the most qualified to do so are the actual telco techs who know what wire is supposed to go where; even though that was not always the case; that's another story.

There is a 3rd step in the above; 1st being deploy S.A.C then 2nd sell insurance ahead of 3rd = divestiture and hope to lay off risk of cost to maintain wire in multi-unit dwellings upon landlords. California seems to have complied.

Other states may actually be advising tenants hire electricians. Tenants may be lawfully able to perform their own telco "wire maintenance" but it is very doubtful any insurance policies cover injuries to tenants in landlord crawlspaces.

Again the reclaimed copper from disused cabling has a value which can offset the updating of those last few yards of "subscriber line". I've yet to find either AT&T or Verizon to be willing to provide landline service they deem capable of DSL service!

Obviously they all prefer that customers power up terminal equipment for broadband.

DSL includes non-customer-powered basic telephone service in addition to digital, rather broad but hey it ain't optical [being non-optical it has it's own power].

Power from a Central Office has been guaranteed by Back Up generation since the inception of what was Earth's premier phone company; America's [not with standing the peninsula of Florida nor the island of Manhattan where in humid and cramped environments respectively copper was valiantly "maintained" with use of sealing current bias to keep electrons flowing].

All the other parts of America, including NJ; which was home to telco R&D, should not have to go-without just so billionaires can reap ever increasing dividends from continually reducing costs and reliability of the most basic telephone service powered entirely by the provider classified as a utility or not.

NJ BPU refuses to reply anymore after form letter states Verizon reports my land line good to THE N.I.D.???? Homeowners have an actual NID, Network Interface Device, which they can open with just a coin or flat blade screwdriver, unplug their house wire, plug in working phone determine that the subscriber line to their premises is working or not - or if fault lies in the wiring inside their home.

Most apartment complexes have the SAC multi-cabling entering a central locked "basement" to a non-UL-listed for customer use "punch field cross-connect" to the "terminal" block beneath each apartment building which seems to house the lightening protection, to which the last few yards of subscriber line are connected, again in a non-UL-listed for customer use screw terminals under torque of hex nuts. This leaves, guess what - the rental unit RJ-11 jack the ONLY NID facility available to NJ apartment tenant customers; yet Verizon can, and does, refuse to maintain landlines to that NID. Obviously managing access to occupied rental units is not trivial. Verizon fails even for unoccupied rental units. Further details available upon request.

Complaints to county gov't seems to have driven the recent Verizon effort to re-route subscriber line "inside apartment buildings" as the telco wires strung from terminal blocks under buildings up exterior walls through holes made in exterior sheathing have been removed.

50% of telco techs actually meeting with customer indicate the plastic tubing can under no circumstances be used for routing landlines to rental units. The other 50%, upon lamenting supervisor instructions to "under no circumstances repair that landline without payment" state that simply routing the wire out the building to the FiOS boxes upon exterior wall and into those plastic tubes is a means of providing landline/POTS to rental unit(s)! NOTE: such wire runs also circumvent any lightening protection proved by terminal block under building as down stream length exposed to lightening which is know to strike any exterior surface.

Having read this far let me end by re-stating that the unknown, yet large amount of copper wire being simply left unused in US should be reclaimed. Thieves have proven its worth in having stolen eclectic power cables of large gauge and RR cables of even larger gauge to sell illegally into the reclamation industry. THE smaller gauge, yet plentiful, telco wire will negatively impact even those citizens with still working or even newly installed brand new landline service regardless what price they pay each month to keep it as politicians keep laying on laws that drive desperate folk to steal what can be properly removed for reclamation and provide telco biz the opportunity to access US rental properties and upgrade what they began forty years ago.

Many interested parties will scoff at all the above, dismissing it, "get a cellphone", "here's one for free" batteries not included. When Con Edison pushed their staff to hurry up and make below grade repairs, dogs and even some persons got eclectic shocks from incomplete splice insulation beneath manholes covers!

Lastly copper reclamation work is staffable:

The WORK is available. NO entity is willing to hire for that needed work.

501c3 time? Maybe. But a gov't of the people, for the people, ought to support work by the people to keep landline service reliable to call 911 even when there are no police available to respond, as hiring bodega staff on demand is probably cheaper than deputizing on demand.

My thoughts. My solution(s) will require re-writes I'm not presently funded to perform. I've got jobs to apply for.

steveb

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-----Original Message-----

From: Reinknecht, Dennis

Sent: Wednesday, December 23, 2015 11:26 AM

To: DEP rbd-hudsonriver

Subject: FW: please excuse my delay in mailing the previous...

-----Original Message-----

From: still moreinfo [<mailto:stillmoreinfo@gmail.com>]

Sent: Wednesday, December 23, 2015 10:39 AM

To: Reinknecht, Dennis

Subject: please excuse my delay in mailing the previous...

Happy Holidays Dennis,



Late last week I ascertained that my gmails to a NJ politician had not gotten very far. Seems there is a multitude of email addresses for various staff.

Nothing new to you , i'm sure.

Well the re-gmailing out of the way I finally gmailed you just a few moments ago.

Not sure if ANY of the folk you included in the RBD emails should be included in the "landline" point(s) I'm also advocating.

Happy New Year,  
steveb

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**From:** John Hendricks [mailto:jdhendricks@gmail.com]

**Sent:** Wednesday, December 23, 2015 11:56 AM

**To:** DEP rbd-hudsonriver

**Subject:** Rebuild by Design

Please see the attached comment form.

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

*As condominium owners in the Maxwell Place community, my wife and I strongly oppose sea walls being built along the waterfront near our home. Our concern is for the negative impact on our quality of life, the community's ability to enjoy the scenic waterfront, and our property value. Therefore we would like to see options C and D eliminated from consideration.*

Name: *John Hendricks*

Address or Email: *1125 Maxwell Lane, Apt. 516*

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14  
6pm

Historical Museum  
1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15  
6:30 - 8:30pm

St. Lawrence Church Community Room  
22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Dean Gels [<mailto:dean.gels@gmail.com>]  
**Sent:** Wednesday, December 23, 2015 4:49 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Elizabeth Gels  
**Subject:** Rebuild By Design - Public Comments

Dear Mr. Rosenblatt,

Please see attached letter regarding the Hoboken Rebuild by design project. Thanks.

Best regards,

~Dean and Elizabeth Gels

---

Dean Gels  
[dean.gels@gmail.com](mailto:dean.gels@gmail.com)  
415.596.0835

December 22, 2015  
Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419  
Rbd-hudsonriver@dep.nj.gov

Dear Mr. Rosenblatt,

We're writing to provide comments regarding the Rebuild by Design proposals.

As new residents to area (bought in 2011, finished renovated in 2015), we evaluated and selected Hoboken based on its community, safety, local services and its historic beauty. And, yes, we carefully considered the location as well as the probability of natural disasters (in particular flood risk). Needless to say, our family has fully enjoyed and embraced Hoboken; and we are completely vested in helping to find the best solution for all citizens.

We strongly believe that the talented minds of your office (and appointed advisors) can develop a "Resist, Delay, Store and Discharge" plan that provides the appropriate level of equitable protection.

#### **CONCEPT "A" COMMENTS / WALL CONCERNS**

- Reduces access to homes by the Fire Department, Police Department and Emergency Services
- Limits evacuation routes in case of an emergency
- Creates an accessibility hardship for the elderly and handicapped members of the community
- Impedes snow and garbage removal and street cleaning
- Reduces public parking
- Increases probability of flooding due to rainfall
- Increases probability of flooding due to surge under high wind conditions and when considering wave action

#### **CONCEPT "A" CONSIDERATIONS**

- Can we protect the Hudson Sewage Authority with a wall and build a retaining wall along the viaduct to trap the water in the northeast corner (west of 14<sup>th</sup> and south of Grand)?
- Alternatively, could we stop the Garden Street Wall at corner of 14<sup>th</sup> and Garden?

#### **CONCEPT "C" CONSIDERATIONS**

- I understand this to be the most comprehensive option but also the most expensive.
  1. Can we look at a lower cost version of Concept “C”?
  2. Can we (State) raise additional funds to bridge the gap? Why not float a county bond to cover the shortfall? Or, can the State step in to support the construction. The project serves all of the State and will provide needed economic growth.

In closing, we would like to stress the following:

- Concept “A” in its current state may improve the probability of flood for some residents, at the expense of introducing new risks to other residents (as stated above). For this reason, we strongly advise Concept “A” be materially changed. If the new equitable Concept “A” does not provide the 1-to-1 cost benefit required than it should be eliminated entirely.
- Concept “C” feels like an option we should continue to evaluate if we are building for a safe and secure Hoboken of the future. Our home was originally built over a 100 years ago; it stands today as proud as it did in 1892.

Sincerely,

Dean & Elizabeth Gels  
1226 Bloomfield Street  
415-596-0835

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**From:** Laura Edelman [mailto:spacesbylaura@gmail.com]  
**Sent:** Wednesday, December 23, 2015 5:19 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken plan

We have formed a group of residents of the Hoboken Cove Umbrella Association and feelings are **very strong** against high permanent walls around our buildings. We are holding off writing a petition as we first need to ascertain how permission can be granted for any structure to be built on our promenade as it is our private property and also whether a scaled back version that we could accept is possible. We are very willing to fight as hard as Garden Street did to prevent any permanent high wall from being built, and many of our members are chomping at the bit to unleash the fury they feel.

We DO NOT want to walk outside and be surrounded by walls and feel imprisoned and denied the views we are paying a high price for. We also have apartments on low floors that would be walled in according to your proposals. This will not be acceptable to us.

We would probably support a concept that calls for walls that could be put in place when needed or deployable walls in conjunction with a low permanent wall around 3-3.5’ high (which would



have worked against Sandy) which would be placed practically against the Tea buildings, say between the hedge and the buildings so as to be inconspicuous.

Please heed our words this time, as you did not take them into consideration before devising the 5 concepts. For our part, we are trying to work with you, but only if you can meet us where we can be comfortable.

Thank you,  
Laura Edelman  
HCUA Residents Group Against A Wall

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# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

I've been living in Hoboken for 25 years and had the privilege of seeing the waterfront rise from the ashes from the George Washington Bridge to the statue of liberty. I know exactly what will flood and how it does. The back of Hoboken is land fill and the water comes up from the ground. the waterfront doesn't flood. the idea toanger with the waterfront will destroy the town. The mayor should be removed from office the system is corrupt.

Fix the problem by changing the zoning laws that all new buildings have entry points that are 13 feet above high tide level. like my building where i stayed during every hurricane.

This mayor is an idiot. She is the worst mayor in Hoboken history. She is not qualified to work the deli counter. In my life I have never heard of such a stupid idea. If the zoning laws require new construction to be raised in Long Beach Island NJ then they should do the same here. over the next 100 years buildings will be flooded and raised.

Name:

James Hiesener  
jimhi @ me.com

Address or Email:

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

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Historical Museum

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STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION



# REBUILD BY DESIGN HUDSON RIVER

RESIST DELAY STORE DISCHARGE

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

We, as a community of Hoboken citizens  
should not be accepting, knowing  
or plan that will destroy the  
quality of life and waterfront  
that so many fought to protect.

None of the designs are acceptable  
You should not be dividing neighbors  
by putting walls in the community  
and ~~putting~~ have each area of town  
protect its own interests.

There is no proof that these walls will protect  
the city in a 100 year storm. We should not  
be treating mingling citizens affected by  
sandy into accepting this  
Developer's money

Name:

Address or Email:

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
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STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Finally,  
this decision should not rest with a  
delusional & misguided mayor.



# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

This letter is submitted in violent protest of Plan A. These plans have been developed below the public radar without input from the citizens of the town. Our mayor is now springing this on us as if the decision is already made. Something is seriously wrong with this process. Plan A is a disaster for our city and our neighborhood. The wall that is proposed to run from Hoboken Cove up Garden street serves to protect the commercial, developer-owned area in the Northwest section of town that have historically been flooded – and hence purchased for cents on the dollar – and destroys one of the most beautiful and desired/vibrant living areas in town. Garden Street and the surrounding areas are primarily single family homes. The Northwest section of town is primarily undeveloped land parcels (owned for example, by the Rockefeller Group who has apparently sponsored the planning), bus parking lots, auto/equipment repair shops. Almost nobody lives there. Anyone there made that choice knowing it was a flood zone. Upper Garden Street is an area of single family homes where families that support Hoboken live. The proposed wall ruins the aesthetics and logistics of this area, and utterly destroys property values. It would divert/force flood water on top of us. It essentially throws us under the bus (the flood) for the benefit of the Northwest section. It would be a disaster for this community. We don't want a wall down our street and will do everything in our power to prevent it. We need you to hear our voice because our mayor has done this without the support of the people. Where are the ideas that involve natural barriers? How is it that only one firm is involved in the developing the plans – I would seek more diversity of ideas if I were renovating my home, let alone the entire city? We all suspect strongly there is corruption involved and need your help.

Joe Rhodes

1234 Garden Street, Hoboken, NJ 07030 [jrhodes@stocktonroad.com](mailto:jrhodes@stocktonroad.com)

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
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22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



# REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

- \* Logistical Concerns: If the wall was erected on our side of the Street, how could we move in/out, do work, park to unload, bring groceries in, have elderly visitors?
- \* How can you build something that would harm someone and deliberately cause flooding?
- \* Sacrifice of the oldest, historic homes, for the newest, is unjust. Why was so much irresponsible building allowed to occur, especially after the SKY CLUB was first built? CRAZY Irresponsible
- We also paid a great deal more money to move to an area that was known not to flood as much.
- How will snow be cleared? Emergency vehicles. How can you insure people will not "hang out" / deface these walls?
- It seems to defy logic, that this is the best that can be done.
- Name: Maxwell Melnick ~ Brian Neville
- Address or Email: \_\_\_\_\_

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

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St. Lawrence Church Community Room

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### COMMENT/QUESTION FORM

1. Has Concept A been used in other cities with success?
2. Are there concepts without walls?
3. Where are the plans to PROVE that any of these concepts will work to avoid flooding on Garden/Bloomfield and help flooding in other areas?
4. NO WALL - delay, store and discharge
5. Hoboken needs to focus on the flooding protection more than a possible surge protection plan.
6. Other concepts should be developed to PROTECT and SOLVE the problem of flooding.

Name: Alexandra Frio

Address or Email: 1300 Garden St. FL2 Hoboken, NJ 07030

alfrio04@gmail.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
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RESIST DELAY STORE DISCHARGE

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### COMMENT/QUESTION FORM

Please do not move forward with the proposal for the wall that would block the river in front of my building 1125 Maxwell in Hoboken. This would not only be upsetting to us but would greatly decrease the value of my property. I put all of my money into what I thought was an investment. This is one of the greatest and most attractive parts of living here. If you block this view you will ruin so much of what is desirable about living and being in Hoboken. I understand that flood measures must be taken but there has to be another solution besides this one. Please reconsider this as an option. Thank you!

Name: Cary Eilentuck

Address or Email: cary.eilentuck@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

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RESIST DELAY STORE DISCHARGE

## Environmental Impact Statement Concept Screening Public Meeting

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### COMMENT/QUESTION FORM

I am very strongly against the proposed Sea wall along the waterfront. Our open water front defines the community we live in and makes it such a beautiful, attractive area to live. Why ruin the progress to make it so nice along the water? It will ruin the skyline views throughout Hoboken.

If the wall is built, so many members (including myself) will leave Hoboken and people will not want to move in. It will destroy our property value.

My girlfriend and I decided to purchase a place in Maxwell Place because of the water front. As young 26 year olds, we cannot afford to lose the value of this property.

I would rather a flood (that has got devalued property values) impact us than a wall that ruins our quality of life.

Name: Jay Robinson

Address or Email: 1125 Maxwell Lane, Apt 403, Hoboken, NJ 07030

Please leave this form at the Sign-in table, or you can submit by :

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
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# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE •

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### COMMENT/QUESTION FORM

I went to the Dec. 14 drop-by session. I was unable to submit a comment during the session because attendees were directed outside the museum by Mayor Zimmer, thus the comment sheets and the submission table (which were inside) were not available. I have several comments concerning these plans and submit them here. First: the plans I were given were vague and deficient. The street names on the maps are illegible, and the proposed features of the respective plans were not sufficiently defined or graphically rendered. In short, no lay person would be able to clearly understand how the different plans will impact the city based on the material provided so far.

Second: from what was explained to me, "Concept A" calls for a concrete wall about 4 feet high to run down Garden Street from 14th Street to 12th Street. This is unacceptable. This industrial feature would be completely out of place on an otherwise tree-lined residential street, and thus would be an aesthetic blight that would destroy the character of the neighborhood. The wall would also apparently cause the adjacent houses to flood, whereas they would not be subject to such damage otherwise. Further, the wall would likely diminish the value of the adjacent homes by 50% or more, which would likely constitute a constructive taking for which the State of New Jersey would be liable. While none of the other "Concepts" have been clearly explained, any of them are preferable to Concept A, and no mediation is preferable to the blight that would be created by Concept A.

Last, Concept A should be stricken from consideration immediately. Its inclusion invites other Hoboken residents to seek a windfall (in the form of flood mediation for low cost), by advocating for hardship to be visited on a select minority of citizens. This violates principles of citizenship and fairness and should not be considered further. Its inclusion so far indicates an alarming lapse of judgment by Mayor Zimmer and other planners.

Name: Gregory Johnson

Address or Email: gjohnson@law.gwu.edu; 907 Garden St., Unit A, Hoboken

Please leave this form at the Sign-in table, or you can submit by :

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

BLAKE PERKINS  
COUNSEL

26 BROADWAY  
NEW YORK, NEW YORK 10004

212-797-1007  
212-797-2149 FAX  
perkins@blake-perkins.com  
www.blake-perkins.com

Mr. Rosenblatt:

This concerns Concept A of the 'Resist Delay Store Discharge' flood protection proposal for the city of Hoboken.

It is an outrage that Concept A has even been proposed as a means of protecting Hoboken from riverine flooding. Concept A does not protect a significant proportion of northeast Hoboken, much of which flooded during Sandy, and would disfigure and likely destroy as viable properties several residential blocks in the area.

Concept A is cheap and would cause severe distress to only a proportion of the Hoboken population. Those considerations apparently make it attractive to Mayor Zimmer and others but do not render it either fair or effective.

I understand that a considerable amount of uncertainty, inaccurate information and even misinformation now surrounds Concept A. A number of facts, however, are not in dispute.

Concept A would not even attempt to protect some 14% of Hoboken taxpayers. By protecting the rest of Hoboken but abandoning the northeastern section of it, property values there inevitably will decline relative to values elsewhere in the city.

Concept A would drive a wall ranging in height from a projected 3.5 to 8.5 feet down the center of one of the most significant corridors of domestic architecture in Hoboken. The term 'projected' is appropriate because as more modeling and other studies are undertaken the dimensions of the wall may change. We do not know what shape it actually would take.

The existence of any such wall, however, would deface the corridor. More significantly, questions have been raised about the viability of the corridor as a residential area if it is divided by a wall. Those questions remain unanswered by the city or DEP. How will fire equipment and emergency vehicles gain access to the blocks? How will refuse and recycling be removed? Who will want to purchase properties blighted by such concerns and by the very existence of the wall itself? In light of those and other impediments to habitability, does the city intend to condemn the housing along the corridor?

During the meeting held at the Hoboken Historical Museum on 10 December Mayor Zimmer had the appalling judgment to ask whether we would sacrifice the entire city of Hoboken for Garden Street. That is an insulting question that demands a false

choice. We do not want to sacrifice the city: We do not, however, want to sacrifice a portion of it, as Concept A does sacrifice a portion of it.

It is true that we live on Garden Street-between Twelfth and Thirteenth Streets-and on the west side of the street. We therefore would be blighted by a wall only if the '500 year storm' solution is chosen, and whether or not it is chosen we would share whatever flood control benefit Concept A confers on the city.

Those considerations do not justify Concept A. We do not want to watch as the houses of our neighbors across the street and on Bloomfield Street flood, nor do we want to watch them flood over a wall between us. We do not want our neighbors to the north to see their homes blighted by a wall, and do not want to look out at a wall at all.

Again, and more significantly, we cannot countenance the notion that a flood protection system would be designed to sacrifice our neighbors. At the 10 December meeting Mayor Zimmer insisted that we "are the lucky ones" because we "did not flood" during Sandy. She was wrong - many of us were flooded and would be flooded if Concept A were adopted. We do not want our friend's restaurant and neighborhood gathering place at 14<sup>th</sup> and Hudson Streets to flood again; it would, however, flood.

We will not accept the unnecessary and inequitable blighting of our neighborhood and therefore cannot accept Concept A. No response to the devastation of a city should require devastating one of its most significant neighborhoods.

Sincerely,

Blake Perkins

A handwritten signature in black ink, appearing to be 'Blake Perkins', written in a cursive style.

19 December 2015

# REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT / QUESTION FORM

*Opposition to 'Concept A' is enclosed*

Name: \_\_\_\_\_

Address or Email: \_\_\_\_\_

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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### COMMENT/QUESTION FORM

I reside in Hoboken near the waterfront. Please accept this objection to the proposed sea wall and eliminate Options C and D of the RBD project. This is a poor choice that brings the certainty of a decline in property value, tax revenue and obstruction to the view and use of the waterway that brings a valuable resource to Hoboken. While these certainties will result, there is no certainty that another "Freak" storm will ever return to the NYC/Hoboken Area.

Moreover, we do not live in New Orleans (prime hurricane pattern) but yet the plan would construct similar levees that failed to prevent flooding during Hurricane Katrina. Why spend money on options J that do not guarantee the very protections afforded by design?

Lastly, Hoboken already constructed two water pump stations (uptown/downtown) to alleviate flooding concerns. Let there be a test run to see if these pumps can work.

Name: Daniel LaTerra

Address or Email: dclattera@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures

401 East State Street

Mail code: 501-01A

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### COMMENT/QUESTION FORM

I can honestly not believe that you think building a 11ft wall along the Hudson is an idea that should even be considered. You will ruin the waterfront of Hoboken that is used by ALL Hoboken residents

- Where is the place to build - a Thames Barrier style in the Hudson that is ONLY raised when flood into London is possible -
- What about Manhattan - Don't you care about our neighbor - diverting flood water on this side - will likely push it to the east & flood Manhattan -
- Why not investigate better sewers pumping - what is already started - if more is needed to you should consider that as an option

- This is the WORST thing I have ever seen

Name: Susan McCabe

Address or Email: ~~Susan~~  
Susanmccabe@me.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419  
Rbd-hudsonriver@dep.nj.gov

Dear Mr. Rosenblatt,

December 16, 2015

As a resident of Hoboken I am writing to provide comments on the Rebuild by Design proposals – specifically proposal A. I would like to point out some immediate concerns regarding a wall built along the vibrant Garden Street community that would significantly impact the community during non 100/500 year events. This list is by no means exhaustive and does not include the impact of aesthetics, which I would hope would be taken into account as Garden Street has proven to be an iconic Hoboken neighborhood (regularly featured every Christmas and Halloween in print, television and social media).

1. **A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services** (emergency personnel would have to navigate a barrier before addressing an emergency situation?).
2. **A wall would severely limit evacuation routes in case of an emergency** (an immediate response of crossing the street would no longer be an option).
3. **A wall would create an accessibility hardship for the elderly and handicapped members of the community** (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).
4. **A wall would create a public hazard for those walking between the wall and Garden Street residences** (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at 1460 Garden Street).
5. **A wall would increase the probability of flooding from a rain event** (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).
6. **A wall would increase the threat of flooding from a surge event to an area that previously was not in a flood zone** (funneling water down Garden Street beyond 14th street which did not flood during Hurricane Sandy).
7. A wall would impede public services of snow and garbage removal (how would trash be collected and snow cleared when there is a wall in the way?)
8. A wall would necessitate the removal of public parking, significantly reducing already limited public parking in the neighborhood.

I strongly encourage the NJ DEP to take into account the aforementioned impacts and **significant day-to-day safety hazards you would be imposing on the residents of Garden Street and neighboring streets** if you were to proceed with building a wall in a vibrant, highly trafficked neighborhood. I am all for resiliency measures that would protect the entire Hoboken community but **not at the expense of public safety for any of our citizens**, which is what Proposal A imposes. Please put forth a plan that protects all of the citizens of Hoboken without putting the daily lives of residents at additional risk.

Sincerely,

Christiaan van der Kam  
1235 Garden Street  
Hoboken, NJ 07030  
201-589-8636





**Pagan, Maria**

Madilla  
Fasanello  
Randazzo  
Commissioner Brenda

**From:** Steve Fulop <FulopS@jcnj.org>  
**Sent:** Monday, December 21, 2015 11:02 AM  
**To:** MBOYLE@lefrak.com  
**Cc:** DEP Commissioner; Marcos Vigil; jamie@lefrak.com  
**Subject:** Re: Newport - Rebuild by Design Project



Commissioner

We share these concerns exactly and I reached out to mayor Zimmer last week to personally discuss these concerns. She and I are getting together in January but I told her that the current plan from Hoboken would ultimately be aggressively opposed in the current form as it would have an adverse impact on JC.

Steven M. Fulop  
Mayor  
Jersey City, New Jersey

Glass  
Schwartz  
Rosenblatt  
Reinknecht

> On Dec 21, 2015, at 10:59 AM, "MBOYLE@lefrak.com" <MBOYLE@lefrak.com> wrote:

>  
> Dear Com. Martin  
>  
> Attached is a letter concerning Newport and the Hoboken Build By Design Project.  
>  
> Marcy Boyle  
>  
> Marsilia A. Boyle  
> Senior Vice President  
> The LeFrak Organization  
> 40 West 57th Street  
> 23rd Floor  
> New York, NY 10019  
> Phone: 212 708 - 6652  
> Fax: 212 708 - 6653

>  
>  
>  
>  
> Legal Disclaimer:

> "This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. To the extent this email discusses the terms of a proposed contract or transaction, this e-mail is not intended to, and shall not, bind the party sending the e-mail, its affiliates or its principals, and any contract may be formed only upon the subsequent negotiation of a formal written document, hand signed by both parties. Although we attempt to sweep e-mail and attachments for viruses, we do not guarantee that either are virus-free and accept no liability for any damage sustained as a result of viruses. If you have received this e-mail in error, please notify the sender immediately, and delete the message along with any attachments. (ReOpsDiscI)"

>





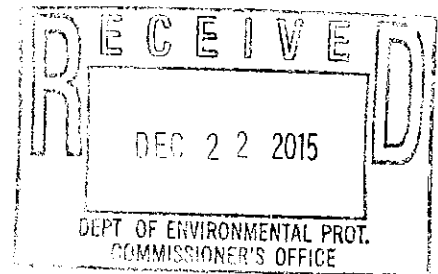
**NEWPORT**

111 TOWN SQUARE PLACE  
SUITE 1505  
JERSEY CITY, NEW JERSEY 07310

T: +1 201 626 2010  
NEWPORTNJ.COM

December 21, 2015

Commissioner Bob Martin  
NJDEP  
401 East State Street  
7th Floor, East Wing  
P.O. Box 402  
Trenton, NJ 08625-0402



Dear Commissioner Martin:

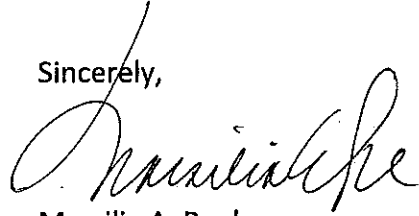
Newport has been following the Hoboken Rebuild By Design Project. We met with DEP Deputy Commissioner Dave Glass and Frank Schwartz at a meeting hosted by the Jersey City Mayor's office at the beginning of this project to register our dismay at the lack of clarity in the process as well as our conceptual concerns about Hudson River flood mitigation studies focused on a single municipality rather than on the natural boundaries of the Hudson River. Our concerns were further conveyed through our draft scoping document comments that were submitted on October 6, 2015. We also asked to be placed on the Executive Committee since Newport owns 350 acres of land on the Hudson River immediately south of Hoboken although that did not happen.

Not surprisingly, this study has now produced a series of concepts that fail to even consider the impact of these proposals on adjacent property in Jersey City which is primarily Newport property. The idea of proposing massive walls that are potentially upwards of 20' in height or many of the other schemes in the Concept study between Hoboken and Jersey City without first vetting these concepts for fatal flaws based on their implications for adjacent properties is wasteful of time and energy – not to mention the funds in the grant. The schemes that have been identified fail to consider the potential enormous negative impacts on adjacent properties. The fatal flaws associated with the schemes presented diminish the value of this study to Hoboken and other waterfront communities.

All Hudson River waterfront communities and property owners are rightly concerned about the impacts of another event such as Sandy. To that end, Newport's current and future developments will be built to the new elevation standards of the FEMA maps and compliant with NJDEP Flood Hazard Area regulations. Attached are summary comments on the five Concepts on the table today. We question whether any of the concepts has a realistic chance of surviving an environmental impact analysis, much less of surviving potential litigation should they be adopted.

Jamie LeFrak and I respectfully request a meeting to discuss the future of this study with the hope that it can be turned into something that is viable with respect to addressing Hoboken's legitimate concerns without the negative implications for adjacent properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Marsilia A. Boyle". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Marsilia A. Boyle  
Senior Vice President, Development

Cc: Mayor Steven Fulop  
Deputy Mayor Marcos Vigil  
James T. LeFrak



# NEWPORT

111 TOWN SQUARE PLACE  
SUITE 1505  
JERSEY CITY, NEW JERSEY 07310

T: +1 201 626 2010  
NEWPORTNJ.COM

December 21, 2015

1. General: Albeit these are concepts, it is impossible to analyze these concepts properly from our standpoint because detailed flood model information is not provided. With the Maximum Design Flood Elevation at 20', a flood model analysis must be performed. This information was asked for during the meeting and they responded that a detailed flood model analysis will not be performed until the alternatives analysis.
2. Concept A: This concept proposes to construct 6.5' to 16' walls along Observer Highway. As discussed in our October 6<sup>th</sup>, 2015 letter, this concept does not take into account the potential development "The Crossing at Hoboken Terminal" and the flood mitigation measures that would be associated with their building design. Additionally, the southern flood wall Maximum Design Flood Elevation for this concept is 20' which would have the top of their wall sit several feet above our first floor in the NEQ if that were the case.
3. Concept B: This concept is similar to Concept A with regard to Newport and the size of the walls that would be constructed along Observer Highway. The major differences for this concept are on the Weehawken side.
4. Concept C: This concept pushes the flood wall to either along our property or on our property (Site 8). Again the wall within this section is 6'-12' within a Maximum Design Flood Elevation of 20'. I have concerns with regard to the close proximity and height of the walls in this concept. It would be difficult to construct a wall of this magnitude without impacting the Light Rail or entering our property to construct foundations. Additionally, the southern flood wall maximum Design Flood Elevation for the concept is 20' which would have the top of their wall sit several feet above our first floor in the NEQ. This concept also proposes to construct a 12'-18' sea wall and 8'-17' flood walls to protect the Hoboken Terminal. In my opinion, the potential cost to build this concept also makes it infeasible.
5. Concept D: This concept is similar to Concept C with regard to Newport and the size of the walls that would be constructed along our property (Site 8). The differences here are in Weehawken Cove and also a different alignment for the Hoboken Terminal that would only offer flood risk reduction benefits to its critical infrastructure. Their concept rendering for the Longslip Canal shows the Waterfront Walkway ending at a large wall. I am sure this is a mistake but should be noted.
6. Concept E: This concept is similar to Concept A with regard to Newport and the size of the walls that would be constructed along Observer Highway. The difference here is the additional of a berm, raised path and deployable walls on the Southern side and a different alignment in Northern Hoboken.

# REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT / QUESTION FORM

*Handwritten comment:* FAVOR

Name: \_\_\_\_\_

Address or Email: \_\_\_\_\_

*Stillwagon & Toth*  
*1200 Garden Street*  
*Hoboken, NJ 07030*

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION



-----Original Message-----

From: Lars Peitersen [mailto:ljp@afpharma.com]  
Sent: Thursday, December 17, 2015 12:11 AM  
To: DEP rbd-hudsonriver  
Subject:

To whom it may concern,

To a city that so far has been unable to secure our water supply, bring our roads in order (last winter I spend more than \$8000 on tires and rims due to Hoboken's inability to repair the roads). Now you are venturing into a project that most likely will make it less desirable to live at the Hudson River and most likely put a major dent in our home values. Thank you very much, great job.

Welcome to Hoboken.!

Best regards,  
AF PHARMA LLC

Lars J. Peitersen  
President

Apartment owner in the Hudson T and 1500 Garden Street.

Phone: 908-769-7040  
Mobile: 646-431-8529  
Fax: 908-769-7041  
www.afpharma.com

---

-----Original Message-----

From: jim putt [mailto:james.putt@me.com]  
Sent: Thursday, December 17, 2015 5:34 AM  
To: DEP rbd-hudsonriver  
Subject: No to the Wall

Sir/Madam:

Please consider this my unequivocal opposition to the proposed wall down Garden St. I am a 5 year resident/owner in Hoboken and I view this project as a poorly designed overreaction to low probability events.

Thanks,  
James Putt

---

**From:** Painter, Justin [mailto:Justin.Painter@rbc.com]  
**Sent:** Thursday, December 17, 2015 9:35 AM

**To:** DEP rbd-hudsonriver

**Subject:** Rebuild by Design - Hudson River Concepts

Hello,

As a Hoboken resident, I have a few comments and questions on the proposed concepts.

General Comments / Questions:

- Is this a grant that is contingent on performing certain works that the city has the authority to approve or is this a legislated requirement imposed by a state agency?
- Who ultimately has the decision on which concept is approved and, if it is a commission, who gave the authority to the commission?
- Are the Delay, Store and Discharge features contingent on one of the other options or are those able to move forward separately?
- Are the concepts only to protect against 1 in 100 year storms and would the designs be meaningfully different if the goal was to protect against average weather / storms?
- What plans does downtown NYC have in the works, if any? Lower Manhattan was flooded as well and I would be curious to know if there are any proposals to build walls down the street there?
- What about graffiti or homeless people sleeping and defecating on the newly created walls?

Concept A:

- How will the addition of the wall impact traffic (vehicular and pedestrian)?
- Why Garden Street and not Washington St, which flooded worse during Sandy?
- Are there plans to compensate homeowners for loss in property values?

Concept B:

- Where does the T-Wall elevation start, is the 12' – 18' feet illustrated measured from sea-level or the level of where the current walk-way is?
- What is the drop-off in percent of population with benefits (illustrated at 98%) for every 1' reduction in wall height?
- I personally like the concepts that provide protective barriers around the current waterfront, because it offers a high level of benefits, but I want to know more about what height the walls will actually be and how it will look because a 12' – 18' wall around portions of the waterfront do not seem like the solution and will make people feel like they are living in a fortress.
- Are T-Walls considered features that enhance the water views under the definition provided for the heat map chart (good / fair / poor)?

Concept C:

- Similar overall to Concept B, but what is the cost for just the revetment and what will ongoing maintenance be to combat erosion etc as the currents are quite strong in the river?
- How much does the barrier around the terminal cost and will it cause any traffic jams for the ferries?

Thanks,  
Justin Painter  
806 Bloomfield St Resident

---

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---

**From:** cqcquint@aol.com [mailto:cqcquint@aol.com]

**Sent:** Thursday, December 17, 2015 9:59 AM

**To:** DEP rbd-hudsonriver

**Subject:** Hoboken Rebuild by Design Comments

It's hard to believe that one would put forth a plan, let alone five, to put walls around Hoboken. Hoboken is known for its waterfront views. No money money no matter how much can change the beauty of our city.

I also don't understand hiring one company to make plans. It is my understanding that you at least hire three companies to ensure competition and better results. Any company getting chosen for this job would obtain great recognition in their field.

It seems that the current company has not contacted New York to work in conjunction with them or learn how they are combating their flood problem.. I am sure New York won't want to be a walled city either.

Some of my neighbors, some with engineering experience, have some actual ideas without ruining what Hoboken is known for. We need to get an extension to get additional plans. Hoboken cannot and should not become a walled city.

Cynthia Quint  
1500 Hudson Street, 5U  
Hoboken, NJ 07030  
201-656-6531

---

**From:** Stacy Wallace-Albert [mailto:stacy@thefashioneditor.com]  
**Sent:** Thursday, December 17, 2015 10:39 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Miami/Hoboken

I am a resident of Bloomfield Street recently moved here from Miami Beach where flooding occurs even in dry weather. There, local government is working on a number of solutions both short and long-term. None of these include a wall which is at best temporary, divisive and ruinous both financially and aesthetically.

Please continue the search for a better solution. In Florida a triumvirate of mayors - of Miami Beach, Palm Beach and Fort Lauderdale – have joined forces to strategize both long and short term to protect the lifestyle and investment of residents and maintain the tourism appeal that likewise supports them. Might Mayor Zimmer join that conversation and benefit from years of research?

Mayors and officials the world over are working to adapt and we should be part of that conversation and share in the solution.

NO TO THE WALL.

Sincerely,  
Stacy Wallace-Albert  
940 Bloomfield St #4  
Hoboken, NJ 07030  
773-551-0353

---

**From:** Pietz-Vogel, Gabriele [mailto:Gabriele.Pietz-Vogel@octapharma.com] **On Behalf Of** Nielsen, Flemming  
**Sent:** Thursday, December 17, 2015 11:26 AM  
**To:** DEP rbd-hudsonriver  
**Cc:** The Maxwell Place Board of Trustees  
**Subject:** RE: IMMEDIATE ACTION REQUIRED - REBUILD BY DESIGN PROJECT  
**Importance:** High

Dear Mr. Rosenblatt,

Please find attached my comments on the planned environmental project for the Hoboken waterfront.

Best



**Flemming Nielsen**  
**President & Member of the Octapharma Management Board**



For the safe and optimal use of human proteins

Octapharma USA, Inc. | 121 River Street, Suite 1201 | Hoboken, NJ 07030 |  
Office: (201) 604-1116 | Mobile: (202) 468-6491 | Fax: (201) 604-1131  
| [flemming.nielsen@octapharma.com](mailto:flemming.nielsen@octapharma.com)

---

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## **REBUILD BY DESIGN HUDSON RIVER**

• RESIST • DELAY • STORE • DISCHARGE •

## **Environmental Impact Statement Concept Screening Public Meeting**

Thursday, December 10, 2015  
Wallace School

### **COMMENT/QUESTION FORM**

I second the notion of the Maxwell Place Board of  
Trustees and strongly oppose the building of Halls  
on the waterfront in front of Maxwell Place.

The impact this has - both socially and economically -  
on the community and all of Hoboken is simply  
unacceptable.

---

**From:** Anthony Moscato [mailto:[ajmoscato@gmail.com](mailto:ajmoscato@gmail.com)]  
**Sent:** Thursday, December 17, 2015 11:45 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design Project

Hi,

Please see the attached RBD comment form. I am submitting feedback to eliminate Options C and D.

Thank You,

Anthony Moscato

**REBUILD BY DESIGN**  
**HUDSON RIVER**  
• RESIST • DELAY • STORE • DISCHARGE •

**Environmental Impact Statement**  
**Concept Screening Public Meeting**

Thursday, December 10, 2015  
Wallace School

**COMMENT/QUESTION FORM**

We do not want walls on our waterfront blocking access and ability to  
enjoy this important public space.  
Options C and D should be eliminated.  
The proposed sea walls in front of Maxwell Place will limit access to  
the beautiful waterfront that has come to define our community and all  
of Hoboken. The waterfront area is a signature asset of our city and  
has contributed to the many accolades the city has received over the  
last few years. Proposed sea walls will obstruct views and change the  
open access to pathways from Weehawken to Jersey City.

---

**From:** kathryn.daub@gmail.com [mailto:kathryn.daub@gmail.com]  
**Sent:** Thursday, December 17, 2015 11:49 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design Environmental Impact Statement

Please find attached my environmental impact statement regarding the rebuild by design Hudson proposed plans.

The information in this communication may be confidential and/or privileged and is intended only for the person(s) to whom it is rightfully addressed. If you are not the intended recipient, you may not read, copy, use or disclose any information contained in or attached to this communication. If you have received this communication in error, please notify the sender immediately and delete the entire original communication, including any files or documents attached to it, without reproducing, distributing or retaining copies of any part thereof.

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# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

I write to advocate that we eliminate Options C+D that directly impact our waterfront. The proposed 8-12 ft. high sea walls will obstruct Hoboken's greatest asset - the view of the city (NYC), which is so attractive to me and others who migrated to Hoboken and who brought a home on the water is exactly this. It also takes away all of the hard work and money that has been poured into the waterfront and building the path/belts to connect Hoboken, Jersey City, Weehawken etc. along the old coast. I also worry about the economic decline this can bring to the city. Landlords and businesses on the water will suffer and Hoboken will see a direct economic impact as a result. I personally will not be living here anymore if these walls on the water are implemented. My condo will be devalued and I will lose what I enjoy most about Hoboken - the beautiful unobstructed waterfront and view.

Name: Kathryn + Jordan Dawn

Address or Email: Kathryn.dawn@gmail.com + jordan.dawn@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

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December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Monica Pineiro [mailto:Monica.Pineiro@fsresidential.com]

**Sent:** Thursday, December 17, 2015 12:09 PM

**To:** DEP rbd-hudsonriver

**Cc:** Stephen Gruenstein

**Subject:** Rebuild By Design- Hudson River

Please see attached,

Thanks!

MONICA PINEIRO

**Resident Coordinator**

1100 Maxwell Lane | Hoboken NJ 07030

Direct 201.222.1218 Fax 201.222.1219 | Toll Free 800.870.0010

Email: [Monica.Pineiro@fsresidential.com](mailto:Monica.Pineiro@fsresidential.com)

[www.fsresidential.com](http://www.fsresidential.com)



**REBUILD BY DESIGN  
HUDSON RIVER**  
• RESIST • DELAY • STONE • DISCHARGE •

**Environmental Impact Statement  
Concept Screening Public Meeting**

Thursday, December 10, 2015  
Wallace School

**COMMENT/QUESTION FORM**

Please eliminate options C+D as they would  
destroy the community you are trying to  
protect. Property owners will  
lose interest in staying in a wealthy  
city. Can you imagine NYC proposing  
to put a wall around Manhattan!?  
Hoboken is growing and revenues will  
too, please don't stop it!!

Name: Michael Joseph Lorenzo  
Address or Email: Mike-a.lorenzo@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
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December 17  
6:30 - 8:30pm  
Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



State of New Jersey  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

-----Original Message-----

From: William Wuillamey [<mailto:wwarrenw@optonline.net>]

Sent: Thursday, December 17, 2015 12:22 PM

To: DEP rbd-hudsonriver

Subject: "No" to Option A! (aka "The Garden Street Wall")

Dear Mr. Rosenblatt,

I am writing you to add my voice of protest to the proposed "Option A" contained in the Rebuild by Design proposal for Hoboken. I join and echo my neighbors' deep concerns regarding the negative impact such a wall would have on our homes and community at large:

1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services (emergency personnel would have to navigate a barrier before addressing an emergency situation?).
2. A wall would severely limit evacuation routes in case of an emergency (an immediate response of crossing the street would no longer be an option).
3. A wall would create an accessibility hardship for the elderly and handicapped members of the community (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).
4. A wall would create a public hazard for those walking between the wall and Garden Street residences (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at 1460 Garden Street).
5. A wall would increase the probability of flooding from a rain event (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).
6. A wall would increase the threat of flooding from a surge event to an area that previously was not in a flood zone (funneling water down Garden Street beyond 14th street which did not flood during Hurricane Sandy).
7. A wall would impede public services of snow and garbage removal (how would trash be collected and snow cleared when there is a wall in the way?)

8. A wall would necessitate the removal of public parking, significantly reducing already limited public parking in the neighborhood.

Sincerely,

Will Wuillamey  
1239 Garden Street  
Hoboken, NJ 07030  
201.972.0342

---

-----Original Message-----

From: Jenevieve Chimento [mailto:jchimento29@gmail.com]  
Sent: Thursday, December 17, 2015 2:50 PM  
To: DEP rbd-hudsonriver  
Cc: Stephen Gruenstein  
Subject: RBD - ENVIRONMENTAL IMPACT STATEMENT

Please read the attached in regard to the Rebuild By Design Hudson River plan.

Thank you!  
Sincerely,  
Jenevieve Chimento

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

December 17, 2015

To Whom It May Concern,

I very strongly oppose Option C and Option D of the Rebuild by Design Project. I request that the elimination of Options C and D are considered immediately. The proposed Options will directly impact the waterfront area at Maxwell Place.

As a Maxwell Place resident my concerns are:

1. Proposed Sea walls 8 to 12 feet high. The proposed sea walls in front of Maxwell Place will limit access to the beautiful waterfront that has come to define our community and all of Hoboken. The waterfront area is a signature asset of our city and has contributed to the many accolades the city has received over the last few years. Proposed sea walls will obstruct views and change the open access to pathways from Weehawken to Jersey City.
2. Economic impact to the city. The spectacular waterfront development has brought residential housing units and many commercial establishments to Hoboken, plus the associated tax revenues. Walling off this part of the city could lead to an economic decline as real estate values fall, commercial revenues drop, and as property tax revenue declines.

I urge you to eliminate Option C and Option D from your proposal, as it negatively impacts the Maxwell Community.

Sincerely,  
Lee Rappaport

Name: Lee Rappaport

Address or Email: hw1609900@aol.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

-----Original Message-----

From: Jenevieve Chimento [mailto:jchimento29@gmail.com]

Sent: Thursday, December 17, 2015 2:51 PM

To: DEP rbd-hudsonriver

Cc: Stephen Gruenstein

Subject: CHIMENTO - RBD ENVIRONMENTAL IMPACT STATEMENT



Please read the attached in regard to the Rebuild By Design Hudson River plan.

Thank you!  
Sincerely,  
Jenevieve Chimento

# REBUILD BY DESIGN HUDSON RIVER

- RESIST - DELAY - STORE - DISCHARGE -

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

December 17, 2015

To Whom It May Concern,

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As a Maxwell Place resident my concerns are:

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2. Economic impact to the city. The spectacular waterfront development has brought residential housing units and many commercial establishments to Hoboken, plus the associated tax revenues. Walling off this part of the city could lead to an economic decline as real estate values fall, commercial revenues drop, and as property tax revenue declines.

I urge you to eliminate Option C and Option D from your proposal, as it negatively impacts the Maxwell Community.

Sincerely,  
Jenevieve Chimento

Name: Jenevieve Chimento

Address or Email: jchimento29@gmail.com

Please leave this form at the Sign-in table, or you can submit by :

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
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Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Dwayne Durn [mailto:ddurn1@yahoo.com]  
**Sent:** Thursday, December 17, 2015 2:50 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Comments of Waterfront Options

To whom it concerns,  
Please find attached the comment form regarding the proposed waterfront options.  
Thanks  
Dwayne

## REBUILD BY DESIGN Environmental Impact Statement

# HUDSON RIVER

Concept Screening Public Meeting

RESIST

DELAY STORE

DISCHARGE

Thursday,  
2015

December

Wallace Sch

## COMMENT/QUESTION FORM

Please eliminate  
options C and D.  
The seawalls will  
have a negative  
impact of property  
values, starting at  
the waterfront,  
which will then  
propagate to the  
backside of town.

It destroys the  
beautiful  
waterfront which  
brings in  
businesses, tax  
revenue, and  
property values.

A better option is  
to limit  
development in  
the backside of  
Hoboken, unless

the proper  
infrastructure in  
that neighborhood  
is installed to  
handle the flood  
risk. It makes no  
sense to  
depreciate all the  
good things on the  
waterfront to  
benefit the lower  
values and less  
developed areas  
of Hoboken.

Name: Dwayne Durn  
Address or Email: ddurn1@yahoo.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures

401 East State Street

Mail code: 501-01A

P.O. Box 420

Trenton, NJ 08625-0420

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December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken

STATE OF NEW JERSEY

### DEPARTMENT OF ENVIRONMENTAL PROTECTION

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-----Original Message-----

From: Michele Park [<mailto:micheleapark@gmail.com>]

Sent: Thursday, December 17, 2015 3:05 PM

To: DEP rbd-hudsonriver

Subject: Comments Regarding Concept A

Dear Mr. Rosenblatt,

Please use this email to register my comments and concerns regarding Concept A for the Hoboken Rebuild By Design project. As a resident of upper Garden Street, who lived through the effects of Sandy, I am quite appalled that you are planning to put a wall down a portion of Garden Street, south of 14th Street. To do so would be to expose residents to new flooding risks, where none existed before. We are in the FEMA "no flood" zone so I cannot understand why anyone would want to divert water to a location where flooding does not occur. In addition, the presence of the wall poses other hazards for residents: How will fire trucks and ambulances be able to respond to emergencies for those residents behind the wall? How will residents be able to quickly exit their homes in case of an emergency? Does the wall not pose a convenient location for would be burglars or rapists to hide, regardless of how high or low it is? As a person who is registered as legally blind and the mother of two young daughters, this issue concerns me greatly, especially since the street lighting on the block is very poor. We have already had a bicycle stolen from our front garden that was securely chained to our front window so I can see that it might not be such a stretch for thieves to take advantage of the wall's protection to escalate to more serious crimes.

There are also the more mundane problems of everyday life: how is garbage collected and snow removed? The 1200 and 1300 blocks of Garden are comprised of 3 and 4 story townhouses, with narrow sidewalks and a heavily travelled narrow road. Where would the wall be placed? There is barely enough room for double strollers if there is a tree on the sidewalk, let alone a wall that must be substantial enough to stop water. If the wall is put on the road, it will attenuate the already narrow



street. As it is a major north-south route for those entering Hoboken, as well as emergency personnel, blocking off those one or two blocks to traffic will not be an option.

One last thought is that as our in-street infrastructure (water & sewer) is so fragile, the actual construction and, potentially, the weight of the wall would lead to numerous water main breaks. This occurrence happens quite regularly in Hoboken with small construction projects. I can only imagine that it would be amplified with such an undertaking as the wall. The entire infrastructure would have to be replaced, otherwise we would have continual water main breaks and flooding.

I completely support that Hoboken needs to protect against future storms and I am impressed that our city was able to win the grant of \$230 million to do so. However, Concept A is not the right plan. Putting people deliberately at risk is not the answer!

Regards,  
Michele Park

Sent from my iPad

---

**From:** Suzanne Collins [mailto:suzannekcollins@hotmail.com]  
**Sent:** Thursday, December 17, 2015 7:01 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Feedback: Rebuild by Design

To whom it may concern,

All 5 concepts for the Rebuild by Design project are UNACCEPTABLE. No one in Hoboken (other than a power hungry mayor) asked for these funds or asked to pursue a strategy to combat hurricane storm surge. There has been no scientific proof that this surge is ever likely and no proof that these concepts would successfully combat it.

Please do not destroy the one valuable asset this city has which is its view and the charm of tree-lined streets. All of the concepts contain a wall and/or an erosion to the quality of life for Hoboken residents.

I respectfully reject all 5 concepts and ultimately reject these funds.

Sincerely,

Suzanne Collins

Ancestors have been in Hoboken since the 1880s

---

**From:** chris Adamczyk [mailto:adamczykchris@gmail.com]

**Sent:** Thursday, December 17, 2015 7:38 PM

**To:** DEP rbd-hudsonriver

**Subject:** comments and questions

To RBD Hudson River Project:

I had a chance to attend the Weehawken walk-in session on December 15, 2015 and was able to speak with Project Firm Representative Larry Smith. He was very help in providing information related to hand out documents and Project.

After having a chance to review the documents in greater detail I have the follow questions and also suggestions in increasing and monitoring population engagement in this Project.

Is there a way to enhance the website interaction in the following area?

1. setup "non invasive" Survey that prompts site visitors on have they made comment or requests to their city/municipality/etc officials in regard to this Flood Resiliency Project? If so, when was the last time requested and also whom was the conversation with?
2. Will there be a schedule on the website with more date specific upcoming meetings? At least for meetings with Public, Municipality Leaders, and Regulatory oversight bodies?

Questions around a) Design Option eliminations; and b) Option/Plan changes.

3. What is the approval process for Design Option elimination?
4. What is the approval process for "scope-related" Design Option/Plans changes? i.e. removing resist, delay, store, or discharge flood resiliency tools from the proposed plans?

Questions around flood mapping analysis and solution confidence level related to built flood resiliency solution failures:

5. Flood analysis provided in Concept Proposal phase focused on 1-100 year analysis. Given Super Storm Sandy was approximately a 100 year event, without the presence of rain fall risk. Options should include some additional flood mapping analysis with either Sandy Storm with rain fall risk or some similar proxy. This is an illustrative point, but flood map analysis on say, a 1-in-120 year event. Even analysis with an 80%-90% confidence level would be good, if a concurrent Flood risk study is cost prohibitive.

6. CAG meetings indicate that participants are interested in decoupling significant components of each Design Option (i.e. vetting and approving South vs North Solution separately). What impact analysis will be included in the approval process, if these actions will be undertaken. I bring it up because, I am working under the assumption that 1) subject matter experts commissioned the proposed scope under professional credentials and experience for a reason; and 2) Given the scientific laws that apply to the risks and understanding of the event models being addressed in the Project, I would think, careful consideration must be given around the social liabilities that would arise by exacerbating probably flood risk and losses around North Hoboken and Weehawken end of the commissioned project area.
7. "Storage"-specific Flood Resiliency Solution. All proposed Design Concepts have the key solution components of the "Large" Storage tanks and "Large" discharge drain[s] running along the west border of Hoboken.
  - a. What would the flood mapping analysis look like if there was storage capacity failure/reduction in the "large" storage tanks? What type of model assumption event[s] would result in large storage tank storage capacity failure?
  - b. What would the flood mapping analysis look like if there was a drain discharge rate failure/reduction in "critical/significant" discharge drains? What type of model assumption event[s] would result in drain discharge rate failure in "critical/significant" discharge drains?
8. There is a real probability of certain built solutions failing during an event. There should be flood mapping analysis for Design Options related to this concern. What if failure of one key component of the built solution results in a significantly diminished flood resiliency outcome?

Please feel free to contact me if you have questions.

Regards,  
Chris Adamczyk  
862-209-0847  
[adamczykchris@gmail.com](mailto:adamczykchris@gmail.com)

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**From:** Hank Forrest [mailto:Hforrest@fmisp.com]  
**Sent:** Thursday, December 17, 2015 9:12 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Dawn Zimmer (dzimmer@hobokennj.org)  
**Subject:** Comment on Concepts

Comments Based on the Concept Comparison Matrix Distributed at 221 Jackson Street on 17 December 2015

1. My priority category is Flood Risk Reduction versus compromises in Built Environment amenities such as View Corridors or Waterfront Access. After Sandy struck, leaving us in the dark (for 10 days) and many possessions destroyed, we sometimes took walks around town to regroup and found ourselves along the waterfront to escape the endless piles of garbage and dead cars. From that point on, I realized how shortsighted any enjoyment of the waterfront is without some sort of protection from future storms. Anyone who argues for views or waterfront access over Flood Risk Reduction is either in denial or isn't in Hoboken for the long haul.
2. In the Flood Risk Reduction category, I consider the Potential to Adapt to Higher Coastal Flood Events to be the single most important factor (Options C + D are the best). Since we have to assume

climate change and the resultant storms to increase in time, it would be shortsighted to not be able to increase the protection in time.

3. Given the low ratings on Flood Risk Reduction, I find Options A and E unacceptable.
4. My second highest priority is the Construction-Maintenance + Operation category since this project's cost will require it to provide protection for many years to come. In addition, given the inability of our government to properly fund infrastructure projects, I am very concerned about the **high ongoing operation and maintenance costs** associated with the **many deployable structures** involved in Options C + D.
5. Based on the above-mentioned factors, I consider Option B to be the preferred strategy.
6. I do not see major differences between Options C and D so either is an acceptable "runner up" to Option B but I remain concerned about Operation + Maintenance (see item 4 above), perhaps alternatives might be found which will improve this aspect of these Options. I realize that the technical nature of these Options might not be separated from the high maintenance components.
7. I cannot find any description of the differences between Option B1 versus B2. It appears the only difference is related to the Hazardous Waste but it is unclear what the higher or lower number means so I cannot say which of these two versions is preferable.
8. I do not see significant differences among the various options in regard to Environmental Impacts and therefore consider these factors as insignificant.

In summary, after weighing the various factors, Option B is preferred and offers the best long term strategy in protecting Hoboken's many assets against the increased likelihood of future destructive storms.

Hank

Hank Forrest  
518 Jefferson Street  
Hoboken NJ 07030  
212-691-3020 (day)  
201-798-5660 (night)  
[hforrest@fmsp.com](mailto:hforrest@fmsp.com)

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-----Original Message-----

From: Chen, Ya-Chi [mailto:[ya-chi.chen@roche.com](mailto:ya-chi.chen@roche.com)]  
Sent: Thursday, December 17, 2015 10:22 PM  
To: DEP rbd-hudsonriver  
Subject: Hudson River rebuild program

Dear Sir

Please eliminate option C and D, we would like to enjoy the waterfront, please do not block the river view.

Thanks

Ya-Chi



Sent from my iPhone

Sent from my iPhone

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-----Original Message-----

From: jeanne0129@gmail.com [mailto:jeanne0129@gmail.com]

Sent: Thursday, December 17, 2015 11:42 PM

To: DEP rbd-hudsonriver

Subject: Regarding the 5 concepts

To whom it may concern,

All 5 concepts for the Rebuild by Design project are unacceptable. There has been no scientific proof presented that this surge is ever statistically likely and no proof has been presented that these concepts would successfully combat it.

Please do not destroy one of the most valuable asset Hoboken has which is its view and the charm of tree-lined streets. All of the concepts contain a wall and/or an erosion to the quality of life for Hoboken residents.

I respectfully reject all 5 concepts and ultimately reject these funds.

Sincerely,  
Jeanne Lee

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**From:** Sree Chintapalli [mailto:snaren.c@gmail.com]

**Sent:** Friday, December 18, 2015 12:11 AM

**To:** DEP rbd-hudsonriver

**Subject:** Concern Regarding the Hudson River Rebuild by Design

To whom it may concern,

All 5 concepts for the Rebuild by Design project are UNACCEPTABLE. No one in Hoboken (other than a power hungry mayor) asked for these funds or asked to pursue a strategy to combat hurricane storm surge. There has been no scientific proof presented that this surge is ever statistically likely and no proof has been presented that these concepts would successfully combat it.

Please do not destroy the one valuable asset this city has which is its view and the charm of tree-lined streets. All of the concepts contain a wall and/or an erosion to the quality of life for Hoboken residents.

I respectfully reject all 5 concepts and ultimately reject these funds.

Sincerely,  
Sree  
Hoboken Resident.

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**From:** Dana Cohen [mailto:dnc5@gwmail.gwu.edu]  
**Sent:** Friday, December 18, 2015 12:13 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken RBD Feedback and Concern

Please see attached feedback form. I am very concerned about the negative impact of seawalls in the Hoboken community, and I do not support plans for seawalls that would limit access to our waterfront.

Dana Cohen  
Hoboken Resident

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT / QUESTION FORM

- ① I am very concerned about the proposed plans. The seawalls will have a large negative impact on the local economy, the residential areas, and the taxes and finances of the city.
- ② The waterfront is the most valuable and treasured part of Hoboken and needs to be protected—limiting access to the waterfront is very destructive to our community.
- ③ It would be best for the \$230 million to fund the delay, store, + discharge elements. There would be helpful and important changes to help reduce rain-related flooding that occurs frequently in Hoboken.
- ④ The proposed sea walls are an untested idea and could have unknown side effects such as worsening flooding in nearby areas + communities.
- ⑤ The sea walls will destroy one of the most beautiful and important parts of Hoboken and have a negative long-term impact.

NO SEAWALLS IN HOBOKEN. NO TO OPTIONS B, C, D.

Name: Dana Cohen  
Address or Email: dncs@gwu.edu

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

**Hoboken Walking Tour**  
December 14  
6pm  
Historical Museum  
1301 Hudson St., Hoboken

**Drop-In Open Houses:**  
December 15  
6:30 - 8:30pm  
St. Lawrence Church Community Room  
22 Hackensack Ave., Weehawken

December 17  
6:30 - 8:30pm  
Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Anuraj Dua [mailto:[anurajdua@gmail.com](mailto:anurajdua@gmail.com)]  
**Sent:** Friday, December 18, 2015 12:13 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design feedback

Attached is the feedback for Rebuild by Design. Thank you



# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

- ① The seawalls will have a large negative impact on the local economy, the residential areas and the taxes and finances of the city.
- ② The waterfront is a Hoboken treasure and should be protected.
- ③ The \$230 million should focus on the delay, store and discharge elements. These are more important for the rain related flooding that occurs very often.
- ④ The sea walls are an untested idea and could have unknown side effects such as worsening flooding in other areas.
- ⑤ They will destroy one of the most important and beautiful parts of the city and have a negative long term impact.

NO SEAWALLS. NO OPTIONS C and D

Name: ANURAJ DUA

Address or Email: ANURAJ.DUA@GMAIL.COM

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
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Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

-----Original Message-----

From: Cynthia Celentano [mailto:cjcelentano@optonline.net]

Sent: Friday, December 18, 2015 9:13 AM

To: DEP rbd-hudsonriver

Subject: Opposition to sea walls in Hoboken

Please be advised that as a resident of Hoboken I strongly oppose any plan to build walls along the Hudson River and into our neighborhoods. Hoboken's unique character and greatest asset is its accessibility to the Hudson River. While recognizing the dangers associated with flooding, there must be a better way to address this issue than sea walls.

Thank you.

Cynthia Maguire  
1500 Washington Street  
Hoboken, NJ 07030

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-----Original Message-----

From: Michelle [mailto:mdsa5646@aol.com]

Sent: Friday, December 18, 2015 10:26 AM

To: DEP rbd-hudsonriver

Subject: Rebuild design

To whom it may concern,

All 5 concepts for the Rebuild by Design project are UNACCEPTABLE. All the options are ill conceived. And the expedited time period for comments is ridiculous. There has been no scientific proof presented that this surge is ever statistically likely and no proof has been presented that these concepts ( for the next 100 or 500 years, that's just bizarre) would successfully combat it. The city needs to clearly distinguish between flood management and catastrophic incidents which scientists state have low percentage and FEMA's approval rules - out temporary barriers and less intrusive solutions used in Holland and England.

We need new options.

No walls, what needs to be fixed is the infrastructure that is not able to support all this development.

I Strongly oppose any option specially which includes walls. Why are you putting neighbor vs neighbor?

Please do not destroy the one valuable asset this city has which is its view and the charm of tree-lined streets. All of the concepts contain a wall and/or an erosion to the quality of life for Hoboken residents.

I respectfully reject all 5 concepts and ultimately reject these funds unless smarter, well thought out, new options are presented.

Sincerely,

Michelle  
1125 maxwell lane

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**From:** Colleen Poole [mailto:colleen.e.poole@gmail.com]  
**Sent:** Friday, December 18, 2015 1:29 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hudson River Rebuild By Design Comments

Dear Mr. Rosenblatt,

All 5 concepts for the Rebuild by Design project are UNACCEPTABLE. No one in Hoboken asked for these funds or asked to pursue a strategy to combat hurricane storm surge. There has been no scientific proof presented that this surge is ever statistically likely and no proof has been presented that these concepts would successfully combat it.

Please do not destroy the one valuable asset this city has which is its view and the charm of tree-lined streets. All of the concepts contain a wall and/or an erosion to the quality of life for Hoboken residents.

I respectfully reject all 5 concepts and ultimately reject these funds.

Sincerely,  
Colleen Johnson

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**From:** Christopher Johnson [mailto:cjohnson1567@hotmail.com]  
**Sent:** Friday, December 18, 2015 1:51 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hudson River Rebuild by Design Comments

Dear Mr. Rosenblatt,

All 5 concepts for the Rebuild by Design project are UNACCEPTABLE. No one in Hoboken asked for these funds or asked to pursue a strategy to combat hurricane storm surge. There has been no scientific proof presented that this surge is ever statistically likely and no proof has been presented that these concepts would successfully combat it.

Please do not destroy the one valuable asset this city has which is its view and the charm of tree-lined streets. All of the concepts contain a wall and/or an erosion to the quality of life for Hoboken residents.

I respectfully reject all 5 concepts and ultimately reject these funds.

Sincerely,

Christopher Johnson

Sent from [Outlook Mobile](#)

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**From:** Jennifer Whitney [mailto:jennifer.smolansky@gmail.com]  
**Sent:** Friday, December 18, 2015 3:37 PM

**To:** DEP rbd-hudsonriver; tiffaniefisher@hotmail.com; Dawn Zimmer  
**Subject:** Hoboken- RBD feedback

Where's the green infrastructure?

I am writing out of concern for how far the options on the table are from the winning project for the grant and the renderings and images being shown publicly (like the park bench image posted on the city's Facebook page on December 15). If the solution is a park bench-like structure like the depiction posted, it belongs in a commercial area like Washington Street or Hudson Street-- not along a residential street. Why not include this in the re-design of Washington Street? And if a park bench really was an option, why would this be an issue along the waterfront?

I am hopeful that the repeated statements from Mayor Zimmer and our leadership about being open to and considering new ideas are true. I feel like the characterization has become either build these walls or lose the grant. **Walls were almost an afterthought in the winning Hoboken RBD project. Our winning proposal discusses "green infrastructure" 57 times and "walls" ONLY APPEARS 3 TIMES IN 166 PAGES:** (1) a possible measure for new development; (2) Hoboken considering using seawalls along the land it owns on the Weehawken Cove and (3) a mention of possible deployable sea walls.

**PLEASE INTRODUCE AN OPTION THAT FOCUSES PRIMARILY ON INNOVATIVE GREEN INFRASTRUCTURE RATHER THAN WALLS. GREEN INFRASTRUCTURE IS A WIN-WIN FOR EVERYONE.**

Is any other urban area considering fixed walls through residential neighborhoods? Downtown NYC faces many of the same obstacles as Hoboken, is MUCH more densely populated and was devastated-- there are no proposals to built fixed walls.

This is not a residential neighborhood:



Please focus on creative, innovative solutions that will make our city a nicer place to live and protect us at the same time.

Jennifer Whitney

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**From:** Mark Virgona [mailto:mark@virgonaarchitects.com]  
**Sent:** Friday, December 18, 2015 5:23 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Rebuild By Design



Dear Mr. Rosenblatt,

I am an architect in Edgewater, New Jersey who has worked on numerous projects that have dealt with flood plain issues, many of which are on the Hudson River. Most recently we designed the Gateway building in Weehawken (just west of Weehawken Cove) so I am quite familiar with the existing FEMA guidelines and strategies for flood-proofing a building post Sandy. More importantly, I live at 1138 Garden Street in Hoboken and have concerns and comments regarding some of the options proposed in Concepts A through E.

After having attended the recent meetings in Hoboken and Weehawken, I have a good understanding of the challenges that the design team is facing concerning timing, FEMA requirements for the grant, legal and permitting issues, aesthetics, as well as budget. From having presented numerous projects in front of planning and zoning boards, I also understand the difficulty in gaining consensus.

One of the biggest issues to me is in reference to scheme A and it's lack of inclusiveness. It is the only scheme that leaves a good portion of the residents (7,500+?) without any flood protection beyond what is existing. Further, it leaves exposed historic one, two, and three family house districts along Bloomfield, 13th, 14th, and Garden Streets. These homes would see no benefits from the entire project and will likely see significant negatives. The inclusion of the flood wall extending into Garden street feels particularly callous as not only will the homes directly in front of it have to deal with all of the negatives that the wall will bring but they are ironically the people who are NOT protected by it. The wall raises a host of other practical issues such as sidewalk drainage, access to the homes by emergency personnel, trash collectors and moving and construction vehicles, access for elderly residents, possible damage to existing landscaping and trees and historic bluestone sidewalks, parking space losses, and the list goes on. The chosen design needs to completely rethink the location of this wall.

Some questions and ideas I hope you will consider:

1. I understand that the current FEMA flood elevations are advisory. Is it possible to negotiate these elevations to be lower? Do we need to be Elevation 14'-0"? Can this number be reduced by even a foot to El. 13'-0". Every bit counts and reduces the cost and impact of the resist strategy significantly.
2. Can the 4' freeboard be lowered? I know that in the past this freeboard requirement was either non-existent or significantly lower.
3. We already have a number of large walls along the waterfront. They are called buildings. Can the buildings be used as the flood barriers where possible? We've designed buildings with flood walls in the past and the possibility exists to use the buildings themselves as the flood walls. If need be, they can be strengthened from the exterior and temporary flood barriers can be added at windows. This will be a win to the building owners as they will be protected from storm surge where they are currently not (and will only need to do so on two sides of the building at most) and they would do so without spending their own money. The city benefits as well as they don't have to look at 8' high flood walls instead of the NY skyline.
4. Can deployable (either temporary or permanent automatic) walls be used instead of permanent barriers at the waterfront? The concept of staring at permanent walls for a storm that has a 1% chance of hitting is a hard one to swallow. For 99% of the time the waterfront would lose its view in many of the schemes proposed. Deployable walls would make a huge difference. I know that FEMA does not seem to like deployable walls but perhaps if a maintenance regimen was agreed to and the systems tested, FEMA would be satisfied. Is this something that can be pursued with FEMA? Taking away the view from the river walk and all of the retail and restaurants along the will negatively impact Hoboken in many ways for years to come.
5. Can glass walls be used in freeboard areas instead of solid concrete walls? I understand that glass walls are not as strong but I also understand that glass flood walls exist for coastal applications that can be used up to 4'-0" high. Can we pursue an option of partial concrete knee wall with glass above to alleviate some of the issues regarding views? If the railing along the waterfront were 4' of concrete (with possible filled in landscaped areas) with 4' of glass above, it would go a long way towards making the schemes with those options palatable.

6. Possibly the best option would be to take care of the flood water before it hits land. I understand that the normal lengthy permitting process required by DEP and Army Corps of Engineers to do any work in the river could jeopardize the project timeline and grant money. It seems completely logical that this project could be a candidate for expedited permitting and that since the federal government is the one giving the money that the permits from the ACOE could be fast tracked. If so, wouldn't a break water or other system (essentially a pile of large rocks like a rip-rap) be the best flood control system, cost aside? And would it really be more money? Can a break water be installed at the edge of the existing pier with gates for use at marinas and ferry stops?

7. I understand that the 500 year flood design is pretty much being ruled out due to cost. I personally think we should ignore the 500 year storm due to cost and impact and pursue the 1% storm with the hope that in the future better options will exist.

I appreciate your time in reading this and hope you consider some of the issues raised. If you'd like to contact me to discuss this further or if I could be of any assistance, please contact me at any time.

Thank you,

Mark Virgona **ARCHITECT**

**v / v / a**

Virgona & Virgona Architects  
115 River Road Suite 1031  
Edgewater, NJ 07020  
201 945 2999 tel  
201 945 3033 fax  
<http://virgonaarchitects.com>

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**From:** Kelli Rieger [mailto:kelrieger@yahoo.com]  
**Sent:** Friday, December 18, 2015 8:04 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Plans

Mr. Rosenblatt,

Attached please find my comments regarding the five 'solutions' proposed for Hoboken's flooding issues. All of these solutions serve to diminish the value of our properties and ruin the waterfront that so many people have fought so hard to develop and defend.

It is as if these plans were developed by someone who had never even set foot in Hoboken and they are being pushed through the process based solely on green and monetary gain. What a disappointment in a city that some believed was actually turning around. I'm optimistic that **SOMEBODY** will step up and do the right thing by rejecting all of these designs.

Regards,  
Kelli Rieger

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

All five of the proposed Concepts are unacceptable. We are rushing to make a decision based on no evidence, simply because money is available. It is like a 5 year old who can't stand having \$1 in his pocket and needs to spend it right away. In particular BCD which block the waterfront are ridiculous, even insulting.

Name: Kelli Rieger  
Address or Email: kellr.eiger@yahoo.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

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6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION

-----Original Message-----

From: Neil Banbury [mailto:neil.banbury@gmail.com]

Sent: Friday, December 18, 2015 11:00 PM

To: DEP rbd-hudsonriver

Subject: Flood Prevention Concepts

Dear Sirs

I was recently made aware of the plans to prevent future flooding in Hoboken and that currently 5 concepts exist ... one of which involves building a wall along the top end of Garden Street. As a resident of the top end of Garden Street I clearly object to this concept.

I presume there will be the opportunity to understand more what the processes will be, to be followed by the State, before making any kind of decision?

I also presume legal recourse, likely class action, will also be an option if the appalling idea of Concept A is chosen.

As I'm sure you are aware properties along what is one of the best streets in Hoboken (a reason I chose to call it home) range from \$1m to 2.5m in value. These values would plummet if a wall were built - Does the budget for this build include the purchase of properties along the streets (including those adjacent to the end of the wall - as those will see increased risk of flooding) affected by Concept A? I see Concept A was marked as lowest cost, surprising if \$25-40m per block would need to be provided to the owners in compensation. Please could you opine further on this point.

Thank you

Yours faithfully

Neil Banbury

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**From:** perkins@blake-perkins.com [mailto:perkins@blake-perkins.com]

**Sent:** Saturday, December 19, 2015 1:37 PM

**To:** DEP rbd-hudsonriver

**Subject:** Rebuild By Design Hoboken flood control 'Concept A.'

Mr. Rosenblatt:

Attached is a letter articulating my opposition to 'Concept A' of the "Resist Delay Store Discharge" planning undertaken on behalf of your office.

Sincerely,  
Blake Perkins

Blake Perkins - Counsel



26 Broadway, 17th Floor  
New York, New York 10004  
212-797-1007

Mr. David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton  
NJ 08625-0420

19 December 2015

Re: 'Rebuild By Design' Hudson River flood protection proposals

Mr. Rosenblatt:

This concerns Concept A of the 'Resist Delay Store Discharge' flood protection proposal for the city of Hoboken.

It is an outrage that Concept A has even been proposed as a means of protecting Hoboken from riverine flooding. Concept A does not protect a significant proportion of northeast Hoboken, much of which flooded during Sandy, and would disfigure and likely destroy as viable properties several residential blocks in the area.

Concept A is relatively cheap and would cause severe distress to only a proportion of the Hoboken population. Those considerations apparently make it attractive to Mayor Zimmer and others but do not render it either fair or effective.

I understand that a considerable amount of uncertainty, inaccurate information and even misinformation now surrounds Concept A. A number of facts, however, are not in dispute.

Concept A would not even attempt to protect some 14% of Hoboken taxpayers. By protecting the rest of Hoboken but abandoning the northeastern section of it, property values there inevitably will decline relative to values elsewhere in the city.

Concept A would drive a wall ranging in height from a projected 3.5 to 8.5 feet down the center of one of the most significant corridors of domestic architecture in Hoboken. The term 'projected' is appropriate because as more modeling and other studies are undertaken the dimensions of the wall may change. We do not know what shape it actually would take.

The existence of any such wall, however, would deface the corridor. More significantly, questions have been raised about the viability of the corridor as a residential area if it is divided by a wall. Those questions remain unanswered by the city or DEP. How will fire equipment and emergency vehicles gain access to the blocks? How will refuse and recycling be removed? Who will want to purchase properties blighted by such concerns and by the very existence of the wall itself?

In light of those and other impediments to habitability, does the city intend to condemn the housing along the corridor?

During the meeting held at the Hoboken Historical Museum on 10 December Mayor Zimmer had the appalling judgment to ask whether we would sacrifice the entire city of Hoboken for Garden Street. That is an insulting question that demands a false choice. We do not want to sacrifice the city: We do not, however, want to sacrifice a portion of it, as Concept A does sacrifice a portion of it.

It is true that we live on Garden Street-between Twelfth and Thirteenth Streets-and on the west side of the street. We therefore would be blighted by a wall only if the '500 year storm' solution is chosen, and whether or not it is chosen we would share whatever flood control benefit Concept A confers on the city.

Those considerations do not justify Concept A. We do not want to watch as the houses of our neighbors across the street and on Bloomfield Street flood, nor do we want to watch them flood over a wall between us. We do not want our neighbors to the north to see their homes blighted by a wall, and do not want to look out at a wall at all.

Again, and more significantly, we cannot countenance the notion that a flood protection system would be designed to sacrifice our neighbors. At the 10 December meeting Mayor Zimmer insisted that we "are the lucky ones" because we "did not flood" during Sandy. She was wrong - many of us were flooded and would be flooded if Concept A were adopted. We do not, for example, want our friend's restaurant and neighborhood gathering place at 14<sup>th</sup> and Hudson Streets to flood again; it would, however, flood.

We will not accept the unnecessary and inequitable blighting of our neighborhood and therefore cannot accept Concept A. No response to the devastation of a city should require devastating one of its most significant neighborhoods.

Sincerely,

Blake Perkins

Via e-mail and USPS

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-----Original Message-----

From: Lisa M McIntyre [mailto:hobokenlisamc@gmail.com]

Sent: Saturday, December 19, 2015 2:43 PM

To: DEP rbd-hudsonriver

Subject: Hoboken Flood Preparedness

As a Hoboken resident, I have been familiarizing myself with the concepts that have recently been proposed as possible solutions for Hoboken's potential future storm flooding. I have sincere concerns over the implications of what is referred to as "concept A," which includes building a wall along an interior (not along the coastline) street.

I do not understand how this solution would not adversely affect the homes on the "exterior" of the wall. Most of them had no previous flood issues and this solution certainly introduces a new level of risk for future flooding where there was none prior. Why cause a new problem to solve the first one? Secondly, there must be a solution that is not so unsightly and causes unnecessary challenges and potential safety risks that such a physical barrier would introduce.

There was a past proposal which included a wall along the coastline. A physical barrier there, should a barrier solution be deemed the most effective, seems to alleviate the negative consequences from the "concept A" proposal. Please consider this input and/or provide proven assurance that new goosing risks will not be introduced by the determined solution.

Lisa McIntyre  
201-960-2363

Sent from my iPhone

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-----Original Message-----

From: Tom DePatie [mailto:thomas.depatie@gmail.com]  
Sent: Saturday, December 19, 2015 3:03 PM  
To: DEP rbd-hudsonriver  
Subject: RBD Feedback - Hoboken

Dear Mr. Rosenblatt,

Attached is our feedback on the RBD Project in Hoboken.

Sincerely,

Thomas T. DePatie  
Irina A. Faskianos  
1216 Garden Street  
Hoboken, NJ 07030  
201-798-5421

December 19, 2015

Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419  
Rbd-hudsonriver@dep.nj.gov

Dear Mr. Rosenblatt,

As residents of Hoboken, we are writing to provide comments on the Rebuild by Design proposals and communicate our concerns about how the process is being handled.

We would like to start by saying that we are in favor of exploring resiliency measures that protect the entire Hoboken community. But they should be done in a way that does not impact the public safety for any of our citizens. With this guiding principle, it is clear that Concept A should have already been eliminated.

**CONCERNS WITH CONCEPT A**

We have safety and feasibility concerns with Concept A.

*Safety Issues*

Immediate safety concerns that come to mind include:

- 1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services** (emergency personnel would have to navigate a barrier before addressing an emergency situation?).
- 2. A wall would severely limit evacuation routes in case of an emergency** (an immediate response of crossing the street would no longer be an option).
- 3. A wall would create an accessibility hardship for the elderly and handicapped members of the community** (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).
- 4. A wall would create a public hazard for those walking between the wall and Garden Street residences** (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at 1460 Garden Street).



5. **A wall would increase the probability of flooding from a rain event** (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).
6. **A wall would increase the threat of flooding from a surge event to an area that previously was not in a flood zone** (funneling water down Garden Street beyond 14th Street which did not flood during Hurricane Sandy).
7. **A wall would impede public services of snow and garbage removal** (how would trash be collected and snow cleared when there is a wall in the way?)
8. **A wall would necessitate the removal of public parking**, significantly reducing already limited public parking in the neighborhood.

#### *Feasibility*

There are many feasibility questions that call into question whether Concept A would work, such as:

1. **Would the deployable wall work?** Putting aside the safety issues, would the walls that would be deployed across 14<sup>th</sup> Street even work in an emergency situation? How can we be sure they would work?
2. **Engineering Questions.** It would seem like the walls to be constructed would need to be very thick and deep into the ground, given the weight of the water. Wouldn't such thick, deep walls disrupt the underground infrastructure (gas, water, sewer) that services the homes on the 12 and 13 blocks of Garden Street?

#### **CONCERNS ABOUT THE PROCESS**

We have serious concerns with how the process has played out thus far, as well as what the proposed schedule is going forward:

- **Process to Date:** This process is moving too fast, in a manner that does not foster transparency and public input into the decision-making process. The five concepts were only disclosed to the public recently, leaving insufficient time for public interaction before narrowing to three concepts. This issue is even more acute given that the public meetings are happening during December, in the middle of the holiday season, when it is much more difficult to get good public participation at meetings because of other commitments.
- **Why Only One Firm?** Why is Dewberry the only firm that is putting forward concepts? Given the complexity of the problem, it would make more sense to seek the input of multiple firms to increase the possibility of getting a broad range of ideas to solve the

problem. Instead, we have five concepts, all of which have walls. We should have a broader range of concepts to consider.

- Cost of Concepts: There has not been transparency on the cost of the concepts, yet one of the key criteria mentioned is the cost/benefit ratio. There have to be some level of cost estimates – how else could you calculate a cost/benefit ratio? On December 17, we learned that Concept C might cost 2-3x the potential \$230 million allocated for the project, according to a city official. These cost estimates should be transparently disclosed to the public, with necessary caveats, not something that comes up in conversation but is not formally disclosed. Given how expensive some of the alternatives are, why are they even being considered? They do not appear to be “real” alternatives.
- Future Process (Through December 2016): On Thursday, we discussed the future process with a city official, which gave us great concern. It was explained that once it has been narrowed down to three concepts in January, the concepts will be narrowed down to one by April so that they would have time to fully analyze the one concept to make sure that it worked. This is problematic for two reasons. First, four months is not enough time to sort through alternatives for complex problem, discuss them with the public, and incorporate feedback. Second, why only do the “full” analysis on one concept? We wouldn’t want to be in a position where we were testing/analyzing one solution, only to find that the solution doesn’t work. We raised this concern with the Mayor, and she indicated that a full analysis would be done on all three alternatives (she also said they are pushing for more time). Thus, there seems to be some confusion regarding the level of work that will be done on the three alternatives. **The right answer is clear – there should be more time to complete the full analysis on all three concepts under consideration.**
- Organization of Meetings: The organization of the public meetings should be changed. We went to the meetings on Monday, December 14 and Thursday, December 17. There seems to be a preference to having more one-on-one dialogs rather than formal presentations. On both occasions, there ended up being a Q&A session for the broader group, but that was only because the participants demanded it. We think these sessions need to have a formal presentation to start, followed by Q&A for the large group, with time for small breakouts at the end. The presentation at the start would be helpful to make sure there is a common base of knowledge/information. There is a large group of interested parties who are coming at it with different levels of understanding.

We have spoken to many concerned Hoboken citizens about the Rebuild by Design Project. People are in an uproar about this because of the ideas that have been generated, as well as how this process has been handled. The combination of lack of transparency, the speed of the process, and the lack of answers to many basic questions makes people highly uncomfortable with the process. People are wondering - will our input really be considered and incorporated into the planning, or has a decision already been made and the public process is just window dressing for a pre-ordained outcome? The city has tried to assure the public that no decision has been made and that the feedback will be considered; however, people remain skeptical because of how this has unfolded thus far.

In closing, we would like to highlight two key points:

- Concept A should be eliminated from further consideration because of the obvious safety concerns and feasibility issues.
- The process going forward needs to be improved with greater transparency and more time to thoughtfully consider alternatives that would protect our entire Hoboken community without putting the daily lives of residents at additional risk.

Sincerely,



Thomas T. DePatie  
Irina A. Faskianos  
1216 Garden Street  
201-798-5421



-----Original Message-----

From: Stanley Kron [mailto:stan4xray@aol.com]  
Sent: Saturday, December 19, 2015 5:04 PM  
To: DEP rbd-hudsonriver  
Subject: Building a wall on Garden St. In Hoboken, N.J.

This is by far the most ridiculous plan I have ever heard of. You are going to Ghettoize a nice neighborhood that has never flooded in the name of a half baked scheme that will never protect all of Hoboken. And what will become of the residents who will have to live behind that wall? Do you consider their safety, quality of life and property values? Why is this being done without input from the residents of the town? It sounds like typical Hudson County politics. It's all about the money. If a wall is to be built it should be built along the Hudson River.

Stanley Kron  
Parsippany, New Jersey

Sent from my iPad

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**From:** Anne-Marie Pelletier [mailto:amprealty@gmail.com]  
**Sent:** Saturday, December 19, 2015 6:08 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design Terrible Concept A

Mr. Rosenblatt,

I am a homeowner at 1136 Garden Street in Hoboken. I went to a public meeting regarding the proposed Rebuild by Design presentation.

I have been a resident of Hoboken for over 25 years. I have never heard of a more upsetting and unsettling idea than the one put forward in Concept A which includes a wall down Garden Street.

Concept A is a terrible concept. During Sandy we all came together to help each other. Where the proposed wall would be located was an area that did not flood during Sandy or any other storm. By placing a wall in front of the houses on the east side, a new flood zone would potentially be created. This is unacceptable, it is tantamount to picking some losers. How can one claim to help flooding if the solution is to create new flooding areas inside residential sectors?

In addition, the homes behind the wall would be cut off in case of fire or health emergencies.

Building a wall a few feet from historical homes would negatively impact the neighborhood and leave too many homes without flooding protection. The historical character of the neighborhood would be lost.

Please do not support Concept A.

Anne-Marie Pelletier

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**From:** Barry Shoot [mailto:[bshoot@barryshoot.com](mailto:bshoot@barryshoot.com)]  
**Sent:** Sunday, December 20, 2015 12:30 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** REBUILD BY DESIGN HUDSON RIVER: COMMENT FORM  
**Importance:** High

Attached is the Comment/Question Form for "Rebuild By Design Hudson River".

CONCEPTS C AND D SHOULD BE ELIMINATED.

Barry Shoot

1125 Maxwell Lane, #456  
Hoboken, NJ 07030

201-848-1492  
[bshoot@barryshoot.com](mailto:bshoot@barryshoot.com)



# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

Sewer C&D are terrible & should be eliminated.

There are many beautiful streets in many towns & cities, but the view of the Hudson River & Manhattan from Hoboken's waterfront is truly unique. Putting up walls that would block access, or ~~block~~ block the beautiful view, would destroy what makes Hoboken so special.

The walls would also decrease property values & thereby decrease tax revenue.

If the walls are on Garden Street only the people living there would be negatively impacted. However, if the walls are on the waterfront everyone will be negatively impacted.

We should all want C&D eliminated.

Name: BARRY SHOOT  
Address or Email: bshoot@barryshoot.com ↔ 1125 Maxwell Lane #456

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14  
6pm  
Historical Museum  
1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15  
6:30 - 8:30pm  
St. Lawrence Church Community Room  
22 Hackensack Ave., Weehawken

December 17  
6:30 - 8:30pm  
Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

-----Original Message-----

From: Jeff Winkler [mailto:[jeff\\_winkler@yahoo.com](mailto:jeff_winkler@yahoo.com)]

Sent: Sunday, December 20, 2015 4:44 PM

To: DEP rbd-hudsonriver

Subject: Rebuild by Design Comment Form

Hello. Attached are comments for the rebuild by design project.

Thank you,

Jeff Winkler

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

Hello. After reviewing the materials regarding the 5 concepts for protection, I am strongly against any of the options that require high walls directly along the water front. It seems that options B, C, and D all have this feature and I submit that this would have a large negative impact on Hoboken.

First, the beautiful waterfront and view of New York City is one of the major assets of Hoboken. People move here because of it. People are up and down the river at all times during all seasons. Picnics, bike rides, jogs, walks, etc. If you put up a 10-foot high wall, this goes away immediately and people will leave. Second, from a commercial standpoint, the waterfront helps businesses thrive. Not just from people who live in Hoboken but many people from outside Hoboken come here to enjoy the waterfront and spend money. This goes away with a tall wall blocking the view.

I do understand that we need some flood protection, but it also seems that a storm surge like Sandy is extremely rare and these designs strike me as a major and unwarranted pendulum swing towards overkill. The designs in options A and E provide protection while integrating much better into the spirit of the community. We would also love a bit more understandable information on the website.

Name: Jeff Winkler

Address or Email: jeff-winkler@yahoo.com

Thank you for considering these comments.

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street

Mail code: 501-01A

P.O. Box 420

Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

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December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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**From:** Tim Murphy [mailto:tsmurphy74@yahoo.com]  
**Sent:** Sunday, December 20, 2015 9:46 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Ann Murphy  
**Subject:** Rebuild by Design Hoboken

Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419  
[Rbd-hudsonriver@dep.nj.gov](mailto:Rbd-hudsonriver@dep.nj.gov)

Dear Mr. Rosenblatt,

I would like to offer my feedback on the Rebuild by Design concepts affecting flood prevention in Hoboken.

Fundamentally, I support the initiative. I believe it is important that we protect Hoboken and our neighboring cities in the face of climate change and more powerful storms.

Despite – or in line with – my support, I would like to advance two points-of-view.

- (1) Options focusing on the entire Hoboken waterfront must remain on the table (Options B, C & D).
- (2) Option A should be eliminated immediately as impractical and unethical.

Regarding waterfront options, Mayor Zimmer has stated her desire to minimize the effects of the project on the Hoboken Waterfront. While most people would fundamentally agree with her, I believe we have no choice if we hope to protect the entire city. We must find a more viable solution than the three current options (B, C & D), but we must optimize those options and keep them on the table.

I liken it to the families on the Jersey Shore. They do not necessarily want the dunes that have been constructed on their beaches, but they accept that they need them in order to protect their communities. That is where we unfortunately find ourselves in Hoboken. We need to address the entire waterfront in order to protect the entire community. Leaving any neighborhoods exposed should not – and must not – be an option.

I believe that further exploration of the waterfront options (B, C & D) opens the community to more flexibility, innovation and creativity.

- The features can be natural (like the dunes at the Shore) or designed – as opposed to simple concrete walls in the limited space on Garden Street.
- There is more open space to incorporate into the designs – so the barriers will not be as directly intrusive to residents and neighborhoods.
- Fewer residents and neighborhoods will be directly and negatively affected – in terms of both general quality-of-life and flood risk.
- And the entire city is protected – not just parts of it. This must be non-negotiable.



I believe we must explore a range of barrier options – besides just walls – that protect the entire waterfront, such as natural berms, removable walls and designed features. These should be incorporated into the waterfront instead of disrupting it.

Regarding Option A, it is simply unethical and it should be eliminated immediately with no further consideration.

There are numerous quality-of-life and public safety issues that make the option impractical, such as:

- Public safety issues around fire and medical emergencies, snow removal and sanitation.
- Congestion and the removal of parking spaces in Hoboken.
- The disruption of a vital urban neighborhood and the quality-of-life of the families who live there.

But, honestly, none of that really matters. What matters is the ethical decision we will be making if we pursue Option A. By selecting Option A we would be sending a message that the neighborhoods on the east side of the wall have been pre-emptively condemned to flooding in the next storm in order to protect other parts of the city. No neighborhood deserves that – in any part of the city. We're better than that.

The goal of this project is noble and important – to rally the community behind creative and effective solutions to make Hoboken safe in the event of a 500-year storm. Option A willfully excludes entire neighborhoods – their residents, their homes and their families – from that goal. This is especially disconcerting when there are viable options on the table that protect the entire city.

Beyond that, I would like to make a few specific points about Option A.

- (1) I find it frustrating that Option A was presented to the public without (a) a clear statistical model of how the Northeast Hoboken neighborhoods would be affected by the wall on Garden Street in the event of a storm like Sandy or worse, (b) computer-generated imagery depicting what such a wall would actually look like on Garden Street, and (c) examples of similar solutions that have been deployed in other communities around the world.
- (2) If Option A is intended to protect vital urban infrastructure, like the North Hudson Sewerage Authority, then please be more transparent about that issue. And craft a solution that specifically protects vital infrastructure without endangering residents, homes and neighborhoods.
- (3) In a recent statement, Mayor Zimmer shared an example of a design feature that incorporates benches and planters. First, I do not believe such features could be installed in the tight space on Garden Street. Second, the design of the feature is irrelevant if the families on the wrong side of the wall are subjected to catastrophic flooding.

Thank you for your consideration. I trust you will craft a solution protects all of the citizens of Hoboken and threatens none.

Sincerely,

Tim Murphy  
1123 Garden Street  
Hoboken, NJ 07030  
(917) 945-4522

[tsmurphy74@yahoo.com](mailto:tsmurphy74@yahoo.com)

**From:** Neil Sikder [mailto:neil\_sikder@yahoo.com]  
**Sent:** Monday, December 14, 2015 8:29 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Flood Prevention Rebuild Design

Dear Mr. Rosenblatt,

I am a resident of Maxwell Place in Hoboken, NJ. I have lived here for 8 years. A major reason why my wife and I choose to live in Hoboken with our 3 children is the beautiful waterfront. The proposed walls for the redesign concepts B, C and D would ruin the aesthetic beauty and the full "functionality" of our waterfront. I want my voice to be heard that I thoroughly am opposed to putting up walls on the waterfront.

Regards,  
Neil Sikder

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**From:** Payal Arora [mailto:pagraw@gmail.com]  
**Sent:** Monday, December 14, 2015 9:04 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** team@dawnzimmer.com  
**Subject:** Feedback on Rebuild by Design Concepts for Hoboken

Mr. Rosenblatt, Mayor Zimmer:

As a resident of the uptown waterfront community in Hoboken, I am deeply concerned and extremely troubled by the proposed designs for flood mitigation outlined in the Rebuild by Design Concepts. I attended the drop-in session held tonight at the Hoboken Historical Museum. I see that three out of the 5 proposals call for high walls to be built along the waterfront (proposals B, C & D), which would absolutely ruin the waterfront for those who spend day in and day out living along Sinatra Drive. Not to mention the residents and visitors from other parts of Hoboken and neighboring towns who also visit the waterfront to enjoy the views, relax, and enjoy the outdoors. Our children play in the parks and playgrounds along the water, and have come to love and cherish this part of their town. We are amongst the highest tax paying residents of Hoboken, so shouldn't we have a say about what happens to the land that we pay so dearly for?

To have the waterfront ruined by these walls is absolutely unimaginable. We are already suffering from the construction of the wet weather pump that has been on-going for months and will continue to go on from months to come, right in front of our building, for flood prevention purposes. Why should we now have to give up the wonderful area that we have come to call home because of proposals that seem absolutely preposterous? Surely there must be other, better ways to prevent flooding, that do not cause waterfront residents and visitors to no longer actually be able to enjoy the waterfront. My understanding is that there is a 100-year storm plan and a 500 - year storm plan which call for varying heights of the walls. So what you are telling me is that our waterfront residents (my family and hundreds of other families) have to give up our quality of life so that we can prevent from flood damage that MAY occur because of a storm in the next 100 - 500 years? That's ridiculous.

I lived here during Superstorm Sandy and I know that this area along Sinatra drive north was **not flooded**. It makes no sense to consider proposals to build these high walls that essentially create a prison-like environment and ruin the waterfront of North Hoboken.

You have to do better - take proposals B, C & D off the table all together and have better engineers and minds think of creative solutions. Tap into resources like the Stevens Institute and ask for new proposals. Do not allow such preposterous ideas ruin the quality of life for thousands of residents.

Sincerely,

Payal Arora

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Payal Arora  
[pagraw@gmail.com](mailto:pagraw@gmail.com)

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**From:** Peter Milman [mailto:[peter.milman@gmail.com](mailto:peter.milman@gmail.com)]  
**Sent:** Monday, December 14, 2015 11:27 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** DEAR FRIENDS

Please please please put this wall idea to a rest. It will literally destroy the beloved northern Hoboken area which I've called home for 10 + years. The water front is such an amazing part of this town, being able to walk with the family, show friends, see the gorgeous view....I know for sure that building these walls will make people FLOCK out of this town. I saw the PDF and concept A & E looked the most reasonable. PLEASE delay the store discharge ideas as well.

Sincerely,

Peter Milman  
917 886 1127  
1100 Maxwell Lane unit 902

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**From:** David Bren [mailto:[davidhbren@gmail.com](mailto:davidhbren@gmail.com)]  
**Sent:** Tuesday, December 15, 2015 7:59 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Comments on Hudson River Rebuild by Design concept proposals

I strongly oppose proposals B, C, and D due to the blight the sea walls would cause to the community. It would be an astonishing denigration of the waterfront - Hoboken's most valuable and enjoyable natural asset.

Clearly, the engineering team needs to absorb and incorporate the local residents' perspectives into their engineering ideas. Like most residents, I find it disturbing that these 5 "finalist" proposals were developed without resident input. It is hard finding any concept except possibly E to be palatable to the community.

David Bren  
Hoboken resident, homeowner and taxpayer since 2007

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-----Original Message-----

From: Joe Herman [mailto:joe@jce5.com]  
Sent: Tuesday, December 15, 2015 8:44 AM  
To: DEP rbd-hudsonriver  
Subject: Hoboken walls

The residents of the town do not want walls in front of the water front and certainly not down streets that are already impassable for fire trucks and ambulances.

We have a city Sewar system that was built over a hundred years ago. Fix the sewers first.

Rather than worry about 100 year scenario, let's focus on the daily scenario of water that backs up into people's homes from the decrepit sewer system.

Fix the immediate concern.

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**From:** Holcombe, Amy [mailto:Amy.Holcombe@morganstanley.com]  
**Sent:** Tuesday, December 15, 2015 10:51 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** No Wall for Hudson Waterfront Uptown - Concept A please

To Whom it may concern,

Understanding that you are receiving a flood of emails (no pun intended), letters and calls in complaint of the Uptown Hoboken Seawall, I ask you to please read this email.

I have been a resident of Hoboken for just over 10 years now. When I first moved there a few years out of college, my boyfriend got mugged our first night and many parts of it were not at all safe to be in. It was the 'poor' town to move into if you couldn't afford NYC. Watching this city transform (for the better!) over the past decade has been unbelievable, truly. I am a proud resident.



My 10 year residency started with renting, saving my pennies and in 2006 I bought my first home on 3<sup>rd</sup> and Willow. Being a single woman, owning an apartment in a 100 year old brownstone, in a flood zone, I'm not sure I knew what 'could' happen should a Superstorm come along. I found out 3 years ago. A harrowing 3 days after the storm, I could finally leave the gas/exhaust ridden air of my building once the water receded and walked with all items I could carry (including my cat) to the Uptown Ferry to head to NYC to stay with a co-worker for the next 10 days until power/water was restored. My car was in a garage and still flooded with no option to remove it.

There was no support, no aid, no FEMA for the damage my building ensued, which led to thousands of dollars in assessments per apartment owner (a too large flood insurance deductible is not your concern). I've endured many hardships in life and can honestly say this was the worst experience I have been through. It took a few months for the smell of gasoline to dissipate, although new carpet and paint on the walls helped, with more funds out of pocket.

I decided at this point in time, I would save and save and save to move Uptown to where they did not flood and move into a community that was built with this in mind slightly elevated.

I bought my new apartment in Maxwell in June. Again, due to the unbelievable influx and surge of Hoboken resident demand, I sold my Willow address in 3 days for over asking and 40% above what I paid for it in 2006. People want to move to Hoboken, it has so much to offer and those Hudson views are the main reason. Don't ruin it for them.

Hoboken taxes are through the roof and I just can't wrap my head around why 3 options include blocking this phenomenal view vs. getting to the root of the problem – the infrastructure.

Last month was just great – no water for 3 days. Is a seawall going to prevent more water main breaks? The infrastructure of this city is over 100 years old and broken. Unless we fix these pipes, this will continue to happen. Is this not why there is a massive pump being built in front of my building, to help with flooding? And again, uptown does not flood – why are the pumps/walls not put downtown where the problems lie?

So we build this wall...who is going to be responsible for cleaning the graffiti that comes along with it each day? And the town now sinks further in debt to take loans out to build this – while still paying for each water main break on a weekly basis. My taxes are rising and I'm losing drinking/bathing water, have a massive/loud construction site outside my apt for the next year AND now I'm going to lose my view of NYC. Goodbye to rising property values and the wealthy residents that are helping transform this great city.

My long winded plea – no seawalls. This city has so much to offer and you can't put a price on that view. There are so many greater concerns that this city should deal with first.

Thank you for reading my email.

Best,

Amy Holcombe

1125 Maxwell Lane, #515

extent permitted under applicable law, to monitor electronic communications. This message is subject to terms available at the following link: <http://www.morganstanley.com/disclaimers> If you cannot access these links, please notify us by reply message and we will send the contents to you. By messaging with Morgan Stanley you consent to the foregoing.

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**From:** dan chaykin [mailto:danchaykin@gmail.com]  
**Sent:** Tuesday, December 15, 2015 11:21 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** rebuild by design /comment on plan

I am an uptown resident of Hoboken and want to register my strong objection to Concept A, especially the whacky, misguided notion of destroying 2 of the most beautiful, historic blocks in town (Garden between 12th and 14th st) with a wall, which will scar our beautiful neighborhood and which I doubt very much would do ANYTHING to reduce flooding. Actually, it could result in flooding an area of town previously non flooded!

Flooding a whole new area of town is not the answer to the town's problem. This whole plan seems rushed and ill advised. Why the highly experienced Army Corps of Engineers was not involved in these plans is beyond me and many other residents as opposed to a private firm.

Approval of Concept A will tear the town apart, be widely publicized and reported as foolish and will likely result in class action lawsuits from those whose property and neighborhood will be ruined and endangered by a wall on Garden St. (I am not a Garden St. resident, by the way). This doesn't serve the town as a whole well.

Thank you for taking my comments into consideration.

Sincerely,

Dan Chaykin  
1306 Bloomfield St

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**From:** Robert Miller [mailto:robert.s.miller56@gmail.com]  
**Sent:** Tuesday, December 15, 2015 11:28 AM  
**To:** DEP rbd-hudsonriver  
**Cc:** Marta Jo Miller  
**Subject:** Flood Planning for Hoboken

Here is the letter I just posted on Hoboken 311 to Mayor Zimmer:

Hello Mayor Zimmer,

My name is Bob Miller. I live with my wife, Marta Miller, at 1220 Garden Street. We have been great supporters of you and your administration but we are among the many in our community who are deeply concerned about the five proposals presented as flood prevention concepts. As I'm sure you could see from the gathering last night, we aren't alone in feeling strongly that none of these proposals make sense to us, so I hope you can understand why the idea that five of them are being narrowed to three was not comforting. We share your urge to do something to protect Hoboken from future flooding, and admire the work you've done to get \$230 million earmarked by the state. But getting the grant is no excuse for spending it foolishly. The plans that were presented to us would destroy the quality of our neighborhoods by building walls, but there is no evidence that such walls would accomplish the goal of keeping out flood waters. It is very difficult to understand how these plans ever got to this point, given the lack of common sense shown in them. It doesn't take much research (been to New Orleans lately?) to learn that walls built along sidewalks of historic residential streets will only trap water in those streets. We need to design ways to direct the water safely--even if this means maintaining open land by the waterfront that might otherwise be used for high-rise development (and if doing so is expensive, let's find the money...instead of spending money in ways that ruin our community and don't actually protect it).

This isn't about "not in my backyard." It's about doing what will actually achieve our common goals. The plans we've seen won't accomplish that, and we rely on you to help us find more sensible alternatives.

Respectfully,

Bob Miller  
[robert.s.miller56@gmail.com](mailto:robert.s.miller56@gmail.com)  
917-359-4820

---

**From:** Sean Kron [mailto:sdk210@hotmail.com]  
**Sent:** Tuesday, December 15, 2015 11:43 AM  
**To:** DEP rbd-hudsonriver  
**Cc:** Sean Kron; Amy Kron  
**Subject:** Rebuild by Design - Hoboken  
**Importance:** High

David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail Code: 501-01A  
PO Box 420  
Trenton, NJ 08625-0420

Dear David,

The Rebuild by Design Program proposals put forth all promote the inclusion of WALLS in various locations throughout Hoboken with three of the proposals diverting flood waters into densely

populated communities. I am all for protecting the Hoboken/Weehawken communities from flooding but **NOT** at the expense of **INTENTIONALLY** "sacrificing" the homes and business of any members of the Hoboken/Weehawken/Jersey City community. **It is reprehensible that anyone involved in this process would think that was an acceptable outcome.** All of the proposed concepts should subscribe to the underlying principle of DO NO HARM - which Concepts A, B and E clearly ignore. The \$230M grant should be used to improve a community but **NEVER** at the expense of the members of that and surrounding communities. I fully support the Delay, Store and Discharge elements - as do my neighbors. But the Resist proposals are poorly thought out and would do irreparable harm.

Regards,

Sean D. Kron  
917-539-2105  
[sdk210@hotmail.com](mailto:sdk210@hotmail.com)  
1253 Garden Street

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**From:** Stephanie Kip Rostan [mailto:SRostan@LGRLLITERARY.COM]  
**Sent:** Tuesday, December 15, 2015 12:14 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Scott (scott.rostan@trainingthestreet.com)  
**Subject:** Feedback regarding Rebuild by Design Hudson River Plans: Resist/Delay/Store/Discharge

To David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures

Dear Sir: I am a longtime resident of northern Hoboken, NJ. I attended a "Concept Screening Public Meeting" last night to review designs proposed for future flood mitigation in our city. I attended after hearing about the plan from neighbors; no member of the local or state government has provided any notice to affected homeowners about these plans.

I would like to offer this feedback about "Concept A" for the public record and as part of your evaluation, specifically, the northern wall that is proposed to extend from Weehawken Cover down Garden Street as far as 12<sup>th</sup> Street (if the 500 year flood plain is addressed):

- What is this northern wall designed to protect, exactly? Most tax-paying homeowners – of EXISTING structures – will either be trapped on the "wet side" of this new wall or will have a wall built directly in front of their home. It seems to me the only land being protected by this particular concept are parcels of undeveloped or recently developed land owned by large, wealthy developers who would like to build condos and office towers there.
- No one seems to know – or be able to tell residents, anyway – whether this wall will create a NEW flood zone on upper Bloomfield and Garden Streets in areas that previously did not flood. Residents in these areas purchased homes at a premium and have been assessed and paid high taxes to the city for many years in part because they live in a slight elevation outside the 100 flood plain. Will their homes be insurable and at what terms under the new conditions the city intends to introduce?

- The damage to home values on these blocks will be irreparable, and the certain subject of lawsuits against the city. Tax assessments and revenue will also go down, as home values drop in the marketplace, and homeowners sue the city for rebates.
- Has anyone considered how emergency services will operate in the affected blocks, and also in the event that gates are closed and streets are blocked off? Many people will be literally shut out from the closest fire station, hospital and police protection. Installing a wall on a residential street could negatively impact the residents' ability to receive emergency medical care, for fire trucks to access hydrants (as well as for residents to safely leave the area of a fire), and for police to address crime or calls for help.
- Has anyone taken into account that blocking or hindering direct access from the street to a private residence may violate the rights protected by the ADA for disabled people?
- Has anyone considered how basic city services – for which homeowners pay exorbitant taxes – will be continued if there is a wall in place? Trash pick-up, snow removal, construction projects, including those that address underground infrastructure such as gas pipelines or water and sewer?
- If one of the primary concerns of flooding in northern Hoboken is the North Hudson Sewage Authority, why have steps to flood-proof this facility specifically not been included? There are no guarantees that this wall will protect everyone permanently from flooding, as no one can fully predict future sea levels or storm surges. And a wall certainly doesn't protect anyone from the much more common (5-10 times a year) event of flooding from rain, water main breaks or sewage back-ups which plague the town since it has never invested in proper infrastructure upgrades as it increasingly allowed development of below sea-level wetlands.
- Is it realistic and feasible to have a functional gate at 14<sup>th</sup> street, one of the busiest arteries in the city as it connects to the only northern entrance to Hoboken? How would this work with pedestrian traffic? There are many condo buildings, high-traffic businesses and a school as well as playing fields which require what I imagine are thousands of pedestrians a day to cross this street.
- Will the \$230 million grant REALLY cover the cost of all of this construction? What about maintenance? Will the burden of this fall on Hoboken taxpayers? If so, we should be able to vote, as – as far as I know – this is still a democracy.

Until these questions and the many others that other residents have can be thoughtfully answered, it seems extremely irresponsible for the state and city to proceed with this development. While I support plans to improve the infrastructure of Hoboken to address perennial and future flooding concerns, this process can be accomplished without causing such significant harm to one group of homeowners and one area of town.

Respectfully,  
Stephanie Rostan  
1214 Garden Street  
Hoboken, NJ

Stephanie Kip Rostan  
Principal  
**LEVINE | GREENBERG | ROSTAN LITERARY AGENCY**  
307 Seventh Avenue Suite 2407



New York, NY 10001  
Phone: 212.337.0934 ext. 1269  
Fax: 212.337.0948  
[srostan@LGRliterary.com](mailto:srostan@LGRliterary.com)  
[www.LGRliterary.com](http://www.LGRliterary.com)

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-----Original Message-----

From: Landon Parsons [mailto:landonparsons@aol.com]

Sent: Tuesday, December 15, 2015 1:05 PM

To: dzimmer@hobokennj.gov; vchaudhuri@hobokennj.gov; DEP rbd-hudsonriver

Subject: Rebuild By Design Commentary

Mayor Zimmer and Director Rosenblatt,

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

Please See The Attached

Name: Landon Dean Parsons  
Address or Email: landon.parsons@apl.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

### Comment/ Question Form – Concept Screening Public Meeting - Hoboken

I'm adamantly opposed to Options B, C, and D, which would significantly impair the quality of life of the residents of Uptown Hoboken. My comments only address the impact to Uptown Hoboken and do not make any comment concerning Downtown Hoboken (train station area).

Building a sea wall of the height contemplated along the Tea Building and then running it south towards Stevens past Maxwell Place will have a severe impact on the quality of life of Uptown Hoboken. It would significantly impair the waterfront that we have spent years lovingly restoring and enhancing. It will also significantly reduce the real estate value of these uptown locations near the sea wall primarily for the benefit of those who live on the west side of Hoboken. This possibility would also disrupt Green Acres that had been set aside with the creation of Maxwell Park. This is an unfair transfer price to those who purchased their homes on higher ground for those who purchased their homes on lower ground. This will both impair our tax base as well as the quality of our community. As well as create internal divisions within the residents of Hoboken.

The dynamics of the five options will create a neighbor versus neighbor situation. As a resident of Maxwell Place I'm obviously *not* in favor of Options B, C, and D that includes the sea wall outside of our buildings. Therefore, I should align with Options A and E. However, Option A runs a permanent wall one-half block down the residential portion of Garden street and then uses a movable wall for up to two blocks. Obviously the Garden Street residents will want the options we are opposed to in order to protect their quality of life. This is a historic area and they will not want a wall constructed down the middle of their street. If my fellow Uptown neighbors are vocal and the Garden Street residents are vocal, then Option E would be a good compromise for us. But Option E calls for a sea wall around the Tea building. At that point the Tea Building will not be aligned with our objectives. From the tea party building's perspective they would choose Option A (stick it to Garden Street) or Option C (which runs the sea wall in Hoboken Cove through the abandoned Monarch Project Pier and then runs down the river through Maxwell Place and Maxwell Park, this option sticks it to me and my neighbors).

The best Option is probably to choose Option A, but instead of running the wall through the residential part of Garden Street, the wall could turn East at 14th Street using a below grade elevated or movable option similar to that which is being contemplated for the extension down Garden Street. This would have the least disruption to any one residential group. This new movable wall running from west to east on 14th street could then connect with the lower height wall down Hudson Street (primarily on the commercial side) used in Option E. The 14th Street and Hudson Street combination (per the flood maps) should contain most of the water out of Hoboken in the event of a storm surge.

Of course I'm not an engineer and my suggestion would need to be modeled, but I encourage the State and the City to explore other options that don't pit neighbor against neighbor. If that is not possible, then we will need to rely on the less effective new pumps that are being installed in town. The cost to protect from a 100-year flood plain penetration would simply be too high.

My primary concern is to find options that don't pit neighbor against neighbor. I believe more creative options should be encouraged that don't destroy the quality of life and local community areas within our city.

Landon Dean Parsons  
1100 Maxwell Lane Unit 601  
Hoboken, NJ 07030

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**From:** Bonnie Murray [mailto:bonniemurraygma@gmail.com]  
**Sent:** Tuesday, December 15, 2015 2:00 PM

**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by design concepts

i am a resident in the Hoboken community adamantly opposing the plans put forth by Rebuild by design. It is shocking to me that the concepts even proposed seawalls be used on our waterfront and on Garden street. The waterfront is the most special thing about Hoboken, we need to preserve the views all the residents in Hoboken and outside of Hoboken enjoy. This waterfront is used for recreational activity, wedding pictures, movie shoots, tourism you name it! Please do not destroy our waterfront with giant 12 -14 foot walls. Garden street should also not have a wall placed on it as it is a residential neighborhood, an already narrow road that we should not be considering a destination for a flood wall. We need to look at new options that do not involve flood walls.

My recommendation is we pass on the 230 million dollar grant entirely and do nothing OR only use the money for delay and store elements of the concept as well as updating our antiquated sewage lines in Hoboken which pose many issues with flooding as well . Do not pursue RESIST as a concept.

Thanks for taking my feedback,

Bonnie Murray

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**From:** Amy Landucci [mailto:amylanducci@yahoo.com]  
**Sent:** Tuesday, December 15, 2015 3:29 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Feedback on available options

Dear David,

I am writing you with my detailed feedback after attending on of your events and also trying to make sense of what has been made publicly available on new outlets, websites and facebook.

If you wish to discuss any of this feedback I will make myself available for a phone call or an in person discussion +1.973.723.1944. I will plan to be at most of the public hearings as I feel passionately about the need for citizens to be involved and heard!

**Overall feedback on the process and all plans:**

- Having lived through the flooding on 4<sup>th</sup> and Jefferson, the issue was not that that water came (we may not be able to stop this no matter how many walls we build.) but that the water had nowhere to go and therefor remained trapped in the low areas of Hoboken. The flooding was not immediate, we watched the wave come down the street and it was not until hours later when the water sat and continued to rise and that we ended up with water in the house and the loss of our cars. I believe we need to put the money the mayor has helped us get towards the Delay, Store and Discharge elements and not the resist as it will be hard and costly to figure out how to wall off the entire city and in the end the really issue is how to quickly get rid of the water before it breaches structures

- If we are going to invest as a state and a community in the resist part of the strategy then only plans that have >95% of the people living in the study area receiving a flood risk reduction should be considered as viable options eliminating option A & E
- When a neighbor is building outside of the listed codes, we receive by registered mail a notice of the request and an invite to an open forum where comments can be voice prior to their ability to get approval for the modification to their dwelling, yet in this case where the entire look and function of our city is being impacted you choose to only communicate via a pull based channel (e.g. Facebook). This really needs to be changed moving forward as you have lost the trust of the town by looking like you are moving faster than necessary and with very limited public awareness (at a minimum anyone that would have a dwelling directly impacted by a wall location across the 5 options should have received a registered mail notice with an invite to the public forums)
- The work to this point is very high-level and conceptual and very basic questions cannot be answered when asked for each of the plans (e.g. where will the water go, will it create new flood prone areas) these questions were posed to the EPA representative, the mayor, a project engineer and the principal planner and all of them answered by say they have no idea...they do not believe it will cause issues but they have to model it and investigate further to know. To be honest a response like makes me question the entire process, how can we say we have five concepts and not have done the basic modeling to understand if these are the right 5 concepts. The process of having a single company work on this has resulted in suboptimal work. If this had been a traditional Request for Proposal process (three bid process) like you see in the business world the proposals would have come with more of this worked out at the expense of the proposing company as a right to even have the potential to win the work
- Seems that there are three iterations of the same concept (e.g. different walls in different places) but no really creativity for something other than a permanent structure that alters significantly sections of the town. Are there no options that do not result in us trying to build walls?
- I personally believe we should focus on dealing with the more often event of rain and water main breaks and subsequent flooding in this town as these items cause pain

### **Specific Plan feedback:**

**Option A: Do not support ranked 5<sup>th</sup> of the options destroys a historic set of homes, has the smallest protection granted and does not protect the important infrastructure of the train station**

- Least amount of flood risk reduction (86%) and large amount of damage to a historic set of homes and the look and feel of a well-established 100+ year old neighborhoods
- Given no one can answer the basic question of what happens to the water that hits the wall, it seems to raise the risk of flooding from Garden to the waterfront, all areas that did not have a significant issue during the super storm or other river events (all areas of Hoboken have issues with rain and drainage)
- Will have traffic and parking impacts that are not necessary



- Would require the city or the state to buy out residence that will be impacted by this decision or at least pay damages that will be incurred due to this decision (loss of home value, damage from flooding due to the wall...)

**Option B: Do not support ranked 3<sup>th</sup> of the options does not protect the terminal (train and path stations)**

**Option C or D: if walls are absolutely necessary then I support option Cor D, if we are going to impact the look and feel of the city then at least we need to select a plan that brings a 99% reduction in the people who experience a flood risk reduction while also saving the essential services of the terminal. Ranked 1&2**

**Option E: does not seem to give enough risk reduction as it is less than 95% ranked 4<sup>th</sup> in my list**

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**From:** Matthew Begley [mailto:mgbegley@gmail.com]  
**Sent:** Tuesday, December 15, 2015 4:04 PM  
**To:** team@dawnzimmer.com; DEP rbd-hudsonriver  
**Subject:** Rebuild By Design - non-Permanent Resist Structure Options

Hi Mayor Zimmer, -

Thank you for your time and thoughts last night on the 5 concepts regarding the Rebuild By Design plans to safeguard our city.

After speaking with you and so many others last night, it really seemed like people are fully on-board that we have a great opportunity to make major improvements throughout the city with the Delay, Store and Discharge components of the plans. However, major concern amongst all residents is the Resist strategy.

Putting up Permanent structures - walls, etc - no matter where they are located, but particularly in North Hoboken, along the waterfront, or in communities on Garden or Hudson Streets - is going to be a issue for a lot of people. It seemed like the concepts last night were simply pitting neighbors against neighbors and None of the current Resist strategies were favorable to any majority. It seems like the city would be making a significant investment in permanent structures that are not necessarily needed that frequently.

With that thought, it would be more ideal to possibly look at using a non-permanent or less intrusive options to add to the waterfront in order to offer similar benefits to the Resist strategy.

In the past week since these concept designs were first released, myself and some other concerned residents have done some research into other potential solutions. I thought I would at least pass along in an email some of these alternatives that could prevent and Resist the tidal storm surges that are infrequent but very damaging.

#1 - Throughout the waterfront walkway, the current pass-through black guardrails could be converted into concrete structures - which would easily 3 ft of height and aesthetically not really change the waterfront or access to it in comparison to the other current wall designs.

#2 - Self-Closing Flood Barrier, which could be built into the waterfront walkway or even sidewalks/street - and even possibly directly into the concrete barriers above in suggestion #1 - that are the new guardrails. A link to this product is below:

<http://www.presray.com/flood-protection/self-closing-flood-barrier-hyflo-scfb/>

#3 - a Deployable perimeter fence - could be bought, stored in town and deployed quickly across the waterfront in advance of a potential tidal surge event - similar to Hurricane Sandy. There a number of products that offer similar results, but one highly regarded company is in link below. The infrequency of the tidal and storm surge events, and predictability of a possible event, would allow these types of structures to be deployed and removed quickly once a team is trained on their use.

<http://aquafence.com/protecting-communities/>

Thank you for your time and consideration -

Regards -

Matt Begley

---

**From:** Gregory Johnson [mailto:gjohnson@law.gwu.edu]

**Sent:** Tuesday, December 15, 2015 4:32 PM

**To:** DEP rbd-hudsonriver

**Subject:** Rebuild by Design Comment

Please see attached comment concerning proposed floor mediation plans for Hoboken, NJ.  
I am also sending this comment by mail to ensure its consideration.

--

Greg Johnson  
(240)472-2182

# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

I went to the Dec. 14 drop-by session. I was unable to submit a comment during the session because attendees were directed outside the museum by Mayor Zimmer, thus the comment sheets and the submission table (which were inside) were not available. I have several comments concerning these plans and submit them here. First: the plans I were given were vague and deficient. The street names on the maps are illegible, and the proposed features of the respective plans were not sufficiently defined or graphically rendered. In short, no lay person would be able to clearly understand how the different plans will impact the city based on the material provided so far.

Second: from what was explained to me, "Concept A" calls for a concrete wall about 4 feet high to run down Garden Street from 14th Street to 12th Street. This is unacceptable. This industrial feature would be completely out of place on an otherwise tree-lined residential street, and thus would be an aesthetic blight that would destroy the character of the neighborhood. The wall would also apparently cause the adjacent houses to flood, whereas they would not be subject to such damage otherwise. Further, the wall would likely diminish the value of the adjacent homes by 50% or more, which would likely constitute a constructive taking for which the State of New Jersey would be liable. While none of the other "Concepts" have been clearly explained, any of them are preferable to Concept A, and no mediation is preferable to the blight that would be created by Concept A.

Last, Concept A should be stricken from consideration immediately. Its inclusion invites other Hoboken residents to seek a windfall (in the form of flood mediation for low cost), by advocating for hardship to be visited on a select minority of citizens. This violates principles of citizenship and fairness and should not be considered further. Its inclusion so far indicates an alarming lapse of judgment by Mayor Zimmer and other planners.

Name: Gregory Johnson

Address or Email: gjohnson@law.gwu.edu; 907 Garden St., Unit A, Hoboken

Please leave this form at the Sign-in table, or you can submit by :

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14  
6pm

Historical Museum  
1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room  
22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Allan Corby [mailto:allancorby@gmail.com]  
**Sent:** Tuesday, December 15, 2015 4:45 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Objection to Hoboken Option A

The proposal by DMA and the City of Hoboken to obtain the \$230 million federal grant was premised on using the funds for a plan that "galvanizes a diverse community of beneficiaries, and defends the entire city, its assets and citizens." Option A does neither of these things. Option A divides Hoboken, both literally and figuratively, and creates new flooding dangers for the residents of Garden Street. Option A does not effectuate Hoboken's proposal to receive the funds, and should be dropped immediately with no further research.

**Allan Corby**  
**1450 Washington St**  
**Hoboken NJ 07030**  
**917-576-6466**

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-----Original Message-----

**From:** Jim [mailto:jamesrputt@yahoo.com]  
**Sent:** Tuesday, December 15, 2015 5:48 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** No to a Wall

Sir/Madam:

I am totally opposed to the building of a wall in north Hoboken. Such a project is an overreaction and reflects unfounded fear of a very low probability event. Please pass along my objection. I can be reached for further comment, if needed.

Regards,

James Putt

1500 Garden St #3E  
Hoboken NJ 07030

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**From:** Jim Bhacka [mailto:jbhacka@hotmail.com]  
**Sent:** Tuesday, December 15, 2015 7:44 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design Opinion

Attn: David Rosenblatt

I would like to voice my opinion being a long time Hoboken resident(17 years) that i am against building/directing a wall to stop the water from entering Hoboken. Of the five options that i quickly saw i believe that only some portions of each have any meaningful help. We are not the only community in the US that have flooding issues, and i am sure no other city, state has ever built a barrier wall to stop POTENTIAL flooding. During Sandy storm they kept saying it was a hundred year storm. This does not mean that we build a wall to ruin property values and hudson river pollution issues in case another storm does arise in the next hundred years. Has the state thought of maybe fixing the infrastructure of NJ to deal with flooding instead. Maybe they should fix 50-100 year old piping to alleviate the flooding issues. We currently have one water pump that was installed 1-2 years ago and Mayor Zimmer says that a total of 4 will/should be adequate to alleviate water flooding problems. I know this because my community is having construction done for 18 months with a water pump being installed right in front of my building. Concept B,C,D are not viable and concepts A, E have some merits that need many engineers to look at and see other options.

Thank You

James Bhacka

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**From:** Kelly Friel [mailto:frielkelly@yahoo.com]  
**Sent:** Tuesday, December 15, 2015 8:04 PM  
**To:** DEP rbd-hudsonriver  
**Subject:**

No walls in Hoboken. In particular I live on Garden Street and you would ruin my life if you put a wall in front of my house which will cause a drop in my home value and direct flood waters into my home during another storm. What was the full cost of Sandy and why can't we live with the cost of an every 100 or 500 year event and use funds to fix the daily water main breaks in Hoboken instead.

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-----Original Message-----

**From:** Kevin Gulvin [mailto:kpgulvin@gmail.com]  
**Sent:** Tuesday, December 15, 2015 9:38 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** lisarothgulvin@optimum.net  
**Subject:** Hoboken Flood wall

I just wanted to express my severe disappointment in the proposed 12 foot wall for the waterfront - I live at 1125 Maxwell Lane, our building experienced no flooding during Hurricane Sandy - the worst we had was water up to curb level on our street and the water didn't get half way up the street. So a 12 foot



wall seems way overdone when a 1 foot planter or seat wall would have done the trick on one of the worst freak storms the USA is likely to ever see.. I strongly oppose options B, C and D and hope they won't go forward

Thank you

Kevin Gulvin, unit 218, 1125 Maxwell Lane

Sent from my iPad

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**From:** Tony Maglia [mailto:maglia@optonline.net]  
**Sent:** Tuesday, December 15, 2015 10:19 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Feedback on Rebuild by Design Plans for Hoboken

I wanted to provide a little feedback on the various design plans for Hoboken. Unfortunately, the state website seems to be down tonight so I can't look at the plans in detail.

I live on the corner of 11th Street and Garden Street. I did not experience flooding during Sandy and none of the proposed plans would have any impact on my immediate surroundings. Given this, I've tried to think about these plans in a way that considers both the benefits and the issues that residents might have with the options.

From my recollection of the plans, I wanted to make a few comments.

1. From option A, it shows a wall running down the middle of Garden Street, a narrow residential street lined with rowhouses, for a few blocks. This will destroy the value of these homes, be an eyesore, and eliminate parking. Additionally, this option, although seemingly cheaper and does not block access to the waterfront, still leaves a large portion of the northeast part of Hoboken susceptible to flooding.
2. As an alternative to this, it might be less obstructive and provide more protection to continue the wall down 15th street to Washington Street and then turn south down Washington Street up until 14th Street. This area has wider streets and is occupied by high-rise buildings. The new building being built on the east side of Washington Street between 14th and 15th could conceivably be modified to incorporate the wall directly into the design of the building.
3. In the email below that Mayor Zimmer sent to residents today, she mentions that the North Hudson Sewage Authority sewage treatment plant in the northwest corner of Hoboken was on the verge of being completely flooded. I understand the risk that this poses to the town. To manage this

specific risk, I'd suggest that a flood wall be constructed specifically to protect this piece of critical infrastructure. This is an industrial area of town where the aesthetics of a wall should be less of a concern. This area of town also contains a power substation. I think it would be beneficial to build a flood wall around the entire area. It could run east-west along 16th street between Willow Ave and the western edge of town. It could run north-south along under the Willow Ave bridge to the edge of the light rail tracks. The wall could then run east-west from that point and work back to the wall on 16th street and the western edge of town. This could/should be done independent of any other floodwalls. If the infrastructure here is so critical and fragile, then this could be sized to have better protection while other measures for the rest of town may have a different balance between aesthetics, access, and protection.

4. I assume some of the concerns you will hear about will be views and access to the river. You probably are already aware of the company called FloodBreak (<http://floodbreak.com>) which makes passive flood barriers. I came across one of their products which is a levee topper designed to increase protection while maintaining the current height of a levee and not restricting the view. It's called the FreeView Levee Topper (<http://floodbreak.com/fvlt/>) and it could be a possibility for areas along the waterfront. Essentially it's a big wall that automatically rises if the water level rises. When the water level is normal it remains recessed within the ground. Something like this might allow protection while maintaining the existing elevation or only requiring a slight elevation increase.

Thanks for the opportunity to comment. I'd be happy to answer any questions you may have on my thoughts.

Sincerely,  
Tony Maglia  
169 11th Street  
Hoboken, NJ 07030  
[maglia@optonline.net](mailto:maglia@optonline.net)

----- Begin forwarded message -----

Subject: Community Message: Statement from Mayor Zimmer on Rebuild by Design

Date: 12/15/15 05:39:08 PM

From: "City of Hoboken" <[city-of-hoboken@emails.nixle.com](mailto:city-of-hoboken@emails.nixle.com)>

To: [maglia@optonline.net](mailto:maglia@optonline.net)



Tuesday December 15, 2015, 5:37 PM

## City of Hoboken

[www.hobokennj.org](http://www.hobokennj.org)



### Community: Statement from Mayor Zimmer on Rebuild by Design

Dear Nixle User,

Thank you to everyone who came out last night to the Rebuild by Design drop-in session at the Hoboken Historical Museum following up on the meeting at the Wallace Gym last week. We want to continue to hear resident feedback and answer questions as we move forward towards a comprehensive plan to protect our City from future hurricanes and storm surges.

I fought hard to win the Rebuild by Design competition in 2013 so that our City would never again face the devastation of Sandy that destroyed so many of our homes and businesses across 80 percent of the City. I truly appreciate how Hoboken came together after Sandy. As a community we made it through the storm because thousands of residents volunteered and opened up their homes and helped out neighbors in need.

I recognize that people in Hoboken had different experiences when Hurricane Sandy struck our City depending on which neighborhood they live in. At last night's meeting, I heard from many residents who did not flood during Sandy who thought we should address flash flooding from heavy rains but not protect the City from coastal flooding due to storm surges. It is understandable that each person's Sandy experience creates differences in perspective about the urgency of protecting our City from future storm surges.



As I reflect on the devastation of Sandy and the recent fear from a potentially even more devastating Hurricane Joaquin, I believe we need to prepare for a different future, and doing nothing to protect from storm surges is not an option. I never want to have to call on the National Guard to save us again, and I never want our community to have to experience that kind of pain and devastation.

Rising seas will mean that even moderate storms will be a greater flood threat in the future. Many residents may not be aware that North Hudson Sewerage Authority's (NHSA) sewage treatment plant was severely damaged by Hurricane Sandy and came within inches of being completely flooded. This could have left our community and the 180,000 residents in our region that rely on sanitation services from NHSA without the ability to flush our toilets for quite some time. NHSA is located in northwest Hoboken and would be protected by implementing the resist strategy. We cannot leave thousands of residents and businesses, our sewage treatment plant, electrical substations, and hospital vulnerable.

Just as we came together as one community after Sandy, it is important that we work together to find a preferred alternative that is best for our community.

I have heard and fully understand concerns about impacts to our waterfront and residential neighborhoods. I recognize that the Hudson River is both our City's greatest treasure and potential threat to our community. For this reason, I want to be upfront that I would not support an alignment that would block access to our waterfront. I am also extremely sensitive to the impact on residential neighborhoods. The concepts that have been put forward are ideas and starting points for a conversation, and we are following a legal process through which all concepts must be improved or changed.

One of the changes that I will strongly urge the DEP to explore is an alignment for option E that

determines a different approach to the “T-Wall” along the walkway in front of the Hudson Tea Building. The alignment along Hudson Street or Shipyard Lane should be explored with a different tie-in to the waterfront that does not create a wall around the walkway and separate our community from the Hudson River.

Although there have been understandable fears about how these flood protection measures would impact our neighborhoods, the intent of this process is to develop a plan that integrates into our urban landscape. The rendering below, developed by OMA, the Dutch firm that led the Rebuild by Design competition for Hoboken, presents one possible idea of how we could both protect from future storm surges but also provide a community benefit with seating and plants integrated into a low-level flood wall. Deployable walls that are only put into place when emergencies arise are another option.

Legally, as part of the process to receive the \$230 million in funding, three possible options will need to be explored further. I will be advocating to eliminate two of the waterfront alignments, in addition to exploring changes to the initial concepts that reflect resident concerns.

I invite our community to learn more about the project by visiting [www.rbd-hudsonriver.nj.gov](http://www.rbd-hudsonriver.nj.gov), to provide feedback by emailing [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov), and by attending the upcoming drop-in sessions:

Tuesday, December 15, 6:30 pm – 8:30 pm: St. Lawrence Church (22 Hackensack Avenue, Weehawken)

Thursday, December 17, 6:30 – 8:30 pm: Hoboken Housing Authority (221 Jackson Street)

For full details, [view this message on the web](#).

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Sent by **City of Hoboken**  
94 Washington St, Hoboken, NJ 07030

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**From:** C Sande [mailto:chs2027@yahoo.com]

**Sent:** Tuesday, December 15, 2015 11:09 PM

**To:** DEP rbd-hudsonriver

**Subject:** Fw: Rebuild by Design Hudson River - with attachement

Mr. Rosenblatt,

Please find attached my comments regarding this Project and its Environmental Impact to the town my family has called home since 1943. All of us in Hoboken, from my close neighbors to those on the other side of town live here because we love this town. First and foremost any plans should do no harm. Your team are like doctors performing surgery on a wonderful town. You & your can either make it look like a cosmetic surgery gone terribly wrong or treat it as if it were your beloved town and do what is right leaving budget and politics at the sideline.

Sincerely,  
Chris Sander

**Summary based on my understanding after Monday evening meeting:**

**Alternatives:**

Impact study of affects for a plan with no retaining walls should be performed:

- Majority of attendees at Mondays meeting desire a plan that does not require retaining walls
- Problem is monies are restricted, as I was told they are by plan representatives, to certain solution options, ie: retaining walls. If funds can't be applied to alternative solutions then no one will look for alternatives

**Plans in consideration:**

- **WaterFront (Plan B,C & D).** If the goal is to do the job correctly and stand the test of time then these are the best plans that should ultimately be considered. Plans A & E should be eliminated.
- **Hudson and Shipyard plans (Plan E)** affect the least property owners of the remaining plans, aside from the water front designs. It would therefore seem logical that this would be considered the best design if property damage was a first consideration above all else and Waterfront designs were not considered.
- **Garden St (Plan A)** adds additional property damage beyond the Hudson & Shipyard plans and furthermore *changes an area historically never prone to flooding and not listed as a flood zone into a man made flood zone.* Additionally, it has the greatest potential for failure to contain. However, the Garden St plan comes in at the lowest cost. The risk here is that those who control budgets like to come in at the lowest cost. That approach would not take into consideration all other pertinent criteria and downsides. Additionally, Garden St may offer the least political risk as it has the least number of affected voters that would be unhappy with the current

**Garden St retention wall: (Plan A)****Areas prone to flooding under this design:**

- Shipyard, Maxwell House, Sinatra Park , Waterfront between Sinatra Park and Ferry Slips. True for all designs except for waterfront wall design.
- Homes along Garden between 14<sup>th</sup> and 12<sup>st</sup> streets that have historically never flooded will now be located in a man-made flood zone and prone to flooding under 100 and 500 year predictions, which would not be the case if the Garden St retaining wall did not exist.

100 year plan is a wall along Garden St. starting at 14<sup>th</sup> st tapering down to inches at north side of 13<sup>th</sup> & Garden. The tapering will make the wall level from its peak topography rise in elevation at 13<sup>th</sup> st to the lower level at 14<sup>th</sup> st. The planners are counting on this small elevation rise to prevent a 14<sup>th</sup> st breach from further breaching past 13<sup>th</sup> St.

Surges that reach the max elevation along the Weehawken Cove retention wall will gravitate to the only open and un-walled segment towards 14<sup>th</sup> St. Surges will push water south along the retention wall to 14<sup>th</sup> st. . Some surge waters will pool in the areas between the Cove and 14<sup>th</sup> St. and not recede back into the Hudson. Eventually the surges will continue to add water into this pooled area causing it to reach and breach 14<sup>th</sup> st . This will begin to flood the section along the Garden St wall towards 13<sup>th</sup> St. As the water volume continues to increase the water will begin to rise to a not so impressive elevation peak at its highest point at 13<sup>th</sup> st & Garden. During this rise in water level a pool is being created between 14<sup>th</sup> & 13<sup>th</sup> streets on Garden. Homes along this stretch of Garden St on the water side of the retention wall will take in water as soon as the level rises above the curb level.

#### **Hudson or Shipyard retention wall: (PlanE)**

##### **Areas prone to flooding under this design:**

- Shipyard, Maxwell House, Sinatra Park , Waterfront between Sinatra Park and Ferry Slips.
- With exception of the Waterfront Wall design., these same areas are flooded under any of the proposed plans , including the Garden St design. Therefore, with exception to the Waterfront design, the Hudson St/Shipyard St designs have the least property impact of all the designs proposed.

A wall along Hudson or Shipyard would flood the Shipyard and Maxwell House areas. This is a given in any of the designs with exception of a wall along the waterfront.

Surges that reached the max elevation up along either street would gravitate to the only un-walled segment south towards 11<sup>th</sup> & River Streets. Here the water would flow down River St towards Sinatra Park where it would look to find an equilibrium with the surging waters all along River street. In essence this design recycles the surges hitting the retaining wall at the Shipyard and Maxwell House sites back into the Hudson river via River Street to the area below the Stevens cliff down to Sinatra Park.

#### **River front retention wall: (Plan B,C & D)**

- Protects all of Hoboken with no or minimal property damage.
- Should be the only plans considered if the goal is to do the job correctly and

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-----Original Message-----

From: Richard Weinstein [mailto:r.m.w23456@gmail.com]

Sent: Tuesday, December 15, 2015 11:18 PM

To: DEP rbd-hudsonriver

Subject: Comment on Concept Review

Since the concept review of the five proposed alternatives and their environmental impact have been published by the grantee in late November 2015 most of the Citizen Advisory Group members have merely provided anecdotal evidence at the subsequent CAG meetings run by Dewberry's subject matter experts, NJDEP and the City of Hoboken. It is absurd to expect that the CAG members would be capable of providing expert analysis themselves of the proposed alternative resist concepts designated as A -E and the delay store and discharge component common to all five alternatives first presented to the public at the meetings of the CAG on November 23 and again on December 3, 2015. It makes a mockery of the public participation process required by the HUD RBD grant and once again it points out the need, which the NJDEP continues to deny, that there be independent experts i.e expert planners, civil engineers and hydrologist to assist the CAG in providing meaningful evaluation of complex technical

matters contained in the maps and illustrations describing the various concepts being reviewed and considered by Dewberry Engineering to address future flooding in the Study area.

Richard M. Weinstein, Esq.  
CAG Member  
Sent from my iPhone

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-----Original Message-----

From: Patrick Ball [mailto:balecse@icloud.com]  
Sent: Wednesday, December 16, 2015 9:09 AM  
To: DEP rbd-hudsonriver  
Subject: Proposed ideas for rebuild design are harmful to our community

To whom it may concern,

I am writing this email as a concerned resident of 1100 Maxwell. I have been to the past two rebuild by design meetings and have taken the time to process the information provided and feel very strongly that proposals B,C and D would be very harmful to our community. I understand the argument the garden street residents have with proposal A and feel that in light of all the concerns the community has as a whole we need to find better solutions to our flood problem. The idea for storage and disposal seems like the best option to keep our community safe and happy. I strongly hope that you are taking everyone's feed back into consideration because I know the people of the waterfront properties are banding together to make our voice heard and recognized. Thank you for your time.

Best,  
Patrick Ball

Sent from my iPhone

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**From:** Tiffany Smolansky [mailto:tiffany.smolansky@gmail.com]  
**Sent:** Wednesday, December 16, 2015 10:05 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** I oppose the building of walls

To whom it may concern:

I strongly oppose the building of any walls through residential neighborhoods, particularly historic ones like upper Garden. Option A must be eliminated.  
I would like to see more creative solutions for flood management, including more of a focus on flooding that occurs much more frequently from rain events.  
We should be upgrading our water and sewer systems, not building walls that will put more weight and pressure on them, causing more issues, and making it impossible to repair them.

Tiffany  
Hoboken Resident

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-----Original Message-----

From: Ashley [mailto:devinea7@gmail.com]  
Sent: Wednesday, December 16, 2015 11:20 AM  
To: DEP rbd-hudsonriver  
Subject: Oppose Option A

I strongly oppose the building of any walls through residential neighborhoods, particularly historic ones like upper Garden. Option A must be eliminated.

I would like to see more creative solutions for flood management, including more of a focus on flooding that occurs much more frequently from rain events.

We should be upgrading our water and sewer systems, not building walls that will put more weight and pressure on them, causing more issues, and making it impossible to repair them.

❧ Sent❧ from ❧my ❧iPhone ❧

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**From:** Peters, Nicholas [mailto:Nicholas.Peters@interactivedata.com]  
**Sent:** Wednesday, December 16, 2015 11:27 AM  
**To:** DEP rbd-hudsonriver  
**Cc:** cunninghamforhoboken@gmail.com; A.Nickpeters@gmail.com  
**Subject:** 5 Concepts Review

Hi,

Thanks for putting together the 5 proposals for flood mitigation. I think this is a very important step for the future of Hoboken and Hudson County. I am a homeowner in Hoboken at 13<sup>th</sup> and Grand and know firsthand the impact the Sandy had on our community. I think proposal C brings about the best protection for the resiliency of our community. Protecting the Lackawanna Station has got to be a priority and also lets us use these taxpayer funds for the greatest amount of good. Protecting the train station keeps our local economy thriving instead of cutting us off during a major flood event. Also, I think cutting a storm surge before it enters Weehawken Cove would be superior over some of the other concepts.

I would like to encourage the stake holders of this plan to stay strong during the public comment period. While a number of very vocal homeowners will inevitably be unhappy about the sea wall, it is by far for a greater good of the region. Also, I would remind them that Hoboken is not the only municipality that is going to deal with these changes. Manhattan is also reviewing similar ideas for long term protection. Below is the review doc that they have created.

[http://www.eenews.net/assets/2014/06/09/document\\_gw\\_03.pdf](http://www.eenews.net/assets/2014/06/09/document_gw_03.pdf)

Lastly, I know that the BASF is currently going through remediation and is also slated to be part of this plan in the future. I can't express how disappointed I was to see that the first parcel at 12<sup>th</sup> and Madison was paved over with blacktop yesterday. Whatever the future of the site, I can't imagine that paving it over was going to be the best option in the long run. And, it is definitely

not going to help with storm water runoff in the short-term! I can only hope that whoever made that decision is not in charge of the long term view of the entire parcel.

Thanks,  
Nick Peters

**Nick Peters** | Senior Fixed Income Analyst – Agency Passthru | Interactive Data Pricing

✉ 100 Church St | New York, NY 10007

☎ 212-497-3107 | 📧 [Nicholas.Peters@Interactivedata.com](mailto:Nicholas.Peters@Interactivedata.com)

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**From:** Joe Rhodes [mailto:jrhodes@stocktonroad.com]  
**Sent:** Wednesday, December 16, 2015 11:39 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design Hoboken - Flood Planning

David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures

David and colleagues,

I am very, very disappointed in the process and the options being presented for the Hoboken Flood Prevention. I feel we have five poor, unimaginative choices to select from – all involving walls - which stems from a single design firm presenting all the options. How does that happen? I would seek more diversity of ideas for a redesign of my own home, let alone the entire town. I feel like we need to go back several steps and invite firms from all over the world to present ideas and encourage creativity and the use of natural elements. Indeed, the plans now being presented for choice don't resemble the plans that won the grant money at all? That's what the residents of Hoboken were expecting. What's in front of us now stinks!

The designs have only recently come to light the people of Hoboken. And they are being presented to us by our Mayor who has clearly already decided that she supports Plan A, because it is the cheapest and for other undeterminable reasons. She made that clear at our town meeting on Tuesday night, although now she is realizing that was a political mistake and is saying nothing has been decided. She went as far as to insinuate that upper Garden street wasn't

affected directly by Sandy, and now it's our turn to share the pain. She has lost my and many, many other residents confidence.

Plan A is ludicrous. It serves to protect the largely industrial/commercial area of Northwest Hoboken by constructing a wall that would trap and push flood water onto the single family homes of upper Hoboken – i.e the wall from Hoboken Cove up Garden Street. Upper Garden and Bloomfield streets are considered some of the most desirable parts of Hoboken. They are tree lined, historic streets, where many of the brownstones have been renovated to new. Homes along these streets are valued at \$2-\$3 million per home. This is where families live. So, we would protect the bus parking lot, truck refab facility and the undeveloped Rockefeller Properties parcel at the expense of the families that live and support Hoboken – the nicest residential neighborhood in town where the whole town comes to trick or treat and view Holiday light displays? A wall along Garden Street of any sort destroys the neighborhood and property values.

Even more unfair, Garden street is not in a flood area currently, but Plan A would makes it one. It literally says to the families on the wrong side of the Garden Street wall – we don't care about you and you are going to get flooded. And the developers – e.g. Rockefeller Properties – that bought in property in the Northwest on the cheap because it is a flood zone make out like bandits. Ridiculous! I have a strong sense of corruption that a plan as ridiculously one-sided against the residents would even be in the consideration set.

I would like a complete re-do of the design process where more firms are invited to participate. An emphasis on natural barriers and where the aesthetics and logistics of Hoboken are considered. That residential property owning families, are a priority over industrial and developer-owned property. More community input is sought from the beginning. And we should only consider plans that protect all of Hoboken, not one part of town at the expense of another.

Thank you for your consideration,

Joe Rhodes

**Joe Rhodes**

1234 Garden Street, Hoboken, NJ 07030

201-683-9293 (o)

917-301-1308 (c)

[jrhodes@stocktonroad.com](mailto:jrhodes@stocktonroad.com)

[www.stocktonroadcapital.com](http://www.stocktonroadcapital.com)

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**From:** Amy kron [mailto:ajkron@verizon.net]

**Sent:** Wednesday, December 16, 2015 11:53 AM

**To:** DEP rbd-hudsonriver

**Cc:** Sean Kron

**Subject:** Rebuild by Design - Hoboken - Comment / Question Form

Dear David,

The Rebuild by Design Program proposals put forth all promote the inclusion of WALLS in various locations throughout Hoboken with three of the proposals diverting flood waters into densely populated communities. I am all for protecting the Hoboken/Weehawken communities from flooding but **NOT** at the expense of **INTENTIONALLY** "sacrificing" the homes and business of any members of the Hoboken/Weehawken/Jersey City community. **It is reprehensible that anyone involved in this process would think that was an acceptable outcome.** All of the proposed concepts should subscribe to the underlying principle of DO NO HARM - which Concepts A, B and E clearly ignore. The \$230M grant should be used to improve a community but **NEVER** at the expense of the members of that and surrounding communities. I fully support the Delay, Store and Discharge elements - as do my neighbors. But the Resist proposals are poorly thought out and would do irreparable harm. Can they be revisited? Can we get additional ideas submitted from other firms/entities?

I am concerned about several things in reference to Option A.

- Safety concerns (fire, emergency responders, etc...). i.e. limited access to homes. Additionally, access to fire hydrants would be compromised (all on the east side of th street – behind the wall)
- Water redirection concerns (i.e. into single family homes).
- The block already has insufficient drainage and my home gets water at least once each year from rainfall / drainage issues. How would this wall affect (help/harm) the neighborhood during rain? It would seem that it would trap the rain water on one side of the wall.
- Creation of a flood zone where there wasn't one before
- Elimination of parking spots in an area where parking spots are already extremely limited.
- What about people with disabilities. Obstructed access to homes.
- What will the size/weight/height of the wall actually be and is Garden Street strong enough to handle it without damage to underlying infrastructure (pipes, etc... which are very old and may be made of clay).
- How will the wall affect the ability to reach the pipes, etc...currently buried under Garden Street?
- Does Option A provide any protection to Weehawken? I believe that community was also included to be part of this grant.

I attended the meeting on Monday and plan to attend the meeting on Thursday to voice my concerns. I have reviewed the plans and other information that I have been able to find. It would seem that Option C would be the best for the city and would provide the most protection for both Hoboken and Weehawken.

Thank you.

Regards,

Amy

Amy Kron  
1253 Garden Street  
Hoboken, NJ 07030

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**From:** dwchin@gmail.com [mailto:dwchin@gmail.com] **On Behalf Of** Dorothy Chin  
**Sent:** Wednesday, December 16, 2015 12:09 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Comments on Hoboken Flood Protection Proposals

To Whom It May Concern:

I am writing to offer comments and suggestions to your flood proposals. I am vehemently opposed to concept plan A, which suggests building substantial wall directly adjacent to and running through residential areas along Garden Street.

I am not opposed to every plan available, this one in particular does not serve the community well. Why divide a city that is small? You have chosen to erect a wall that negatively impacts areas that are not otherwise negatively impacted by coastal flooding is hardly a viable solution.

My personal opinion is that it's important to focus on the flooding that impacts community by rainfall and sewage system overflow. However, if that is not what the leadership of this community desires, and they'd rather focus on something that happens once or twice in a lifetime, then we need viable solutions that are acceptable to the wider community.

In concept plan A, I cannot understand why a wall is proposed to run directly next to a residential building at 1500 Garden and Harborside Park, for example. You are proposing erecting a wall that divides the property, There is no wall running through or along 1600 Park, so why is there a section of wall adjacent to Harborside Park? According to park plans, Harborside Park will become part of the proposed 1600 Park design. If you need a portion of wall at all, you should run a rail-height wall that along the western perimeter of Harborside Park and along the park at 1600 Park that is to be built. This can be designed as part of the Park plans, and wouldn't present as much disruption to residents already living there in those buildings (including the new Park and Garden site).

To have a wall at all along Garden Street in Concept A is nonsensical. So, as another alternative, again, do not run the wall through Garden Street, but instead incorporate rail-height walls along the eastern edge of the waterfront walkway. This would not restrict access to the walkway and would not overly impose on any particular residential area.

We need to think more holistically. I guarantee you, no one will want to live in an area that is next to a wall. That conjures up thoughts of class division and inner city zones. That is not good for the city.

Please reconsider.

Best regards,



Dorothy Chin  
Hoboken Resident

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**From:** Steven Trommer [mailto:strommer1@optimum.net]  
**Sent:** Wednesday, December 16, 2015 12:17 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Garden Street Resident

Good Afternoon

My name is Steven Trommer and I own the home @ 1205 Garden Street, Hoboken.

I am very concerned with what I am hearing regarding the 5 proposals for flood prevention in Hoboken and I am most concerned and **Opposed** to option A.

I do not see how putting a wall from the cove inlet to 12<sup>th</sup> street on Garden street will protect the greater good of Hoboken.

This proposal is sacrificing one area for another and additionally creates others issues / concerns that I list below.

- Safety concerns (fire, emergency responders, etc...). i.e. limited access to homes. Additionally, access to fire hydrants would be compromised (all on the east side of the street – behind the wall)
- Water redirection concerns (i.e. into our homes). Already have insufficient drainage.
- Creation of a flood zone where there wasn't one before
- Elimination of parking spots.
- What about people with disabilities. Obstructed access to homes
- How would the wall affect (help/harm) our neighborhood during rain? It would seem to trap the water on one side of the wall.
- I am planning to oppose Option A and be in favor of C which seems to help the most people and harm none.

Please consider carefully the issues and concerns and don't make decisions based on just cost and what's easiest to implement at the expense of people's homes and neighborhoods.

The goal of all of this should be to come up with a solution that helps the masses without harming or sacrificing anyone .

Thank you for your consideration

Steven Trommer  
1205 Garden Street  
Hoboken NJ 07030

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**From:** Sean Kron [mailto:sdk210@hotmail.com]  
**Sent:** Wednesday, December 16, 2015 12:29 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design-Hudson River-Proposal A  
**Importance:** High

December 16, 2015  
Office of Flood Hazard Risk Reduction Measures

David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419  
[Rbd-hudsonriver@dep.nj.gov](mailto:Rbd-hudsonriver@dep.nj.gov)

Dear Mr. Rosenblatt,

As a resident of Hoboken I am writing to provide comments on the Rebuild by Design proposals – specifically proposal A. I would like to point out some immediate concerns regarding a wall built along the vibrant Garden Street community that would significantly impact the community during non 100/500 year events. This list is by no means exhaustive and does not include the impact of aesthetics, which I would hope would be taken into account as Garden Street has proven to be an iconic Hoboken neighborhood (regularly featured every Christmas and Halloween in print, television and social media).

**1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services** (emergency personnel would have to navigate a barrier before addressing an emergency situation?).

**2. A wall would severely limit evacuation routes in case of an emergency** (an immediate response of crossing the street would no longer be an option).

**3. A wall would create an accessibility hardship for the elderly and handicapped members of the community** (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).

**4. A wall would create a public hazard for those walking between the wall and Garden Street residences** (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at 1460 Garden Street).

**5. A wall would increase the probability of flooding from a rain event** (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).

**6. A wall would increase the threat of flooding from a surge event to an area that previously was not in a flood zone** (funneling water down Garden Street beyond 14th street which did not flood during Hurricane Sandy).

7. A wall would impede public services of snow and garbage removal (how would trash be collected and snow cleared when there is a wall in the way?)

8. A wall would necessitate the removal of public parking, significantly reducing already limited public parking in the neighborhood.

I strongly encourage the NJ DEP to take into account the aforementioned impacts and **significant day-to-day safety hazards you would be imposing on the residents of Garden Street and neighboring streets** if you were to proceed with building a wall in a vibrant, highly trafficked neighborhood. I am all for resiliency measures that would protect the entire Hoboken community but **not at the expense of public safety for any of our citizens**, which is what Proposal A imposes. Please put forth a plan that protects all of the citizens of Hoboken without putting the daily lives of residents at additional risk.

Sincerely,

Sean D. Kron  
1253 Garden Street  
Hoboken, NJ 07030

917-539-2105

Sean D. Kron  
917-539-2105  
[sdk210@hotmail.com](mailto:sdk210@hotmail.com)

---

**From:** Jennifer Whitney [mailto:jennifer.smolansky@gmail.com]  
**Sent:** Wednesday, December 16, 2015 12:30 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Fwd: Resist, Delay, Store, Discharge: A Comprehensive Strategy for Hoboken

Dear Mr. Rosenblatt,

As a resident and homeowner in Hoboken, I am shocked and appalled by the plans before us. Erecting walls in our city would be a public embarrassment. People move to Hoboken for the community-- and we are actively contemplating walling-off our city in one form or another. No other recipient of this grant (to my knowledge) is considering using fixed walls in an urban area. NYC (used 10 firms, including Parsons, instead of 1) and has all sorts of creative ideas, including green places and DEPLOYABLE walls. It does not appear that a single idea from the Dutch engineer was incorporated in the Hoboken options.

To be clear: Option A is a disaster-- running a WALL through an entirely residential neighborhood, destroying home values, throwing homes that didn't flood into a flood zone and raising all sorts of infrastructure and public safety issues should be eliminated from the consideration. Please know that a large, active homeowner group representing is in the process of interviewing legal counsel-- **WE WILL PROCEED WITH LITIGATION AND FILE FOR AN INJUNCTION IF OPTION A PROGRESSES.**

**Where are the more creative solutions like green areas that also retain water, water permeable sidewalks, etc.? We need to upgrade our water and sewer systems (which is an option with the grant) rather than building concrete walls. We need to deal with the regular flood events-- not destroy our town.**

How will the city provide emergency services (fire, police and ambulance) to people living behind a wall?

How will the streets and the underlying water and sewer infrastructure supports tons of weight from the walls and gates? The water pipes regularly burst, requiring the street to be dug up for repair.

How would they support the weight of the water in the event of a storm surge?

How would the cove to Weehawken (which is west of Garden) fit into this?

How would traffic and parking be impacted?

How would safety be impacted when people could hide behind a wall?

How will people even access the homes? Cross the street?

How do you propose to deal with the fact that residents on the other side of a wall may not be able to obtain flood insurance given the intense risk a wall poses?

If the North Hudson Sewer Authority is a significant concern, we should protect that-- it isn't in a residential area.

Thank you,  
Jennifer Whitney  
Hoboken, NJ

---

**From:** Christiaan Van der Kam [mailto:cvanderkam@unigestion.com]  
**Sent:** Wednesday, December 16, 2015 12:33 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Rikke Frojk Lauridsen (rikke.frojk@hotmail.com)  
**Subject:** Proposal A

To David Rosenblatt, Director

As a resident of Hoboken I am writing to provide comments on the Rebuild by Design proposals – specifically proposal A. I would like to point out some immediate concerns regarding a wall built along the vibrant Garden Street community that would significantly impact the community during non 100/500 year events. This list is by no means exhaustive and does not include the impact of aesthetics, which I would hope would be taken into account as Garden Street has proven to be an iconic Hoboken neighborhood (regularly featured every Christmas and Halloween in print, television and social media).

- 1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services** (emergency personnel would have to navigate a barrier before addressing an emergency situation?).
- 2. A wall would severely limit evacuation routes in case of an emergency** (an immediate response of crossing the street would no longer be an option).
- 3. A wall would create an accessibility hardship for the elderly and handicapped members of the community** (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).
- 4. A wall would create a public hazard for those walking between the wall and Garden Street residences** (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at 1460 Garden Street).

**5. A wall would increase the probability of flooding from a rain event** (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).

**6. A wall would increase the threat of flooding from a surge event to an area that previously was not in a flood zone** (funneling water down Garden Street beyond 14th street which did not flood during Hurricane Sandy).

7. A wall would impede public services of snow and garbage removal (how would trash be collected and snow cleared when there is a wall in the way?)

8. A wall would necessitate the removal of public parking, significantly reducing already limited public parking in the neighborhood.

I strongly encourage the NJ DEP to take into account the aforementioned impacts and **significant day-to-day safety hazards you would be imposing on the residents of Garden Street and neighboring streets** if you were to proceed with building a wall in a vibrant, highly trafficked neighborhood. I am all for resiliency measures that would protect the entire Hoboken community but **not at the expense of public safety for any of our citizens**, which is what Proposal A imposes. Please put forth a plan that protects all of the citizens of Hoboken without putting the daily lives of residents at additional risk.

Sincerely,

Christiaan van der Kam

135 Garden Street  
Hoboken  
07030  
201-589-8636

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\*\*\*\*\*www.unigestion.com\*\*\*\*\*

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**From:** Cheryl Gackstetter [mailto:cherylgg@gmail.com]

**Sent:** Wednesday, December 16, 2015 1:35 PM

**To:** DEP rbd-hudsonriver

**Subject:** Hoboken Concept Screening Public Meeting



To: David Rosenblatt  
Director of Flood Hazard Risk Reduction Measures

Dear David,

I have lived in the uptown section of Hoboken since 2008. My family owns 3 apartments in the area. One of which is our residence, two others are rentals.

We are strongly against these proposals. All the plans on the table will make Hoboken less desirable to live in, make the waterfront community an eyesore and negatively effect the property values in the community.

There are areas in Hoboken that flood every time we have a strong rainfall. Building a HUGE CEMENT wall will not alleviate flooding in hoboken.

Why were no plans put forward to correct the infrastructure in Hoboken? Raise up the homes in the low level areas? (Like they do in areas like the Jersey shore) Dig under the town to build a new sewage and draining system, create holding tanks underneath the town to hold the water until the storm surge is over.

The modern, tall developments near the water (Tea building, shipyard, Maxwell) held strongly during the storm. The proposals that you have put on the table will make this an undesirable place to live and potentially create flooding issues within this area while protecting other parts of hoboken. Once the water were to break into the area with all the HUGE walls you will create large areas of standing water that have no place to drain.

The areas of town with the older developments need to be modified so that their area can withstand the storm as well as the waterfront community did during Sandy.

No one will want to live in a place with HUGE walls between the community and the river. This will bring down the quality of life in the area as well as all the property values.

All the best

--

Cheryl Gackstetter  
917.209.2029

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**From:** Brian Neville [mailto:bneville@laxneville.com]  
**Sent:** Wednesday, December 16, 2015 1:38 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** j.mestre@hoboken.nj.gov; 'Maureen Melnick (memelnick@hotmail.com)'; Tiffanie Fisher  
**Subject:** Garden Street wall otherwise known as Option A

December 16, 2015

Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419  
[Rbd-hudsonriver@dep.nj.gov](mailto:Rbd-hudsonriver@dep.nj.gov)

Dear Mr. Rosenblatt,

As a long-time resident of Hoboken I am writing to provide comments on the Rebuild by Design proposals – specifically proposal A. I have several immediate concerns regarding a wall built along the vibrant Garden Street community that would significantly impact the community. This list is by no means exhaustive and does not include the impact of aesthetics, which I would hope would be taken into account as Garden Street has proven to be an iconic Hoboken neighborhood (regularly featured every Christmas and Halloween in print, television and social media).

1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services (emergency personnel would have to navigate a significant barrier before addressing an emergency situation?). So far it seems the opinions of these departments have not been solicited and this is indefensible from a planning stand point!
2. A wall would severely limit evacuation routes in case of an emergency (an immediate response of crossing the street would no longer be an option).
3. A wall would create an accessibility hardship for the elderly and handicapped members of the community (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).
4. A wall would create a public hazard for those walking between the wall and Garden Street residences (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at 1460 Garden Street).
5. A wall would increase the probability of flooding from a rain event (a barrier would limit drainage that now for example flows west down 13<sup>th</sup> street from Bloomfield St. and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).
6. A wall would significantly increase the threat of flooding from a surge event to an area that previously was not in a flood zone (funneling water down the alley between the east side Garden Street homes and the new wall – in an area which did not flood during Hurricane Sandy. The basements of the homes in this area would all flood as the water raises in the alley to the below grade doors these home have).
7. A wall would impede public services of snow and garbage removal (how would trash be collected and snow cleared when there is a wall in the way?)
8. A wall would necessitate the removal of public parking on the street side of the wall as presently cars can park right next to the curb and the car doors can be opened over the

curb. Obviously with a wall you need a few feet of clearance from the wall to open the door which would make parking impossible on that side of the street. This significantly reducing already limited public parking in the neighborhood.

The residents of upper Garden St. are outraged that a wall is being considered without even basic thoughts to the day to day disruptions which it would impose. Property values would drop for those on the wrong side of the wall. We strongly encourage the NJ DEP to take into account the aforementioned impacts and significant day-to-day safety hazards you would be imposing on the residents of Garden Street and neighboring streets if you were to proceed with building a wall in a vibrant, highly trafficked neighborhood. I am all for resiliency measures that would protect the entire Hoboken community but not at the expense of public safety for any of our citizens, which is what Proposal A imposes. Please put forth a plan that protects all of the citizens of Hoboken without putting the daily lives of residents at additional risk.

Sincerely,

Brian Neville  
1251 Garden Street  
Hoboken, NJ 07030  
201-803-3923

Brian J. Neville  
Lax & Neville LLP



1450 Broadway, 35<sup>th</sup> Floor  
New York, NY 10018  
T: 212.696.1999  
F: 212.566.4531  
E: [bneville@laxneville.com](mailto:bneville@laxneville.com)  
[www.laxneville.com](http://www.laxneville.com)

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**From:** Olita, Deborah [mailto:[dolita@websense.com](mailto:dolita@websense.com)]  
**Sent:** Wednesday, December 16, 2015 2:07 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Proposals for the 100 year storm

To Whom it May Concern:

Last Thursday was the first time that I became aware of the 5 proposals that Hoboken is considering for protection against the 100 year storm. It is extremely disturbing to me that first we as tax payers were not better informed of what Mayor Dawn Zimmer and the state are considering for Hoboken.

I believe it was very short sighted to engage with one engineering firm that has no knowledge of Hoboken and our flooding problems and not even consider having an opinion from Stevens Institute. But with that said we are now in a situation that we are stuck with 5 proposals that really are all the same proposals which are walls just where to place them.

I am a resident of Garden Street for the last 16 years I love my home and the thoughts of facing a wall is absolutely horrible for me. Taking the emotional aspect out this I would like you to consider the additional problems that this will cause:

1. Emergency situations on the block—how would we get people in and out of the homes quickly?
2. Elimination of parking spots
3. The effect on the infrastructure on the road. Our sewer pipes are old and with additional weight and pounding could cause collapse. If there was a wall how would we repair the pipes from the main into the homes with a wall next to the sidewalk.
4. Creating a flood zone where one does not exist, aren't we just moving the problem?
5. We will still need to have water redirection where does this water go once it crosses 13<sup>th</sup> street?

And lastly our problem is not the 100 year storm but the drainage problem when we have a normal rain. We could use pumps, and new sewer pipes not walling up our city.

Lower Manhattan is spending 100 million dollars and putting in landfill and walls that are in the water and will go up when the storm occurs. Could we not use the West side of Hoboken to have a Sump that would catch the water and then we could redirect back to the Hudson? There are other ways to protect Hoboken rather than walls in residential areas that have never flooded including during Sandy. I think Mayor Zimmer is a rush to get a proposal in to the state just to secure the money but not for the protection of Hoboken! There must be other solutions we can take a look at.

Thank you

Debbie

Debbie Olita  
Sr. Account Manager  
cell ph: 201 417 8730  
www.websense.com

**Raytheon** | **websense**

ENTER A NEW ERA OF CYBERSECURITY

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**From:** Steven Trommer [mailto:strommer1@optimum.net]  
**Sent:** Wednesday, December 16, 2015 2:20 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Rebuild by Design proposals

December 16, 2015  
Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419  
[Rbd-hudsonriver@dep.nj.gov](mailto:Rbd-hudsonriver@dep.nj.gov)

Dear Mr. Rosenblatt,

As a resident of Hoboken I am writing to provide comments on the Rebuild by Design proposals – specifically proposal A. I would like to point out some immediate concerns regarding a wall built along the vibrant Garden Street community that would significantly impact the community during non 100/500 year events. This list is by no means exhaustive and does not include the impact of aesthetics, which I would hope would be taken into account as Garden Street has proven to be an iconic Hoboken neighborhood (regularly featured every Christmas and Halloween in print, television and social media).

**1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services** (emergency personnel would have to navigate a barrier before addressing an emergency situation?).

**2. A wall would severely limit evacuation routes in case of an emergency** (an immediate response of crossing the street would no longer be an option).

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**4. A wall would create a public hazard for those walking between the wall and Garden Street residences** (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at 1460 Garden Street).

**5. A wall would increase the probability of flooding from a rain event** (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).

**6. A wall would increase the threat of flooding from a surge event to an area that previously was not in a flood zone** (funneling water down Garden Street beyond 14th street which did not flood during Hurricane Sandy).

7. A wall would impede public services of snow and garbage removal (how would trash be collected and snow cleared when there is a wall in the way?)

8. A wall would necessitate the removal of public parking, significantly reducing already limited public parking in the neighborhood.

I strongly encourage the NJ DEP to take into account the aforementioned impacts and **significant day-to-day safety hazards you would be imposing on the residents of Garden Street and neighboring streets** if you were to proceed with building a wall in a vibrant, highly trafficked neighborhood. I am all for resiliency measures that would protect the entire Hoboken community but **not at the expense of public safety for any of our citizens**, which is what



Proposal A imposes. Please put forth a plan that protects all of the citizens of Hoboken without putting the daily lives of residents at additional risk.

Sincerely,  
Gabriella Giglio  
1205 Garden Street  
Hoboken, NJ 07030  
(201) 683-6512

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-----Original Message-----

From: Lisa Julian [mailto:lisa.m.julian@mac.com]  
Sent: Wednesday, December 16, 2015 2:30 PM  
To: DEP rbd-hudsonriver  
Subject: Rebuild by Design Comments

Both my husband and I tried to attend the open meeting on Monday at the Hoboken Historical museum. Unfortunately the crowds made it difficult for us to share our thoughts. We have lived in Hoboken for nearly 10 years, and believe the waterfront is the life of our community. Options C and D would tear apart this unique, special and beautiful part of our town. We simply cannot allow this to happen - we will all feel the economic impact as this vital attraction to our town is lost - we urge you to consider how negatively this will be felt by all residents of Hoboken.

Sent from my iPhone

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**From:** Heather Feinstein [mailto:heather.feinstein@icloud.com]  
**Sent:** Wednesday, December 16, 2015 2:31 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Feedback

As a Maxwell Place Resident I want to provide feedback that I do not support the proposed 8-12 ft sea wall. It will destroy property value.

Best,

Heather Feinstein

---

**From:** Laura Miani [mailto:lgmiani@gmail.com]  
**Sent:** Wednesday, December 16, 2015 2:34 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Proposal A

David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O.Box 420

Trenton, NJ 08625-0420

Dear Mr. Rosenblatt,

I am writing to convey my concerns over Proposal A, which calls for a Wall on upper Garden Street in Hoboken. I am shocked and disappointed that this is even being considered a viable idea. Chief among my concerns is that this idea does is not fully tested for the challenges of knowing what a "100 year" or "500 year" storm would look like.

What we know is that during Superstorm Sandy, the water traveled West on 14th St and then moved South as it found lower ground levels as would be expected with Hoboken's geography. I find it difficult to believe that this plan would do little more than effectively channel water South on Garden Street until it finds a lower point on 13th, 12th, or 11th (depending on where this proposed wall would end) and then move West and South again.

Meanwhile, Hoboken residents would be forced to live with a wall that would inhibit the Fire Department from protecting homes, reduce parking, further challenge snow removal, and ruin a beautiful neighborhood. Now that we have a new school in this area (1460 Garden), Upper Garden street is a major corridor for school children and their parents and caregivers who walk to school every day.

I would prefer to see further water retention, better technology to predict these Storm surges, and further study of the potential unforeseen aspects of these proposals.

Please understand residents are willing to look at reasonable proposals to increase the resiliency of Hoboken and neighboring towns, however putting up a wall that:

- a) would almost certainly flood an area that previously did not flood
- b) is untested and may not work anyway
- c) would reduce public safety
- d) causes hardship for residents with no measurable known benefit

does not seem either prudent or effective.

Further, I am well aware that concerned residents are pursuing legal action against Proposal A. I hope this groundswell of negative opinion is being strongly taken into consideration by those who are trying to move this proposal forward.

Please remove Plan A from consideration.

Thank you for your time.

Regards,

Laura Miani  
1302 Park Ave 4N  
Hoboken, NJ 07030

**From:** Anabelle P. Gray [mailto:anabelle@healthcogroup.com]  
**Sent:** Wednesday, December 16, 2015 2:35 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Option A - Garden Street Wall

To whom it may concern or Mr. David Rosenblatt:

I live on 1224 Garden Street and am opposed to Option A or any sort of wall down a residential street. I am sensitive to the needs of all of Hoboken and do not want my neighbors to experience the flooding and blackouts that they did during Sandy. The Garden Street residents do care about the whole community but we would like you to explore other options besides building a wall down a residential street. I have the following concerns which are shared by my neighbors which I don't believe have been thought through namely the following:

- 1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services** (emergency personnel would have to navigate a barrier before addressing an emergency situation?).
- 2. A wall would severely limit evacuation routes in case of an emergency** (an immediate response of crossing the street would no longer be an option).
- 3. A wall would create an accessibility hardship for the elderly and handicapped members of the community** (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).
- 4. A wall would create a public hazard for those walking between the wall and Garden Street residences** (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at 1460 Garden Street).
- 5. A wall would increase the probability of flooding from a rain event** (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).
- 6. A wall would increase the threat of flooding from a surge event to an area that previously was not in a flood zone** (funneling water down Garden Street beyond 14th street which did not flood during Hurricane Sandy).
7. A wall would impede public services of snow and garbage removal (how would trash be collected and snow cleared when there is a wall in the way?)
8. A wall would necessitate the removal of public parking, significantly reducing already limited public parking in the neighborhood.

I strongly encourage the NJ DEP to take into account the above impacts and **significant day-to-day safety hazards you would be imposing on the residents of Garden Street and neighboring streets** if you were to proceed with building a wall in a vibrant, highly trafficked neighborhood. I am all for resiliency measures that would protect the entire Hoboken community but **not at the expense of public safety for any of our citizens**, which is what Proposal A imposes. Please put forth a plan that protects all of the citizens of Hoboken without putting the daily lives of residents at additional risk. Please note that we reserve all rights to proceed with litigation and file for an injunction if Option A moves forward.

Best regards,  
Anabelle Perez Gray  
General Counsel, Chief Compliance Officer

HealthCor Management, L.P.  
Carnegie Hall Tower  
152 West 57<sup>th</sup> Street, 43<sup>rd</sup> Floor  
New York, NY 10019  
212-622-7731  
[anabelle@healthcogroup.com](mailto:anabelle@healthcogroup.com)

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**From:** Sharon Poole [mailto:sharontpoole@gmail.com]  
**Sent:** Wednesday, December 16, 2015 2:42 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design Hudson River Environmental Impact Stmt Comment Form

Please see attached. Thank you.

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

Please eliminate concepts C and D immediately!  
What a horrible change would be made if either  
C or D were proceeded with - the beautiful  
waterfront that attracted so many to live in  
the area would be ruined. Please do  
not continue to consider either of these  
two concepts!

Name: Sharon Poole

Address or Email: sharonpoole@gmail.com 1125 Maxwell # 1127

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION



**From:** Henry Brock [mailto:hcbrock@hotmail.com]  
**Sent:** Wednesday, December 16, 2015 2:46 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Henry Brock  
**Subject:** Waterfront Project Hoboken

As residents of Maxwell Place, our concerns are:

**1. Proposed Sea walls 8 to 12 feet high.** The proposed sea walls in front of Maxwell Place will limit access to the beautiful waterfront that has come to define our community and all of Hoboken. The waterfront area is a signature asset of our city and has contributed to the many accolades the city has received over the last few years. Proposed sea walls will obstruct views and change the open access to pathways from Weehawken to Jersey City.

**2. Economic impact to the city.** The spectacular waterfront development has brought residential housing units and many commercial establishments to Hoboken, plus the associated tax revenues. Walling off this part of the city could lead to an economic decline as real estate values fall, commercial revenues drop, and as property tax revenue declines.

Sincerely,  
Henry C Brock  
1100 Maxwell Lane apt 711  
Hoboken, NJ 07030

\*\*\*\*\*  
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**From:** Eder, Lauren [mailto:Lauren.Eder@brevanhoward.com]  
**Sent:** Wednesday, December 16, 2015 2:54 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** 'ederlauren@gmail.com'; 'tborghard@gmail.com'  
**Subject:** Environment Impact Statement

David,

Please find attached our comments regarding the proposed Hudson River project.

We strongly oppose a sea wall that would impact the waterfront that we live on. We ask that options C and D not move forward.

Please feel free to reach out with any questions. Happy holidays.

Best,

Lauren

Lauren Eder  
Investor Relations  
Brevan Howard US LLC  
direct : +1 212 418 8226  
mobile: +1 646 725 8247  
email: [lauren.eder@brevanhoward.com](mailto:lauren.eder@brevanhoward.com)  
590 Madison Avenue  
9th Floor  
New York, NY 10022

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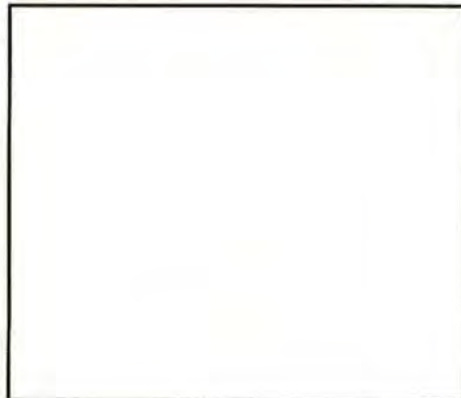
Dear,

Please do not put a wall in front. We wish  
to strongly oppose options C & P.

Let me know if you have any questions.

Tom Borgward  
ail: [tborgward@gmail.com](mailto:tborgward@gmail.com)

:



Dear David,

As a resident / owner I as well we not want a wall built that would our waterfront. Not only will this greatly diminish the beauty + accessibility of the waterfront, it the property value of our home which we worked so long to afford, and this will have an impact on many of neighbors.

that options D be eliminated. We are in support of avoiding damage to our city but not at the expense of front yard.

: Lauren Eder

l: [eder.lauren@gmail.com](mailto:eder.lauren@gmail.com)





-----Original Message-----

From: LESLIE FLORIO [mailto:leslie.florio@gmail.com]

Sent: Thursday, December 24, 2015 10:05 AM

To: DEP rbd-hudsonriver

Cc: Florio Dale

Subject: Hoboken Rebuild by Design

Dear Mr. Rosenblatt,

I am a resident and a Condominium Association Board member at Maxwell Place, a riverfront community in Hoboken. The recently released concepts for flood protection are of concern on a number of fronts. I am very proud that Hoboken has won the \$230MM grant and I am supportive of working together to protect our city from another devastating flood. However, any flood protection concepts must balance impact on the Hoboken economy and impact on the quality of life for residents in our city. I have several comments:

1. The Mayor and RBD team seemed surprised at the community outrage upon the release of the 5 concepts. As a Maxwell Place Board member, I attended meetings over the past several months during each phase of the project. I asked questions of the engineers and wrote concerns about waterfront access on the concept boards. However, in those meetings, no one could (or would) tell me exactly what the sea walls might look like or how high they would be at any point on the waterfront. This information was revealed to the public for the first time on Thursday, December 10. That is why the public outcry followed.
2. The Hoboken waterfront vision has been carefully designed and implemented in order to provide unobstructed access to a waterfront park system from the George Washington Bridge to Bayonne. The waterfront park system is one of Hoboken's greatest assets and it is the legacy of this and former City administrations. The waterfront parks are used by residents from all parts of Hoboken and provides a respite from city living that other nearby communities do not offer. Because of this unique access to the waterfront, people from all over have purchased homes in Hoboken. Businesses and restaurants have followed, resulting in a thriving economy for our city. If you propose to permanently change access to the waterfront with walls from 8-12 feet high, you will surely change the legacy of this Administration from economic growth to the downturn of the Hoboken economy. The most devastation this city will see will be in the form of a drop in property values, the loss of commercial businesses, and reduced tax revenues.
3. If built, the proposed sea walls will require maintenance to insure that they are maintained in keeping with the beauty of our City and waterfront. Has long and short term maintenance been built into the budget or is that something the taxpayers would have to support? The last thing the City would want is graffiti-filled structures that are deteriorating due to the exposure to the elements along the waterfront.
4. All of the 5 concepts impact the quality of life of Hoboken residents and pit neighborhood against neighborhood as we are forced to select 3 of the 5 concepts. I am personally opposed to concepts B.C and D which propose 8-12' walls along the waterfront, but I also question the merit of the other 2 concepts with walls running down Hoboken's iconic streets. If you must eliminate 2 concepts, please eliminate C and D. However I urge the RBD team to regroup based on resident feedback and look for other viable options that consider quality of life and economic impact on the residents of Hoboken. Due

to the substantial cost and permanent nature of this project, I strongly urge your team to take the necessary time to explore all alternatives rather than rushing to meet government imposed timeframes.

Thank you for your consideration.

Best regards,

Leslie Florio  
Maxwell Place Condominium Association

---

**From:** John [mailto:jreagan@hotmail.com]  
**Sent:** Thursday, December 24, 2015 11:43 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Another concept

Might we leverage the Gateway Project's massive Hudson River rail tunnel excavation, to build multi-purpose levees along the river bank? Such an approach could have multiple superior economic and functional benefits vs. a flood wall design. The levee concept might borrow from research already conducted for NYC's Southern Manhattan Coastal Protection Study.

ref: [http://www.nycedc.com/sites/default/files/filemanager/Projects/Seaport\\_City/Southern\\_Manhattan\\_Coastal\\_Protection\\_Study\\_-\\_Evaluating\\_the\\_Feasibility\\_of\\_a\\_Multi-Purpose\\_Levee.pdf](http://www.nycedc.com/sites/default/files/filemanager/Projects/Seaport_City/Southern_Manhattan_Coastal_Protection_Study_-_Evaluating_the_Feasibility_of_a_Multi-Purpose_Levee.pdf)

---

**From:** Ross Seiden [mailto:hrseiden@gmail.com]  
**Sent:** Thursday, December 24, 2015 12:19 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design

Dear Mr. Rosenblatt,

I am writing to express my strong concern about many of the Rebuild by Design proposals. As a resident of Hoboken, the waterfront is the lifeblood of our city. Throughout the entire year, you will always see people running, playing with their children in the many parks and open spaces, or just admiring the unbelievable view of the NYC skyline from the waterfront along Sinatra drive around the Maxwell and Shipyard buildings. By putting sea walls along our waterfront, you will be taking away a primary reason why people move to Hoboken and will have a significant negative impact on the lives of people in the city. I urge you to please not move forward with any concept that includes sea walls along our waterfront. Additionally, given the State's prescribed timeline, I would strongly advocate to eliminate concepts C and D from consideration, as these two proposals would have the biggest negative impact on the citizens of Hoboken.

If you have any questions, I would be more than happy to provide any feedback that would be helpful with this process.

I hope you and your family have a happy holidays and great New Year.

Best Regards,

Ross Seiden

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-----Original Message-----

From: Rhona Nack [mailto:plannack77@yahoo.com]

Sent: Thursday, December 24, 2015 12:28 PM

To: DEP rbd-hudsonriver

Subject: comment on rebuild by design

The plans need to be totally reworked. I can speak directly to the area in uptown Hoboken, along 11th and 12th Street, which did not flood during Sandy, probably a worst case scenario storm. Why, then, would we need a full time wall, blocking Hoboken's most valuable asset?

I have read that there is a one percent chance each year that we could face a storm as severe as Sandy. Do we want to permanently block access on that probability? The city is already installing wet weather pumps to deal with flooding from rain in the low lying areas of Hoboken. One of the pumps is being built right outside of my windows. That is the most important water problem, not a rare hurricane. As for the future likelihood of hurricanes, that is open to debate.

I raise my strong objection to all of the concepts. I urge you to go back to the drawing board and come up with concepts that provide an effective cost/benefit analysis of the problems and assets of Hoboken.

I know that the Mayor doesn't want to return the money — what politician does? And, in my estimation, the costs of the project will far outweigh the dollars that have been provided, as well as take years and years to build. We should be addressing the severe infrastructure problems that exist today.

Thank you.

Rhona Nack  
1025 Maxwell Lane

PS I have written and supervised the use of federal and state grants for 35 years. I am fully aware that grants can be modified and deadlines can be extended. There is no need to rush on this vital matter.

PPS A wall along Garden Street. Are you seriously considering this?

---

**From:** Bonnie Murray [mailto:bonniemurraygma@gmail.com]

**Sent:** Thursday, December 24, 2015 12:28 PM

**To:** DEP rbd-hudsonriver

**Subject:** Opposed to options C and D for Hoboken Rebuild By Design

I am sending this to state my opposition to any sea walls placed our beautiful and special water front. The thought that these would even be considered is unfathomable to me. We cannot ruin our waterfront and our special views that ALL residents in Hoboken enjoy.

I oppose Options C and D. In fact my preference is to have our town refuse the grant money entirely or use the money for other flood preventative measures like water pumps (for storage), or to fix our age old sewer system and water main system.

Please do not pursue these C & D concepts. It is a waterfront that is special to many, it is Hoboken's one special attraction. To destroy it is tragic.

Thanks-you for listening.

Bonnie Murray

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**From:** olegfom [mailto:olegfom@aol.com]  
**Sent:** Thursday, December 24, 2015 12:37 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** HOBOKEN

Good afternoon

Just wanted to bring to your attention :not to build walls at the waterfront. And eliminate concept C and D

Thank you

Maxwell place resident

Oleg Fomitchev

Unit 1012

Sent via the Samsung Galaxy S® 6 edge, an AT&T 4G LTE smartphone

---

**From:** Scott Bennett [mailto:scottbennett1977@yahoo.com]  
**Sent:** Thursday, December 24, 2015 12:35 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design Comments

Thank you for reading our comments and please do not ruin our north waterfront by building a sea wall along it.

Best,  
Scott & Dina Bennett

## - RESIST - DELAY - STORE - DISCHARGE -

Thursday, December 10, 2015  
Wallace School

Lauren E. Gray, 1998-2000

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Mr. Rosenblatt-



I'm writing you to strongly urge the elimination of options C and D for the Rebuild by Design project and I am opposed to any option that builds sea walls along the waterfront. I am one of the five members of the Maxwell Place Board of Trustees. My residents are all adamantly opposed to sea walls. This will destroy the aesthetic quality of life that the waterfront brings to my residents. It will also destroy the market value of all waterfront properties and the economy of Hoboken that is tied to the waterfront views. Be advised that many residents are calling for class action litigation if any option that has sea walls is selected.

Regards,  
Mark Viehland

---

**From:** David Adam [mailto:dadam@usmx.com]  
**Sent:** Thursday, December 24, 2015 1:22 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken - REBUILD BY DESIGN UPDATE - EMAIL ADDRESS FOR COMMENTS

Dear David,

First let me wish the Happiest of Holidays to you and your family and apologize for emailing you on Christmas Eve.

My name is David Adam, my wife Julianne and I own Apartment 560 at 1125 Maxwell Lane in the Maxwell Place development. We are of the same opinion as everyone in our complex we have discussed the issue with :

- \* We understand that it is in our community's best interest to be as prepared as possible for any future storm of Sandy type magnitude.

- \* We are in complete disagreement with concepts C and D or any design that includes a permanent sea wall around our waterfront.

We understand this is a challenging process and that everyone must work together so that all options receive a fair and equitable review. But, in the end, we are determined that the outcome will not completely ruin the quality of life we came to Maxwell for.

Thanks and regards,

David F. Adam

## RESIST    DELAY    STORE    DISCHARGE

Thursday, December 10, 2015  
Wallace School

[illegible]

Address or Email:

- or -

*Comments must be received or postmarked by December 31, 2015.*

December 17  
6:30 - 8:30pm  
Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



Mr. Rosenblatt,

I am a resident and property owner in Hoboken. I am strongly opposed to concepts C and D in the Rebuild by Design plans. In addition, I am opposed to any other options which include a sea wall along our waterfront.

It is my wish that your team can regroup and evaluate other viable options for flood protection that do not impact the quality of life and the economy of our great city by building sea walls. Due to the substantial cost and the permanent nature of this project, decisions should not be forced into an artificial timeframe without time for proper vetting or comment.

Many thanks,  
Yasamine Viehland

---

**From:** Bilge Ozcay [mailto:bilgeozcay@gmail.com]  
**Sent:** Thursday, December 24, 2015 2:48 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Wall for Hoboken - Feedback

Hi - Please find my feedback form signed for the planned wall for Hoboken.  
Regards  
Bilge

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

As a resident of Hoboken, I strongly oppose plans C and D. Below are my and my family's concerns:

1. Proposed Sea walls 8 to 12 feet high. The proposed sea walls in front of Maxwell Place will limit access to the beautiful waterfront that has come to define our community and all of Hoboken. The waterfront area is a signature asset of our city and has contributed to the many accolades the city has received over the last few years. Proposed sea walls will obstruct views and change the open access to pathways from Weehawken to Jersey City.

2. Economic impact to the city. The spectacular waterfront development has brought residential housing units and many commercial establishments to Hoboken, plus the associated tax revenues. Walling off this part of the city could lead to an economic decline as real estate values fall, commercial revenues drop, and as property tax revenue declines.

I hope our concerns are taken into account.

Regards

*Bilge Ozcay*

Name: Bilge Ozcay

Address or Email: bilgeozcay@gmail.com

Please leave this form at the Sign-In table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14  
6pm

Historical Museum  
1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15  
6:30 - 8:30pm

St. Lawrence Church Community Room  
22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Deb & Mark Meyer [mailto:meyer5hob@verizon.net]

**Sent:** Thursday, December 24, 2015 3:18 PM

**To:** DEP rbd-hudsonriver

**Subject:** Comments and Questions about Hoboken Rebuild By Design Concepts

Attached is the letter I have mailed to David Rosenblatt.

Thank you,  
Deborah Meyer

1206 Garden Street  
Hoboken, NJ 07030



---

Deborah Meyer  
1206 Garden Street  
Hoboken, NJ 07030

December 24, 2015

Mr. David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton  
NJ 08625-0420

Re: 'Rebuild By Design' Hudson River proposed concepts for Hoboken, NJ

Mr. Rosenblatt:

I am writing to comment and to ask questions about Concept A of the 'Resist Delay Store Discharge' flood protection proposal for the city of Hoboken.

My seven comments are:

1. The wall to be built down Garden Street ("the Garden Street Wall") will place homes in the Hoboken flood plain that have not been flooded in the 30 years that I have lived in Hoboken.
2. The Garden Street Wall will cause the destruction of homes to the east of the Wall when storm surges flow westward across northeast Hoboken, hit the wall, and rebound back east into the Hudson River.
3. In the case of storm surges from the north or the south or storms with very heavy rainfall, the Garden Street Wall will likely trap flood waters to the west of the Wall and will cause unintended flooding and the destruction of buildings the Wall was supposed to protect.
4. The Garden Street Wall will limit access by firetrucks and ambulances to the homes along the Wall, thereby causing the loss of lives.
5. The Garden Street Wall will impede the access by police to the area, the collection of garbage and the removal of snow, thereby contributing to unsafe and unsanitary conditions.

6. The 3-5 year construction period will lead to extended loss of quality of life in the area. Many children use Garden Street to go to the Elysian Charter School and the Montessori School and they will be walking through the construction zone.
7. Hoboken's water and sewage system is outdated. Every time it rains, Hoboken storm sewers flood. Without a new system, unpredictable flood waters will simply flood Hoboken through the sewers even with walls like the Garden Street Wall.

My eleven questions are:

1. Given that the State of New Jersey retained engineering firm Dewberry, was this a competitive bid where criteria included expertise in hydrology and sustainable design for densely populated low-lying urban areas?
2. Why did the State of New Jersey not select multiple firms to report *directly to the State* with competing design proposals?
3. Why did the State of New Jersey and the City of Hoboken demand that the residents of Hoboken review the concept proposals (unveiled in detail for the public for the first time on December 10) during the month of December when many people are busy with the holidays?
4. Why were the concept proposals not disclosed in detail to the public in October before the Hoboken City Council elections?
5. Why did the State ("the State") and the City of Hoboken ("the City") demand that the residents of Hoboken review these complex and technical proposals in one month (December?). Why not give residents until March 31, 2016?
6. Why did the State and the City demand that the residents of Hoboken opine on the proposed concepts without being able to see three dimensional scale models of the walls or gates?
7. Why did the State and the City demand that the residents of Hoboken opine on the proposed concepts without being able to see any preliminary cost estimates?
8. How do taxpayers know the \$230 million grant will be enough to build Concept A and maintain any structures with requiring additional tax revenues or City borrowing?

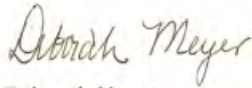
Page 3 of 3

9. Why has the City rejected citizen comments to build a wall around the water treatment facility in Hoboken, if that is the true underlying concern?
10. Have the State and City considered that the extent to which over-development of the City has created flooding problems and left the city too densely populated to have orderly evacuations in the case of storms or other emergency situations?
11. Why did the State and City not consult with Stevens Institute of Technology or any of the universities with internationally ranked Civil Engineering Departments (for example, MIT, Columbia, Princeton and Pennsylvania State in the Northeast US)?

Thank you for reading my comments and questions.

I will be submitting these comments and questions on line as well.

Sincerely,



Deborah Meyer  
1206 Garden Street  
Hoboken, NJ 07030

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-----Original Message-----

From: Milija Milic [mailto:milijamilicmd@gmail.com]

Sent: Thursday, December 24, 2015 3:36 PM

To: DEP rbd-hudsonriver

Subject: Rebuild by Design

Dear David Rosenblatt,

As a resident of Hoboken, I am writing you to express my concerns with the proposed concepts for the Rebuild by Design project.

The Hoboken waterfront development has brought both residential housing and many commercial establishments to our city that are vital tax revenues for our economy. The waterfront area is a signature asset of our city that attracts people from all over Hudson County and beyond. Our waterfront parks, piers, walkways, and views define our community.

I am in strong opposition to The Rebuild by Design concepts that propose sea walls that will limit access and views to our beautiful waterfront.

I believe the proposed sea walls will lead to economic decline for Hoboken as real estate values will fall, commercial revenues drop, and property tax revenue declines.

In addition, the proposed sea walls will obstruct views and change the open access to our spectacular waterfront that attracts thousands of residents and visitors to our city.

I am writing you as a concerned Hoboken resident to please listen to our community and not consider any proposal with a sea wall that will negatively impact the city of Hoboken.

Although I understand Mayor Zimmer's position and concern for protecting our city against devastating Hudson River storm surges, I strongly disagree with the proposed "Resist" strategies in the Rebuild by Design proposals that include sea walls anywhere in Hoboken.

I urge you, the NJDEP Commissioner, and Mayor Zimmer to explore and search for alternative options, other than those currently proposed in the Rebuild by Design projects, to both help protect the city of Hoboken and maintain the beauty and unique attributes of the waterfront community that has come to define who we are as a city.

Sincerely,

Milija Milic, M.D.  
1125 Maxwell Ln Unit #654  
Hoboken, NJ 07030  
201-638-0136

Sent from my iPad

---

-----Original Message-----

From: Taposh Bari [mailto:taposh.bari@gmail.com]  
Sent: Thursday, December 24, 2015 3:38 PM  
To: DEP rbd-hudsonriver  
Subject: Hoboken sea wall

David,

As a resident of Maxwell Place in Hoboken, NJ, I would like to 1) express the desire to specifically eliminate concepts C and D from consideration and 2) OPPOSE all concepts that include sea walls along our waterfront.

This project is making me consider selling my home and moving out after being a tax paying resident for 10 years. Please do not ruin one of the best communities in NJ with this rushed and poorly thought out project.

Taposh

---

**From:** Palak Patel (BLOOMBERG/ 731 LEX) [mailto:ppatel48@bloomberg.net]

**Sent:** Thursday, December 24, 2015 5:10 PM

**To:** DEP rbd-hudsonriver

**Subject:** Comments on Hoboken Rebuild by Redesign Concepts

**To David Rosenblatt**

Close to 3 years ago, my wife and I decided to make long term commitment to raising our two young daughters in Hoboken. The proposals that we have reviewed in the rebuild by design contest have us re-evaluating the decision we made 3 years ago. One of the driving factors in our decision to raise our family in Hoboken is it's beautiful waterfront. Concepts C and D and any other concept that includes sea-walls along the waterfront will be a devastating blow to Hoboken as I am sure many other families who have committed to staying in Hoboken long term will consider leaving.

Please reconsider any option that alters the landscape across the waterfront as it will have a profound impact on the charm and economy in our great city.

Regards

-Palak Patel

1125 Maxwell Lane  
Hoboken NJ 07030

---

-----Original Message-----

**From:** Louis Sperazza [mailto:lsperazza@aol.com]

**Sent:** Thursday, December 24, 2015 5:50 PM

**To:** DEP rbd-hudsonriver

**Cc:** lsperazza@aol.com

**Subject:** Hoboken - No to any Concept that obstructs River Front

Mr. Rosenblatt,

I am writing you to express my DISAPPROVAL for concepts C and D.



I also disapprove of any concept that obstructs, compromises, impedes or limits Water front access in Hoboken between 14th street and 10th street. This water front is a crown jewel not only for Hoboken but visitors from everywhere.

Thank You,

Louis Sperazza  
Hoboken Resident

---

**From:** Adam Fazio [mailto:adamfazio21@gmail.com]  
**Sent:** Thursday, December 24, 2015 7:35 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Waterfront

I am writing this email to express the following ...

**1) the desire to specifically eliminate concepts C and D from consideration and 2) OPPOSE all concepts that include sea walls along our waterfront.**

Regards,

Adam Fazio  
1125 Maxwell Lane  
Hoboken NJ  
551-208-0308 (mobile)  
[adamfazio21@gmail.com](mailto:adamfazio21@gmail.com)

---

**From:** Alison Amsterdam [mailto:amsterda@gmail.com]  
**Sent:** Thursday, December 24, 2015 7:36 PM  
**To:** Dawn Zimmer; DEP rbd-hudsonriver  
**Subject:** Comments regarding Rebuild by Design-Hudson River  
**Importance:** High

Dear Mayor Zimmer and Mr. Rosenblatt,

My husband and I were able to attend the "Rebuild by Design-Hudson River" session held at the Hoboken Historical Museum, but unfortunately due to the size of the group that attended, and the layout of the event, few answers could be provided. We reviewed all 5 of the proposals and are very disappointed in the offerings that are currently available to comment on.

As a life-long New Jersey resident and an almost 9-year homeowner in Hoboken who lives next to the Hudson River, I want to help protect Hoboken. However, I oppose ALL five plans that have been proposed. From traveling to Venice, Amsterdam, Vancouver and other waterfront cities, I know that there are much more creative, less drastic approaches to protecting Hoboken from a potential Hurricane Sandy-like "surge" other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken's

waterfront. Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged. Yes, we lost power for many days, but so did hundreds of thousands of others throughout NJ and NY as well as 20 plus states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC and other waterfront communities.

Second, why was only one firm chosen to provide five options rather than several firms chosen to compete to provide the best possible options to consider? In the corporate, medical and even condominium Board worlds, when looking for a “service”, a “request for proposal” is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here.

After living in Washington, DC for 4 years during graduate school, I had the opportunity to live in Manhattan, close to work, in housing subsidized by my employer. I chose to live in Hoboken, where I have resided for over 15 years because of the City’s charming streets, shops and restaurants and its proximity to my work. Most importantly the one thing I could not get from living in Manhattan: The unobstructed view of New York City’s skyline. And in more recent years when I was fortunate enough to the opportunity to buy a home, I chose to stay in Hoboken at Maxwell Place for the same reasons despite the considerable amount of taxes that we pay in this City.

I love many things about Hoboken and support Hoboken locally—the restaurants, boutiques and shops, fitness, etc. The beauty of Hoboken’s magnificent waterfront is enjoyed by all residents who run, walk, play with their dogs, push their babies in strollers and more. To create a wall of any sort that goes down a tree-lined street like Garden Street or obstructs the open, unobstructed views and access of the waterfront would impact not just those of us that live on the waterfront but all residents that benefit from the beauty. This would forever change the appeal, character and charm that Hoboken has worked so hard over the years to create and maintain. This would detract outsiders from moving in, detract from Hoboken as an emerging “destination” vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city. It has also begun to pit neighbors against one another creating a rift in a City that had only started to come together in recent years.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long-term impact on Hoboken. Building permanent walls is an extreme measure to combat a once in a one hundred-year event. I urge you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals. If options A-E are indeed the only choices available, then I implore you to return the money to the State of New Jersey in the best interests of the City of Hoboken and everyone who lives here.

Sincerely,

Alison Amsterdam, MD, FACP  
1025 Maxwell Lane #810  
Hoboken, New Jersey 07030

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**From:** Marguerite Zaira [mailto:margueritezaira@gmail.com]  
**Sent:** Thursday, December 24, 2015 8:37 PM

**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design

Mr. David Rosenblatt

I have attended the last two Concept Screening Public Meetings and I am writing to voice my strong objection to Concept A. I find it unfathomable that a plan that would construct a wall down a residential block in a historic neighborhood is even being considered. Also this plan does not protect a large portion of the city east of the wall. This is the least effective plan offered in terms of protecting Hoboken.

Garden Street is a narrow block with 100-year-old three and four story buildings. A quick visit to the following website

<http://challengeforsustainability.org/resiliency-toolkit/levees-floodwalls/>  
raises this issue

"Barriers must be located a sufficient distance away from structures with basements to prevent damage to basement walls from the additional pressure from saturated soils. Regular maintenance is crucial to maintain service life."

From another website

[http://www.stcplanning.org/usr/Program\\_Areas/Flood\\_Mitigation/Floodproofing/FProof\\_06\\_Levees\\_Floodwalls.pdf](http://www.stcplanning.org/usr/Program_Areas/Flood_Mitigation/Floodproofing/FProof_06_Levees_Floodwalls.pdf)

A house with a basement can still experience flood damage even if a levee or floodwall protects the structure from surface water. Saturated soil can exert hydrostatic pressure on basement walls, causing them to crack, buckle, or even collapse.

I can see no place for the water channeled from Weehawken cove to go other than south and east of the wall built on Garden Street, flooding previously unflooded areas. So on this narrow block, not only will you be condemning residents to floodwaters filling their basements, you will be providing the means necessary to damage the foundations of these homes with constant water saturated soil.

- And what about the years of excavation needed outside of our homes to build these walls. How much damage will this do to the foundations of these buildings?

Again this is a narrow street. Access by public service vehicles, garbage trucks, fire trucks will be severely compromised.

How will local drainage be affected. Flooding can occur from snow melts. What will happen to melting snow along the wall. How will snow removal vehicles operate on this narrow street with a wall running down it.

Also as regards these plans only one offers comprehensive protection to the Hoboken terminal. Why is this important transportation hub providing vital access to Manhattan where many residents live, being so poorly considered.

As a resident of Garden Street I will do everything within my power to continue to oppose Concept A.

Sincerely

Marguerite Z. Bunyan  
1309 Garden St  
Hoboken, NJ

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-----Original Message-----

From: Matthew Kutner [mailto:kutner.matthew@gmail.com]

Sent: Thursday, December 24, 2015 9:09 PM

To: DEP rbd-hudsonriver

Subject: Rebuild from Design

My time living in Hoboken has illustrated the fact that the drainage system in the inner parts of the city is in need of an update. Even a modest amount of rain fall causes flooding and for water to accumulate. My experience during hurricane sandy demonstrated this fact, as the heavy rain fall overwhelmed the sewage and drainage system and resulted in massive pooling of water. I don't recall any damage being the result of water surging upwards from the Hudson River. It is because of this that I don't feel the construction of a sea wall would be the best use of the grant received by the city of Hoboken. Instead I think the grant would be put to better use if the drainage and sewage systems ( especially in the inner parts of the city) were updated and improved. A sea wall would be of limited use.

Matthew Kutner

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**From:** Eliasson, Asa [mailto:asa.eliasson@novartis.com]

**Sent:** Friday, December 25, 2015 9:23 AM

**To:** DEP rbd-hudsonriver

**Subject:** Please save Hoboken without destroying Quality of Live and Economy for its Inhabitants

Dear Mayor Zimmer and David Rosenblatt,

Thank you very much for listening to Hoboken / Maxwell resident feedback and for your ambition to talk to the NJDEP about alternative options that may protect Hoboken from impact of Storm and Flooding. I completely understand that something needs to be done to protect the city.

However, the currently proposed options involving sea walls along our water front are not viable for residents and would eliminate the reasons why we love Hoboken and why we moved here. The destroyed scenery would also impact the entire image of Hoboken. Lastly, I have invested all my savings into the Hoboken Condo which will disappear when the walls go up. There is no need to comment on what that will mean for my economic stability in the future.

I ask you to please consider alternative options to protect Hoboken from water damage. It is hard to believe that the city and the mayor of Hoboken support would support building a huge wall destroying its citizens quality of life and economy.

Thanks a lot in advance for taking my plea into account.

Åsa

**Åsa Eliasson**

1100 Maxwell Lane, Unit 905

Hoboken, NJ 07030, USA

Mobile +1 (862) 246 3214

[Asa.Eliasson@Novartis.com](mailto:Asa.Eliasson@Novartis.com)

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-----Original Message-----

From: SUGAM Mehta [mailto:sugammehta1@gmail.com]

Sent: Friday, December 25, 2015 10:16 AM

To: DEP rbd-hudsonriver

Cc: Monika Korolkiewicz

Subject: Rebuild by Design

David,

We recently moved to Maxwell place and love the waterfront. Any plans to compromise access to the waterfront by building sea walls will be a total disaster. Our son (and many other children in the community) benefit greatly from the beautiful waterfront.

We specifically oppose options C and D but as mentioned above we do not support any plans to alter access to the waterfront.



Thank you,  
SUGAM Mehta and Monika Korolkiewicz  
1125 Maxwell Lane, Apt. 800

Sent from my iPad

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-----Original Message-----

From: Kevin Marchetti [mailto:kmarchetti79@yahoo.com]  
Sent: Friday, December 25, 2015 1:19 PM  
To: DEP rbd-hudsonriver  
Subject: Rebuild by Design - Feedback

To whom it may concern,

My name is Kevin Marchetti and I am a property owner at 1125 Maxwell Place in Hoboken, NJ.

My wife and I attended one of the public meetings regarding the flood planning and I STRONGLY OPPOSE ANY PLAN THAT INCLUDES A FLOODWALL!!!

As a homeowner in Maxwell Place I pay my fair share of taxes (as do all of the unit owners of the higher priced properties along the waterfront) and any plan to build a wall along the waterfront risks devaluing properties, and is a terrible idea.

I know we are supposed to provide feedback eliminating certain plans, please eliminate C, D, and scrap any idea of a floodwall that would block our waterfront making Hoboken a less desirable place to live, drive down home values and cause significant frustration amongst the residents that pay a significant share of the city's taxes that allow many of the great things about Hoboken to actually happen!

I already have to stare at 50x50 hole in the middle of 11th street for the next 2 years for a flood pump that could have been built before the condos were developed, please don't continue to make bad choices by adding a floodwall to the list!

All the best,  
Kevin Marchetti

1125 Maxwell Lane  
Hoboken, NJ

Sent from my iPhone

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**From:** Yara [mailto:ym2020@yahoo.com]  
**Sent:** Friday, December 25, 2015 1:48 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by design opposition to options C and D and ANY concept that includes a wall along the maxwell waterfront!!!!!!!!!!

**David,**

**Please specifically eliminate concepts C and D from consideration!!!! I also OPPOSE all concepts that include sea walls along our Hoboken waterfront!!!!**

Please do not destroy our waterfront, economy and our quality of life and what makes Hoboken attractive to live in and visit. Please do not rush into these substantial and costly projects just to say that you did something in the name of "flood protection". I adamantly oppose options C and D and any option that proposes a ridiculous sea wall!!!!!!

Yara Mouded, Esq. 1025 Maxwell, Hoboken,

Sent from my iPhone

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-----Original Message-----

From: Nicole Sliger [mailto:nslicher@outlook.com]

Sent: Friday, December 25, 2015 2:52 PM

To: DEP rbd-hudsonriver

Subject: Comments on Resist Project

As a resident on Hoboken's waterfront, I wanted to express the desire to specifically eliminate concepts C and D from consideration and overall, I feel that the whole idea needs to be revamped -- in other words, I OPPOSE all concepts that include sea walls along our waterfront.

I urge you to regroup and evaluate other viable options for flood protection that do not impact the quality of life and the economy of our great city. Due to the substantial cost and the permanent nature of this project, decisions should not be forced into an artificial timeframe without time for proper vetting or comment.

Take care,

Nicole & Sean Sliger

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-----Original Message-----

From: Jay Robinson [mailto:jdrobinson519@gmail.com]

Sent: Friday, December 25, 2015 2:54 PM

To: dzimmer@hobokennj.gov; DEP rbd-hudsonriver

Subject: RBD Plans

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the “Rebuild by Design-Hudson River” Plans proposed for Hoboken. We were able to attend the session held at the Hoboken Historical Museum but unfortunately due to the size of the group that attended, and the layout of the event, few answers could be provided.

First, let me begin by saying we want to help protect Hoboken, a place we have come to love in our three years living here. However, we oppose all five plans and do believe there could be a much more creative, less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like “surge” other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken’s waterfront. Second, we question why only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider. In the corporate world, when a firm is looking for a “service”, a “request for proposal” is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here.

Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged (we, in fact, lost our car to the flooding). Yes, we lost power for many days. But so did hundreds of thousands of others throughout NJ and NY as well as 20 plus states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC.

I lived at 415 Newark Street at the time, which was an area of Hoboken greatly impacted by the downhill flooding. The areas of Hoboken that seemed most affected were the areas where the water had nowhere to go. A wall may help prevent some of the water, but the areas where the water is retained will continue to be the most affected. Why aren’t there more plans that aim to create systems that move out the water?

I moved to Maxwell Place because we wanted to be closer to the area of Hoboken that drew us to Hoboken in the first place. The open, green parks, views of the running waters of the Hudson River and the skyline views of Manhattan.... An area that we still enjoyed and utilized when I lived at the other end of Hoboken. We invested our money into this home to build our future here.

We have come to love many things about Hoboken and support Hoboken locally—the restaurants, boutiques and shops, fitness, etc. The beauty of Hoboken’s magnificent waterfront is enjoyed by all residents who run, walk, play with their dogs, push their babies in strollers and more. To create a wall of any sort that goes down a tree-lined street like Garden Street or obstructs the open, unobstructed views and access of the waterfront would impact not just those of us that live on the waterfront but all residents that benefit from the beauty. This would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract outsiders from moving in, detract from Hoboken as an emerging “destination” vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken. Building permanent walls is an extreme measure to combat a once in a one hundred year event and we implore you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made

this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

Sincerely,

Jay Robinson and Carly Ellentuck  
1125 Maxwell Lane, unit 403  
Hoboken, NJ 07030

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-----Original Message-----

From: Jay Robinson [mailto:[jdrobinson519@gmail.com](mailto:jdrobinson519@gmail.com)]  
Sent: Friday, December 25, 2015 7:28 PM  
To: Jay Robinson  
Cc: [dzimmer@hobokennj.gov](mailto:dzimmer@hobokennj.gov); DEP rbd-hudsonriver; Carly  
Subject: Re: RBD Plans

To follow up from my previous email, I'd like to specifically eliminate concepts C and D from consideration but I OPPOSE ALL concepts that include sea walls along our waterfront.

> On Dec 25, 2015, at 2:53 PM, Jay Robinson <[jdrobinson519@gmail.com](mailto:jdrobinson519@gmail.com)> wrote:

>

> Dear Mayor Zimmer and Mr. Rosenblatt,

>

> Thank you for the opportunity to share comments about the "Rebuild by Design-Hudson River" Plans proposed for Hoboken. We were able to attend the session held at the Hoboken Historical Museum but unfortunately due to the size of the group that attended, and the layout of the event, few answers could be provided.

>

> First, let me begin by saying we want to help protect Hoboken, a place we have come to love in our three years living here. However, we oppose all five plans and do believe there could be a much more creative, less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like "surge" other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken's waterfront. Second, we question why only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider. In the corporate world, when a firm is looking for a "service", a "request for proposal" is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here.

>

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>

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retained will continue to be the most affected. Why aren't there more plans that aim to create systems that move out the water?

>

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>

> We have come to love many things about Hoboken and support Hoboken locally—the restaurants, boutiques and shops, fitness, etc. The beauty of Hoboken's magnificent waterfront is enjoyed by all residents who run, walk, play with their dogs, push their babies in strollers and more. To create a wall of any sort that goes down a tree-lined street like Garden Street or obstructs the open, unobstructed views and access of the waterfront would impact not just those of us that live on the waterfront but all residents that benefit from the beauty. This would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract outsiders from moving in, detract from Hoboken as an emerging "destination" vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city.

>

> Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken. Building permanent walls is an extreme measure to combat a once in a one hundred year event and we implore you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

>

> Sincerely,

>

> Jay Robinson and Carly Ellentuck

> 1125 Maxwell Lane, unit 403

> Hoboken, NJ 07030

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-----Original Message-----

From: Alexandre Barcinski [mailto:abarcinski@yahoo.com]

Sent: Friday, December 25, 2015 8:22 PM

To: DEP rbd-hudsonriver

Subject: Concepts for Hoboken plans - resident from Bloomfield street

To whom it may concern,

I am a resident of Hoboken - 1238 Bloomfield - for the last 13 years. I was deeply concern to learn in the last few weeks about the possible plans for flood prevention in our city.

We all saw the destruction that storm Sandy brought to our town and nobody wants to see history repeat itself. That said, nobody also wants to destroy some characteristics that make our city unique. I went to 2 meetings and the issue that most called my attention is the lack of information given to the population but most of all the lack of basic information from the people involved in the project, including the representations from the state, the DEP and Drewberry.



I am writing to express my opposition to some parts of the plans:

- permanent wall in historical streets: the thought of having a permanent wall on historical blocks of Garden Street where we have very narrow sidewalks with beautiful tree lines can only be a proposal from someone who has never walked through our city. I am sure we have potential solutions that will not include a permanent wall on such a historical and narrow street/blocks.

- nobody from DEP or Drewberry addressed issues with safety related to permanent walls. Issues like access to emergency services (firefighters, ambulances), handicap access, among others.

- I will urge the DEP and Drewberry to guarantee the residents that no area from the city will be transformed into flood zones when they were previously not one.

- Hoboken deserves 5 concepts from which we can choose from, not 5 concepts where 2 of them are automatically eliminated because they are too expensive. The way the concepts were designed we really do not have 5 to chose from.

Thank you for the attention  
Alexandre Barcinski

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**From:** Steve Shirreffs [mailto:steveshirreffs@gmail.com]  
**Sent:** Saturday, December 26, 2015 1:17 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** 'Steve Shirreffs'; 'Kelli Shirreffs'  
**Subject:** REBUILD BY DESIGN COMMENTS

David,

I wanted to 1) express the desire to specifically eliminate concepts C and D from consideration and 2) comment that I OPPOSE all concepts that include sea walls along our waterfront. Thank you,

Steve Shirreffs

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**From:** Ricardo Khan [mailto:ricardokhan1@gmail.com]  
**Sent:** Saturday, December 26, 2015 2:35 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken plans

TO: David Rosenblatt,

My name is Ricardo Khan. My wife and I live in Maxwell Place at the river in Hoboken. We lived through the Sandy ordeals so we know how important having a plan is for the next time. We also appreciate your efforts and efforts of others in this regard. However, we oppose the concepts C and D and ask that you eliminate these plans. Additionally, any plan to erect a sea wall would, in our opinion, change Hoboken for the worse, causing more harm to our environment, the beauty of our city, and our economic investment.

Ricardo Khan  
Nita Khan  
1125 Maxwell Lane, #1111  
Hoboken, New Jersey 07030

732.539.9777

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**From:** chris adair [mailto:adairchristine@yahoo.com]  
**Sent:** Saturday, December 26, 2015 6:22 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hudson River/Hoboken Comment/Question Feedback Form

The following is my feedback from the Concept Screening Meeting and Presentation from Thursday Dec 10th at Wallace School in Hoboken.

#### Concept C and D

These are both most likely too expensive to build and more importantly to maintain. Building across Weehawken Cove in the water seems too expensive and I think that since much of this northern area in Hoboken has yet to be developed it's an easier sell to build out the protection along the shoreline and then as buildings are constructed they build with that existing structure in mind (ie - don't put residential windows below 12 feet).

#### Concept A

I just don't think this plan has enough protection. I also don't particularly care for a wall down Garden street. The only way that I would consider a Garden St wall would be if that section would be closed to vehicular traffic. That might make a nice pedestrian area and the wall that would get built could be wider and enhance rather than being a narrow structure. Good luck selling the residents of the area on that one! Another downside is not enough southern protection.

#### Concept B

I like the northern coverage area on this concept, although there is some concern with the vertical T-walls in that Weehawken Cove area. Again I have to wonder since that area has yet to be developed if that's much ado over nothing. Could these walls be built further in a bit so as to keep the walking/biking lane that's there now?

#### Concept E

This is the concept I like the most, although I wish it went a bit further north. I do like the idea of having walls along Sinatra Blvd (option2). I also like that there is some extra southern protection that I don't see in other concepts from Pier A to Pier C area along the waterfront. I think we need this.

I live on 9th Street between Jefferson and Adams and have for about 10 years. I've seen the flooding from rain events in this area and I saw what Sandy and Irene did to us. I will say that we got storm surge from both the north and SOUTH sides of town. Many of our garage doors on Adams were actually pushed

in from the force of the water that was travelling from the South to north I think it's important to not underestimate the protection needed along the southern side of town. We also got a river of water on Jefferson travelling from the north . So both sides are important to address. I worry that we are leaving the southern side of town in the hands of NJ Transit and that may not be the wisest thing - they should certainly contribute but let's not plan on them "taking care" of that area on their own.

I also know that we're trying to get our flood insurance rates down and hoping that with FEMA certification we may be able to do that and I heard alot of discussion regarding this, but I would caution that this should not be the deciding factor for which plan we choose. There are no guarantees that FEMA will take any of Hoboken out of the flood zone and more importantly we have to find the right balance of protection and what is right for our community in terms of views etc. We all chose to live here partially because of the beauty of the river and there's a risk to that as well. I think we can make it better and minimize that risk (and we should) but no one wants a "walled in" town.

Lastly I will say that as a resident who lives in the west side of Hoboken, it's important that the voices of the people who live on the river don't speak louder than the rest of Hoboken. I understand that people who live in the Tea Building, The Shipyard, and Maxwell Place paid a lot of money to purchase and the idea of a wall blocking their view is horrifying but we have to think of the city as a whole. We all want to have water access and views but we might not be able to have it from the comfort of out couch any longer.

Christine Adair  
456 9th Street #21  
Hoboken  
201-563-4165

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**From:** Paul Lichstein [mailto:palichstein@sprintmail.com]  
**Sent:** Sunday, December 27, 2015 10:23 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Citizens advisory committee

I would like you to restart the entire process with a citizens advisory committee that represents the citizens. Our local citizen's advisory committee is headed by a politician not a citizen. Our local government is focused on distributing contracts. This project has to potential to result in hundreds of millions of dollars in contracts. The politician in charge of the citizens advisory committee has a long history of trading contracts. Giving the politicians the opportunity to steer this project gives them to power to give contracts here and receive contracts or favors outside of this project. This creates a bias towards maximizing patronage not representing the will of the community.

Paul Lichstein  
Carpathian Industries

51 Newark Street  
Hoboken NJ 07030  
USA

Phone: 201.386.5356  
Fax: 201.850.1280  
Mobile: 201.532.5241

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**From:** Leigh Fleet [mailto:leigh.ivan@gmail.com]  
**Sent:** Sunday, December 27, 2015 10:42 AM  
**To:** DEP rbd-hudsonriver; dzimmer@hobokennj.gov  
**Subject:** ReBuild by Design Hudson River Feedback

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the "Rebuild by Design-Hudson River" Plans proposed for Hoboken.

We agree that it is utmost important to protect Hoboken, a place we have come to love in our over nine years living here. That includes the years of Hurricane Irene and Hurricane Sandy, where our old building was impacted at 415 Newark Street on both events. Hurricane Sandy, being more extreme as we were stuck in our apartment for 3 days. Even going through that, when it came time to become homeowners, we decided to stay in Hoboken and purchase a condo in Maxwell Place. We want to protect our city for flood waters and know first hand how even a just a heavy rain can cause damage to the town - so that is why we were confused by the plans proposed to build wall structures in or around Hoboken.

We **strongly oppose all five plans** that have been presented and believe there could be a much less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like "surge" other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken's waterfront. Which would greatly impact the entire community of Hoboken and visitors alike. While it is refreshing to hear that it seems the [change.org](http://change.org) petition started by reputable Hoboken citizens, including Nathalie Morales, had impact for Option A, please listen to others just as intently as we agree all options will greatly impact our city. Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged. However, much of this water came for the surge through the sewers and in the back of Hoboken, isn't that why we have a pump being built through our condo complex as I write? Hoboken was not the only waterfront city impacted by Hurricane Sandy, NYC and Jersey City have not considered permanent 10-18 foot walls.

Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged. Yes, we lost power for many days. But so did hundreds of thousands of others throughout NJ and NY as well as a number of other states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC. One would argue even more than our neighbors, Hoboken offers THE MOST beautiful waterfront view of the skyline, with walk spaces that are well

kept walkways and parks along the river. This Thanksgiving, we took a stroll along the river feeling thankful for being in Hoboken, as we passed the Mayor and her husband on a walk. I feel that all of the proposed sea wall plans would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract outsiders from moving in, detract from Hoboken as an emerging "destination" vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city. We are not the only citizens who would seriously consider selling and moving to Jersey City if an option was chosen and the plan did move forward.

We also question why only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider. In the corporate world, when a firm is looking for a "service", a "request for proposal" is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here and the lack of transparency seems to be on point to when Hoboken government plans and policies.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken. Building permanent walls is an extreme measure to combat a once in a one hundred year event and we implore you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

Sincerely,

Leigh & Eric Fleet  
1125 Maxwell Lane Unit 322  
Hoboken NJ 07030

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Leigh Fleet  
[www.ThreadsForThought.com](http://www.ThreadsForThought.com)

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**From:** Eric Fleet [mailto:eric@t4tapparel.com]  
**Sent:** Sunday, December 27, 2015 11:00 AM  
**To:** dzimmer@hobokennj.gov; DEP rbd-hudsonriver  
**Subject:** ReBuild by Design Hudson River Feedback

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the "Rebuild by Design-Hudson River" Plans proposed for Hoboken.

We agree that it is important to protect Hoboken, a place we have come to love in our over 9 years living here. That includes the years of Hurricane Irene and Hurricane Sandy, where our old building, 415 Newark St, was impacted by both events. Even after being stuck in our apartment for 3 days during Hurricane Sandy, when it came time to become homeowners, we decided to stay in Hoboken and purchase a condo in Maxwell

Place. We want to protect our city from flood waters and know first hand how even a heavy rain can cause damage to the town.

We **strongly oppose all five plans** that have been presented and believe there could be a much less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like “surge” other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken’s waterfront. Which would greatly impact the entire community of Hoboken and visitors alike. While it is refreshing to hear that it seems the [change.org](http://change.org) petition started by reputable Hoboken citizens, including Nathalie Morales, had impact for Option A, please listen to others just as intently as we agree all options will greatly impact our city. Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged. However, much of this water came for the surge through the sewers and in the back of Hoboken, isn't that why we have a pump being built through our condo complex as I write? Hoboken was not the only waterfront city impacted by Hurricane Sandy, NYC and Jersey City have not considered permanent 10-18 foot walls.

Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged. Yes, we lost power for many days. But so did hundreds of thousands of others throughout NJ and NY as well as a number of other states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC. One would argue even more than our neighbors, Hoboken offers THE MOST beautiful waterfront view of the skyline, with walk spaces that are well kept walkways and parks along the river. This Thanksgiving, we took a stroll along the river feeling thankful for being in Hoboken, as we passed the Mayor and her husband on a walk. I feel that all of the proposed sea wall plans would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract outsiders from moving in, detract from Hoboken as an emerging “destination” vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city. We are not the only citizens who would seriously consider selling and moving to Jersey City if an option was chosen and the plan did move forward.

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Sincerely,

Leigh & Eric Fleet  
1125 Maxwell Lane Unit 322  
Hoboken NJ 07030

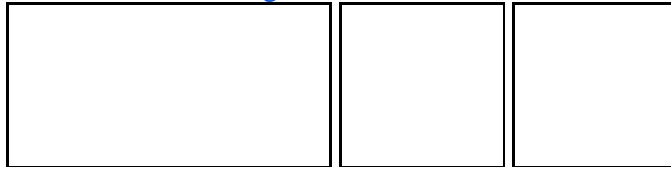
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Eric Fleet  
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o. 212.840.3146



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**~ Live Sustainably**

---

**From:** Rena Katz Durn [mailto:[rena.k.durn@gmail.com](mailto:rena.k.durn@gmail.com)]

**Sent:** Sunday, December 27, 2015 11:18 AM

**To:** [dzimmer@hobokennj.gov](mailto:dzimmer@hobokennj.gov)

**Cc:** DEP rbd-hudsonriver

**Subject:**

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the “Rebuild by Design-Hudson River” Plans proposed for Hoboken. We were able to attend the session held at the Hoboken Historical Museum but unfortunately due to the size of the group that attended, and the layout of the event, few answers could be provided. We were on business travel for the Jackson Avenue event and could not attend and are submitting our comments here.

First, let me begin by saying we want to help protect Hoboken, a place we have come to love in our over four years living here. However, we oppose all five plans and do believe there could be a much more creative, less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like “surge” other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken’s waterfront. Second, we question why only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider. In the corporate world, when a firm is looking for a “service”, a “request for proposal” is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here.

Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged (we, in fact, lost our car to the flooding). Yes, we lost power for many days. But so did hundreds of thousands of others throughout NJ and NY as well as 20 plus states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC.

We left a very desirable neighborhood in the West Village four years ago and friends questioned “why we would ever leave NYC for Hoboken”. We wanted a little more space but an urban setting. We explored Hoboken at the recommendation of friends who have lived on Bloomfield Street for 25 years and encouraged us to consider it. We were drawn to Hoboken specifically for the beautiful and unobstructed views of Manhattan and the short commute to Manhattan. Though the price for our condo at Maxwell Place was more reasonable than NYC for the space, it was still a considerable amount as are our taxes.

We have come to love many things about Hoboken and support Hoboken locally—the restaurants, boutiques and shops, fitness, etc. The beauty of Hoboken’s magnificent waterfront is enjoyed by all residents who run, walk, play with their dogs, push their babies in strollers and more. To create a wall of any sort that goes down a tree-lined street like Garden Street or obstructs the open, unobstructed views and access of the waterfront would impact not just those of us that live on the waterfront but all residents that benefit from the beauty. This would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract

outsiders from moving in, detract from Hoboken as an emerging “destination” vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken. Building permanent walls is an extreme measure to combat a once in a one hundred year event and we implore you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

Sincerely,

Rena Durn

1100 Maxwell Lane #508  
Hoboken, NJ 07030

---

-----Original Message-----

From: Anthony Pasquale [mailto:acpasquale@optonline.net]

Sent: Sunday, December 27, 2015 2:18 PM

To: DEP rbd-hudsonriver

Subject: Sea Walls

I am totally against Options C and D any options where a sea wall is warranted. Our views of New York should not be hard to see because of the walls. I have grown up in Hoboken as a kid the only way to be near the river was by the little league field. Now the waterfront has been open and the State mandated the a walkway be build from Bayonne to the GW bridge this seems at of line with any proposal that effects the river.

---

**From:** David Fuller [mailto:david.fuller@theglideslope.com]

**Sent:** Sunday, December 27, 2015 3:12 PM

**To:** DEP rbd-hudsonriver

**Subject:** REBUILD BY DESIGN

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the “Rebuild by Design-Hudson River” Plans proposed for Hoboken.

We oppose all five plans - especially concepts C & D. We believe there are more innovative, less drastic approaches to protecting Hoboken than any plan that would create permanent walls on the streets of Hoboken or Hoboken's waterfront. To create walls that divide tree-lined streets or obstructs the open views and access to the waterfront, would forever change the appeal, character and charm that Hoboken has worked hard over the years to create.

Building permanent walls is an extreme way in which to deal with the possibility of future flooding – there may be dozens more options that serve to mitigate damage and be less invasive on our way of life. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

Sincerely,

David & Shari Fuller  
Maxwell Place, Hoboken

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**From:** michael@mkgroupproperties.com [mailto:michael@mkgroupproperties.com]  
**Sent:** Sunday, December 27, 2015 8:06 PM  
**Subject:** rebuild by design

When the mayor first ran for office she kept stating people are tired of politicians and she was a concerned citizen....well she has clearly become a lying politician. I was at the museum meeting when she said no less then 6x that if the public decides that a wall was not wanted that was an option and we can concentrate on all the other parts of the plan which have to do with flooding from rain...yet two days later she sent an email stating that eliminating the resist part was not an option...clearly she said it could be eliminated because she was both tired of people yelling and she did not have the answers that she should have to answer all our questions.

I asked her if the plan was encompassing Jersey City, Hoboken and Weehawken then how is their choice of what to do going to effect Hoboken's choice.....i would imagine if diff towns had different solutions they wont be as beneficial as if they are all tied together....the mayor looked like deer eyes in headlights and just skipped the question like so many other

All I keep hearing is the process, yet this isnt a process...this was forced down the throat of residents with a ridiculous time frame to make a choice which is so permanent. Im not saying that something should not be considered but the vision of \$230 million dollars shouldnt speed up the process of doing what is right.

Yes we flooded during Sandy....1st flood in approx 100 years. why does everybody keep talking about Irene when my recollection is all the flooding was the rain and sewer problems NOT the overflow of the Hudson

The mayor was also asked if the money would still be given to the city if we did all parts of the plan except the wall...once again she had no answer and we still don't know.

Obviously the mayor acts more like a puppet without answers instead of being a leader and coming prepared with the answers.

I think the timeline is ridiculous and instead of makeshift meetings that don't hold enough people or there isn't sufficient planning so people can hear what has to be said and having somebody that can clearly explain the concepts...they should set up a series of meetings...maybe in the Highschool auditorium and have people show up on designated days according to their address.



**Michael Klein**

Realtor® Associate  
Luxury Property Specialist  
Liberty Realty  
1 Marine View Plaza  
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*Information received in this email is deemed reliable but not guaranteed.*

**From:** Franz Paetzold [mailto:franzpaetzold.nj@gmail.com]

**Sent:** Monday, December 28, 2015 9:21 AM

**To:** DEP rbd-hudsonriver

**Subject:** Comments from a Hoboken resident

If we are going to build flood walls, then everyone should benefit. We should not build walls that cause us to sacrifice certain buildings.

The Shipyard building complex is located in the upper north east corner of town.

Some of the "Rebuild by Design" plans call for building a flood wall directly to the west of the Shipyard. I think this means the Shipyard and other nearby buildings would be sacrificed if we experience another tidal surge. Think about it - the water would be stopped at the wall but would then flow right back into the Shipyard.

The Shipyard is my home. I don't want to see it put at risk. Instead, I would like to see it protected.

Please, if you we are going to build a food wall then let's also protect the Shipyard.

Sincerely,

Franz Paetzold

Two Constitution Court, Apt. 414, Hoboken, NJ, 07030

Sent from my iPhone

Sent from my iPhone

---

**From:** Diva Plus Pugs [mailto:afrankfinance@aol.com]

**Sent:** Monday, December 28, 2015 9:25 AM

**To:** DEP rbd-hudsonriver

**Subject:** Waterfront rebuild

Mr. Rosenblatt,

I am a resident and property owner in Hoboken. I am strongly opposed to concepts C and D in the Rebuild by Design plans. In addition, I am opposed to any other options which include a sea wall along our waterfront.

It is my wish that your team can regroup and evaluate other viable options for flood protection that do not impact the quality of life and the economy of our great city by building sea walls. Due to the substantial cost and the permanent nature of this project, decisions should not be forced into an artificial timeframe without time for proper vetting or comment.

Amy Frank Goldman  
And Morgan Goldman

Sent from my iPhone

---

**From:** jrmarinojr . [mailto:jrmarinojr@gmail.com]  
**Sent:** Monday, December 28, 2015 10:28 AM  
**To:** DEP rbd-hudsonriver; Team@dawnzimmer.com  
**Subject:** Rebuild By Design

Hello Mayor Zimmer and Mr. Rosenblatt,

By way of introduction I am a resident of Hoboken living in the Maxwell Place community. I would like to express my concern with building a sea wall along our waterfront. This would limit access not only for residents along the water but the city's many visitors as well. In addition to this it would greatly affect home values in the area in which much of the city's tax revenue is derived. Building the proposed sea wall is an extreme reaction to a 1 in 100 year storm that greatly takes away from the charm and character that this city has worked so hard to maintain along its uptown waterfront. **That being said I strongly urge the committee to eliminate concepts B, C, and D from consideration.** Thank you for your time.

Sincerely,  
James Marino

--

James R. Marino

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**From:** Michael Dick [mailto:mdick1@gmail.com]  
**Sent:** Monday, December 28, 2015 10:48 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Comments on Rebuild by Design

Good morning. I'm a Hoboken resident of 10+ years and currently live uptown with my wife.



Firstly, I strongly oppose Concepts C & D and think these should be eliminated from consideration.

Secondly, I attended the Monday meeting two weeks ago and did more listening than speaking. In my humble opinion, this process feels very rushed and not as well-thought-out as I'd envision a \$200mm+ project with potentially permanent changes made to one of the most iconic cities in all of NJ. I am remarkably passionate about the seawalls being a bad idea for so many reasons. Unobstructed city views is one of the most treasured parts of this city, and I think "walling the borders" would hurt aesthetics, would hurt culture, and would hurt home values. Whenever an out-of-town family member or friend visits, we go to the waterfront. I've often heard "wow, why live in the city when you can have this view?" I feel similarly and it's among the reasons I've been a loyal Hoboken resident for so long.

I recognize the importance of protecting our town from future flooding and another storm disaster, but seawalls seem like a drastic, rushed, and vehemently opposed option. I, for one, am strongly against it.

Regards,

Michael Dick

---

**From:** Shari Fuller [mailto:sharihope110@gmail.com]  
**Sent:** Monday, December 28, 2015 11:23 AM  
**To:** DEP rbd-hudsonriver  
**Subject:**

Good morning,  
Please see the attached form regarding the Rebuild by Design Project for Hoboken. Please register my comments and concerns as a homeowner and taxpayer in Hoboken.  
Thank you,  
Shari Fuller  
Maxwell Place, Hoboken

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

Please eliminate options C and D from consideration from the Rebuild by Design Project.

My family opposes all of the options that include sea walls along our water front. This goes against everything that has lead to the reintegration of Hoboken.

Please do not allow a sea wall in Hoboken.

Name: Shari Fuller

Address or Email: 1125 Maxwell Ln #720 Hoboken, NJ 07030

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14  
6pm  
Historical Museum  
1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15  
6:30 - 8:30pm  
St. Lawrence Church Community Room  
22 Hackensack Ave., Weehawken

December 17  
6:30 - 8:30pm  
Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Esther Y. Kwon [<mailto:esykwon@yahoo.com>]

**Sent:** Monday, December 28, 2015 1:45 PM

**To:** DEP rbd-hudsonriver

**Subject:** Proposed Concepts for Hoboken-opposition to Concepts B, C and D

Dear Mr. Rosenblatt:

I am writing to you to let you know my opposition for Concepts B, C, and D, which would block the waterfront view. As an almost 20 year resident of Hoboken, I have lived in several different parts of the city on the waterfront as well as away from it. When I first moved to Hoboken in 1995, I lived in the western section, the area that is prone to flooding. This was before the waterfront area was even developed,

but the view was a spectacular then as it is today, despite all the litter and dilapidation on the waterfront at the time. I used to run from the back part of the town and along the waterfront several times weekly. I greatly enjoyed the waterfront views on my runs even though I did not live in close proximity to it. To block or obstruct Hoboken's most valued asset would be a real injustice. This is an asset that all in the town enjoy whether they live on the waterfront or elsewhere in town. While many may oppose the other concepts due to Not In My Backyard syndrome, I think this is short-sighted and elitist. Hoboken is the waterfront. And the waterfront is part of its history, most famously memorialized in the film "On the Waterfront."

Again, I oppose Concepts B, C and D. Thank you for your consideration.

Best regards,  
Esther Kwon

---

**From:** Michael Susi [mailto:michaelsusi@msn.com]

**Sent:** Monday, December 28, 2015 2:14 PM

**To:** DEP rbd-hudsonriver

**Subject:** Rebuild By Design

Attn: David Rosenblatt,

Please open attachment, comments/question form.

Thank you,

Mike and Sally Susi

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

As Condo Owners of an 1100 Maxwell Place unit,  
we are opposed to an 8'-12' high seawall along  
the Hudson River waterfront.

This seawall would limit access to the waterfront,  
which has defined our community, without question  
the views of New York City and the Hudson River  
are signature assets for the City of Hoboken.  
Nailing off any part of the waterfront would more  
than likely lead to a major depreciation in  
property values, as well.

We therefore urge that you eliminate Concepts  
C and D from consideration by the Rebuild by Design  
Committee.

We also strongly OPPOSE all concepts that  
include any seawalls along our waterfront.  
period!

Thank you

Name: Michael and Sally Susi

Address or Email: Michael.Susi@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures

401 East State Street

Mail code: 501-01A

P.O. Box 420

Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-in Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1901 Hudson St., Hoboken

##### Drop-in Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Joe Rhodes [mailto:jrhodes@stocktonroad.com]

**Sent:** Monday, December 28, 2015 4:17 PM

**To:** DEP rbd-hudsonriver

**Subject:** Hoboken Flood Planning Design - Rebuild by Design Comments

NJDEP Commissioner Martin & Colleagues,

RE: Hoboken Flood Planning Design – Rebuild by Design

I would like to lodge my strong belief that any Flood Plan for Hoboken should as a core premise benefit all the residents, and not be at the expense of one set of residents in order to benefit another.

Plan A extremely benefits one set of property owners at the high expense of those single family homes of upper Hoboken/Garden Street.

I use the term “property owners” purposefully because the section of town that is most benefitted by Plan A is the Northwest section of town. That section of town is largely commercial/industrial property or owned by property developers such as the Rockefeller Property Group. Other parcels in this area serve as a bus parking lot, gas stations, automotive repair etc. There are virtually no single family homes in this area of town because it is a known flood zone. Anyone that has purchased property or constructed in this section of town has done so knowing it was in a flood zone, and has bought the land on the cheap as a result (there is some recently developed multi-family properties in this area).

Plan A changes all that. It contemplates a wall from Hoboken Cove up the highly desirable residential property of Upper Garden Street, thereby diverting flood water into this section of town and protecting the Northwest corner of town. On top of the purposeful diversion of flood water onto these single family homes, it would be unsightly and destroy the logistics (basic safety and otherwise) and aesthetics of what is considered the most desirable place for families to live in Hoboken. Even more unfair, Upper Garden Street is not in a flood plain and did not flood during Hurricane Sandy. It is where families live and the wall would absolutely ruin the area and destroy property value – its mere existence is already affecting property value.

Plan A is so ludicrous and egregious that it calls into serious question the motives of the planners that it would even be contemplated. Who would think it is a good idea to protect the bus parking lot and vacant parcels in a known flood plain, at the expense of single-family home owners who don't live in a flood plain? I'm all for protecting Hoboken, but not at the expense of the (one of the) nicest neighborhoods in town.

How is it that we have one engineering firm doing all the planning? Where are the other ideas and options? I'd get more input variety for a renovation of my home, let alone a \$230MM project to renovate an entire town. And how is that these plans have been kept under wraps up to this point? There is something seriously and fundamentally wrong with this process.

Most basically, I asked city leadership if they had checked the engineering design firm doing the planning - the Dewberry Group - for conflicts of interest with the major property developers that own land in Hoboken, and in particular the Northwest section of town (i.e. the Rockefeller Property Group among others). The answer is they had not. Is that why such a ludicrous plan exists today? – graft and under the table dealing is all too common in Hoboken and indeed NJ.

*“The relationship between the  
Hoboken Mayor and Governor  
Christie and members of his*

*administration was fractured when she alleged that they threatened to withhold Sandy aid if she did not support a development project in Hoboken that they favored. Earlier this month, Federal investigators terminated their investigation into the mayor's allegations, concluding that there was no collaborating evidence to support her claims. This could create a problem for the Hoboken project given the governor's penchant for dealing harshly with those who have the temerity to challenge him."*

But beyond that, Plan A simply makes no sense to anyone with a shred of common sense. And it violates what I think should be an absolute core premise of the planning – to not benefit one set of property owners/residents, at the expense of others.

Thank you for your consideration.

Joe Rhodes

**Joe Rhodes**

1234 Garden Street, Hoboken, NJ 07030  
201-683-9293 (o)  
917-301-1308 (c)  
[jrhodes@stocktonroad.com](mailto:jrhodes@stocktonroad.com)

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-----Original Message-----

From: Kirill Chubaev [mailto:ktchouba@gmail.com]  
Sent: Monday, December 28, 2015 6:43 PM  
To: DEP rbd-hudsonriver  
Subject: RBD comments

Dear David,

Please find our comments regarding the RBD project attached.

Regards,



Kirill Chubaev  
Hoboken, NJ

**REBUILD BY DESIGN**  
**HUDSON RIVER**  
• RESIST • DELAY • STORE • DISCHARGE •

**Environmental Impact Statement**  
**Concept Screening Public Meeting**

Thursday, December 10, 2015  
Wallace School

**COMMENT/QUESTION FORM**

Dear David,

We are Hoboken residents. We are extremely concerned about the plans to put permanent walls along Hudson waterfront. We believe that the walls would affect the aesthetics of the waterfront, the attractiveness of the area for the tourists and businesses, as well as the quality of life for the residents.

We particularly dislike concepts C and D, which, in our opinion, would bring the most negative impact to the area.

Regards,

Kirill Chubaev and Elena Konovalova,  
Homeowners at Maxwell Place

Name: Kirill Chubaev, Elena Konovalova  
Address or Email: kitchouba@gmail.com

Please leave this form at the Sign-In table, or you can submit by :

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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Hoboken Housing Authority Senior Building  
221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION

-----Original Message-----

From: Danielle Manderioli [mailto:dmanderioli@gmail.com]

Sent: Monday, December 28, 2015 7:08 PM

To: dzimmer@hobokennj.gov; DEP rbd-hudsonriver

Subject: Rebuild by Design options assessment

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the “Rebuild by Design-Hudson River” Plans proposed for Hoboken. While I was unable to attend the sessions held for live feedback due to business travel, I have read up on the proposed options.

I have lived in Hoboken since 2001, and spent 2.5 years both living and working in Weehawken prior to that so I have come to know this area quite well and love my home. I believe the #1 goal is to protect our waterfront community and all it offers. However, I oppose all five plans and do believe there could be a much more creative, less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like “surge” other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken’s waterfront.

Why was only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider? In the corporate world, when a firm is looking for a “service”, a “request for proposal” is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here.

Hoboken had massive flooding due to Hurricane Sandy and homes, cars and businesses were damaged; power was lost for many days. But hundreds of thousands of others throughout NJ and NY as well as 20 plus states faced the same scenarios and yet they are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC.

I love many things about Hoboken and support Hoboken locally—I am a yoga teacher at Devotion Yoga, I love the the restaurants, boutiques and shops, etc. The beauty of Hoboken’s magnificent waterfront is enjoyed by all residents who run, walk, play with their dogs, push their babies in strollers and more. To create a wall of any sort that goes down a tree-lined street like Garden Street or obstructs the open, unobstructed views and access of the waterfront would impact not just those of us that live on the waterfront but all residents that benefit from the beauty. This would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract outsiders from moving in, detract from Hoboken as an emerging “destination” vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken as the gorgeous Gold Coast gem that it is Building permanent walls is an extreme measure to combat a once in a one hundred year event and I implore you to explore other more creative and less drastic options, ones that allow access to the waterfront for all including those who may need assistance (e.g. Wheelchair access to see over a wall?) There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

Sincerely,

Danielle Manderioli  
1025 Maxwell Lane, unit 909  
Hoboken, NJ 07030

---

-----Original Message-----

From: Patricia Aquino Barcinski [mailto:pmirandade@hotmail.com]

Sent: Monday, December 28, 2015 9:25 PM

To: DEP rbd-hudsonriver

Subject: NO TO OPTION A - NO WALL - HOBOKEN PLAN

Dear Mr Rosenblatt

I was in the last meetings regarding this issue and through this letter, I am opposing to Option A.

My reasons are stated below. Further, the process should be more transparent in terms of the choice of the firm/researchers/etc who are brainstorming and proposing the solutions.

Thank you for your attention,

Patricia Barcinski

1238 Bloomfield street.

- Safety concerns (fire, emergency responders, etc...). i.e. limited access to homes. Additionally, access to fire hydrants would be compromised.
  - Water redirection concerns (i.e. into homes). Already have insufficient drainage.
  - Creation of a flood zone where there wasn't one before
  - Elimination of parking spots.
  - People with disabilities. Obstructed access to homes
  - How would the wall affect (help/harm) our neighborhood during rain? It would seem to trap the water on one side of the wall.
  - Damage some of the most historic blocks in Hoboken
- 

-----Original Message-----

From: tom jacobson [mailto:jakeaudra@live.com]

Sent: Monday, December 28, 2015 10:10 PM

To: DEP rbd-hudsonriver

Subject: Rebuild by Design - Hudson River

Mr. Rosenblatt,

With regards to the Resist component of the Rebuild By Design - Hudson River project, please see below my comments regarding selection of 3 options for further consideration & development.

My family has resided in Hoboken since early 1999. During Superstorm Sandy our primary residence on upper Garden Street was not flooded while a rental property on lower Park Avenue experienced about 2 feet of flooding in the basement. We have many friends and acquaintances who's homes were significantly flooded or otherwise impacted by this historic event. I am very supportive of the Rebuild by Design - Hudson River project in terms of its objectives and 4 component design strategy (Resist, Delay, Store, Discharge).

Most simply, of the 5 options brought forward for further consideration and development, I am most supportive of options A, B and E. However, I would not accept any of these options as currently described by the available documentation and therefore believe that significant improvements must be brought forward to make any of these options an option that is acceptable to all relevant stakeholders. The key challenge in my mind for the next stage of this project will be to find an acceptable balance between the benefits and costs (both hard and soft). The priority among benefits should be to minimize

the risk of catastrophic flooding for as many Hoboken residents as possible; by catastrophic flooding I mean long term flooding in low lying areas of Hoboken (e.g. west of approximately Park Avenue) where flood waters have nowhere to go. In my mind some amount of short term flooding related to storm surge (e.g. the Hoboken waterfront) is an acceptable risk due to the transient nature of this flooding. Another consideration regarding the benefit of each option is the robustness and reliability of the associated flood barriers. The fewer and lower the barriers I would expect the robustness and reliability to increase. Regarding cost, hard cost (e.g. cost) will generally increase with the length, height and number of flood barriers. These considerations directionally favor options A, E and B. A very important soft cost consideration is each option's impact on the community. Options B, C and D could significantly reduce access to the Hudson River while options A and E could significantly disrupt the real property of homeowners adjacent to the inland flood barriers. I cannot understate the significance that should be given to these soft cost considerations.

My written words cannot do justice to the significance I place upon minimizing the community impact of any option which may ultimately be selected for implementation. While expressing support for options A, B and E I am doing so only to contribute to the process of selecting options for further consideration and development. The key challenge during the next phase of the project will be to develop an option which represents an acceptable balance of cost, benefit and community impact. We must keep in mind that community impact is a soft cost which is experienced daily while the benefit of reduced flood risk is experienced only for a handful of days each year. If an acceptable balance between these considerations cannot be developed, then I would advocate that we abandon or minimize the Resist component of the Rebuild by Design - Hudson River project.

Many thanks for your consideration of my input, especially the significance I attribute to community impact consideration of the Resist options.

Best Regards,  
Tom Jacobson

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**From:** Richard Weinstein [mailto:r.m.w23456@gmail.com]

**Sent:** Tuesday, December 29, 2015 1:57 AM

**To:** DEP rbd-hudsonriver

**Cc:** Carter Craft; trendaross@yahoo.com; rbhalla@fpsflawfirm.com; Alan Blumberg; thomas.herrington@stevens.edu; cstratton@hobokennj.gov

**Subject:** My Second Comment on Concepts Phase of RBD

The recent update dated December 23rd by Hoboken Mayor Dawn Zimmer of the status of the RBD grant project cited the involvement of Stevens Institute and it's "peer review" role in assisting Dewberry Engineering decisions on how to address future flooding resulting from storm water runoff as well as surges from the surrounding surface waters abutting the Study Area. While this is a welcome improvement in the public participation process it is still deficient in at least two respects. First, Stevens institute does not work for the Citizens Advisory Group as its technical expert. Second, although it's understanding, from a reading of the findings of the report entitled "Street Scale Modeling of Storm Surge Inundation along the New Jersey Hudson River Waterfront", Stevens Institute of Technology, Davidson Laboratory, October 2014," cited by Dewberry in its Draft Scoping Document (September 2015), indicates an extensive understanding of the dynamics of the storm surge that occurred during Hurricane Sandy, unless the specific advice that it provides to Dewberry and the NJDEP is memorialized and made part

of the Record of Decision its input will be inconsequential and indeterminable by anyone relying on the ROD decision in the future.

Richard M. Weinstein, Esq.  
Member of CAG

Sent from my iPhone

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**From:** Kav Ghai [mailto:kav.ghai@gmail.com]  
**Sent:** Tuesday, December 29, 2015 5:08 AM  
**To:** DEP rbd-hudsonriver  
**Cc:** Divmeet Mehta  
**Subject:** Rebuild by Design (RBD) - Resident Feedback

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the "Rebuild by Design-Hudson River" Plans proposed for Hoboken. Unfortunately, we have been on business/vacation travel so haven't had the opportunity to share our thoughts so are submitting our comments here.

Firstly, we want to state that we want to help protect Hoboken, a place we have come to love in our stay here. **However, we oppose all five plans and do believe there could be a much more creative, less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like "surge" other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken's waterfront.**

Second, we question why only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider. In the corporate world, when a firm is looking for a "service", a "request for proposal" is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here. Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged. Yes, we lost power for many days but so did hundreds of thousands of others throughout NJ and NY as well as 20 plus states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC.

We left a very desirable neighborhood in NYC 3 years ago and friends questioned "why we would ever leave NYC for Hoboken". We wanted a little more space but an urban setting. We explored Hoboken at the recommendation of friends who encouraged us to consider it. We were drawn to Hoboken specifically for the beautiful and unobstructed views of Manhattan and the short commute to Manhattan. We have come to love many things about Hoboken and support Hoboken locally.

The beauty of Hoboken's magnificent waterfront is enjoyed by all residents who run, walk, play with their dogs, push their babies in strollers and more. To create a wall of any sort that goes down a tree-lined street like Garden Street or obstructs the open, unobstructed views and access of the waterfront would impact not just those of us that live on the waterfront but all residents that benefit from the beauty. This would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract outsiders from moving in, detract from Hoboken as an emerging "destination" vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken. Building permanent walls is an extreme measure to combat a once in a one hundred year event and we implore you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of

enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

**We would like your help to eliminate Options C and D which directly impact the waterfront area at Maxwell Place.**

Thanks in advance

**Kav Ghai, Divmeet Ghai**  
1100 Maxwell Lane – Unit 413  
Hoboken, NJ, 07030

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-----Original Message-----

From: Nunu [mailto:nunu\_t99@yahoo.com]  
Sent: Tuesday, December 29, 2015 8:22 AM  
To: DEP rbd-hudsonriver  
Subject: Rebuild by design

Hi

I'm a resident of 1125 Maxwell. I strongly oppose for the sea wall to be build right in front of my building or anywhere close to my building

Can we please engage in other design firm to find out some other alternatives on protecting Hoboken against future flooding? Or host a design competition for all graduate engineer students? I would prefer opening the opportunity to other firms and students instead of just engaging one firm that provide proposal that no one in Hoboken is happy or like. By opening up the design opportunity I think there has to be a design that we can all come to an agreement without destroying our beautiful waterfront

Thank you  
Doris Chi  
Sent from my iPhone

Sent from my iPhone

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**From:** Reinknecht, Dennis  
**Sent:** Tuesday, December 29, 2015 9:29 AM  
**To:** Kenneth Spahn; Pflugh, Kerry; Larry Smith; Mike Sears; Rahul Parab ; DEP rbdh-archive; Reinknecht, Dennis; Schwarz, Frank; Sherman, Clay; Soto, Nicole; Yank, Brian  
**Cc:** DEP rbd-hudsonriver; Baker, Christine; Kuehne, John; Rosenblatt, Dave  
**Subject:** RBDH; Weinstein Letter My Second Comment on Concepts Phase of RBD

[I have copied this into the rbd-hudsonriver comments. Please see](#)

[Dennis](#)



**From:** Alan Blumberg [<mailto:ablumber@stevens.edu>]  
**Sent:** Tuesday, December 29, 2015 9:18 AM  
**To:** Schwarz, Frank; Yank, Brian; Soto, Nicole; Rosenblatt, Dave; Kuehne, John; Baker, Christine; Reinknecht, Dennis; Thomas Herrington  
**Cc:** Alan Blumberg  
**Subject:** Fwd: My Second Comment on Concepts Phase of RBD

dennis - in case you all didn't get this. I wasn't going to respond since it was not addressed to me. alan

Begin forwarded message:

**From:** Richard Weinstein <[r.m.w23456@gmail.com](mailto:r.m.w23456@gmail.com)>  
**Subject:** My Second Comment on Concepts Phase of RBD  
**Date:** December 29, 2015 at 1:57:23 AM EST  
**To:** [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)  
**Cc:** Carter Craft <[carter.craft@minbuza.nl](mailto:carter.craft@minbuza.nl)>, [trendaross@yahoo.com](mailto:trendaross@yahoo.com), [rbhalla@fpsflawfirm.com](mailto:rbhalla@fpsflawfirm.com), Alan Blumberg <[ablumber@stevens.edu](mailto:ablumber@stevens.edu)>, [thomas.herrington@stevens.edu](mailto:thomas.herrington@stevens.edu), [cstratton@hobokennj.gov](mailto:cstratton@hobokennj.gov)

The recent update dated December 23rd by Hoboken Mayor Dawn Zimmer of the status of the RBD grant project cited the involvement of Stevens Institute and its "peer review" role in assisting Dewberry Engineering decisions on how to address future flooding resulting from storm water runoff as well as surges from the surrounding surface waters abutting the Study Area. While this is a welcome improvement in the public participation process it is still deficient in at least two respects. First, Stevens institute does not work for the Citizens Advisory Group as its technical expert. Second, although it's understanding, from a reading of the findings of the report entitled "Street Scale Modeling of Storm Surge Inundation along the New Jersey Hudson River Waterfront", Stevens Institute of Technology, Davidson Laboratory, October 2014," cited by Dewberry in its Draft Scoping Document (September 2015), indicates an extensive understanding of the dynamics of the storm surge that occurred during Hurricane Sandy, unless the specific advice that it provides to Dewberry and the NJDEP is memorialized and made part of the Record of Decision its input will be inconsequential and indeterminable by anyone relying on the ROD decision in the future.

Richard M. Weinstein, Esq.  
Member of CAG

Sent from my iPhone

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**From:** Mark Meyer [<mailto:mafomeyer@gmail.com>]  
**Sent:** Tuesday, December 29, 2015 10:51 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Comments on "Rebuild by Design" options for Hoboken

Mr. David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
State of New Jersey, Department of Environmental Protection

Dear Mr. Rosenblatt:

I am writing with comments on the “Rebuild by Design” project recently introduced for the city of Hoboken. I am a long time resident of Hoboken (over 30 years) and I live on the north side of the city. Indeed, under proposed Option A, the flood wall could end in front of my house.

Having lived through Sandy and a number of other nor’easters that have hit Hoboken, I understand all too well the need for a response to the frequent flooding of the city. I also understand that, originally, Hoboken was an island and during Sandy it became an island again as the storm surge came in from the south and the north to inundate over 60% of the city. I understand the need to impede future storm surges. I have reviewed the five options presented. I will restrict my comments to the proposal(s) for the north end of Hoboken as I am extremely familiar with the topography and flooding proclivities there.

As I understand, Option A has a flood wall running down Garden Street from Weehawken Cove at the north end of Hoboken until somewhere around 13<sup>th</sup> or 12<sup>th</sup> Street. Option E has a flood wall running down either Hudson Street or Shipyard Lane, which are several blocks to the east of Garden Street. Options B, C, and D have variations on flood walls along the Hudson River itself.

It is important to highlight that Options A and E would sacrifice those structures and families living on the river side of the flood wall(s) at the north end of town. In the case of Option A, reports are that the around 14% of Hoboken residents live in the area to the east of Garden and the north of 12<sup>th</sup> Street. Under Option E, reports are that around 10% of the residents of Hoboken live to the east of Hudson Street or Shipyard Lane. For your information, this is a very desirable area of Hoboken in which to live. At one point a few years back, then Governor Corzine, U.S. Senator Menendez, and New York Giants quarterback Eli Manning (among other notables) all lived in the area that would be sacrificed under Option A.

Allegedly, Option A is the “Least Costly,” followed by Option E, for dealing with a storm surge at the north end of Hoboken. That, as I understand, is a major argument in favor of Option A or E. When I attended the public session on the plans on December 17<sup>th</sup> in Hoboken, I spoke to a representative of Dewbury who confirmed that a storm surge in the sacrificed areas of Hoboken would flood into the city’s sewer system and then actually flood the rest of the city that way. The Dewbury representative said that, should Option A or E be chosen, it would be necessary to segregate the sewer system in the sacrificed part of town, and close it down in the case of a storm surge.

Flood walls down Garden Street, Hudson Street, or Shipyard Lane would impede access for emergency vehicles, garbage collection, and snow removal, not to mention being a major disruption in the lives of those families on the affected or nearby streets.

As a resident of northeast Hoboken, I would also like to note that the land slopes downward from the east along Washington Street to Garden Street in the west. You can definitely see the downward slope from Bloomfield Street west to Garden Street. To me this suggests that under Option A the houses on the east side of Garden Street would bear the brunt of any storm surge as the Hudson River would flow over Hudson Street, Washington Street, Bloomfield Street to Garden Street.

I am also extremely concerned that in an effort to resist a storm surge from the Hudson River in the north of Hoboken would make the flooding situation arising from heavy rains even worse by the positioning of the flood walls along Garden Street or any street to the east. Flooding from heavy rain has occurred far more frequently than flooding from storm surge in Hoboken.

To the extent that Options A or E are considered the “Least Costly,” I suggest that arises from an insufficiently comprehensive understanding of all the costs involved. Yes, a wall along Garden Street, Hudson Street, or Shipyard Lane would likely be cheaper to construct than the walls in the other options under consideration. According to the plans presented, it’s shorter. The purported lower cost of a shorter wall, however, ignores a number of other very costly features of Options A or E. First, in order to protect the rest of Hoboken, the sewer system in the northeast part of town would have to be restructured and segregated from the rest of the sewer system in the case of a storm surge. This cannot be cheap and it is also likely to have enormous implementation and maintenance problems as a storm surge approaches. Second, Options A and E sacrifice approximately 14% and 10%, respectively, of Hoboken residents to a Hudson River storm surge. Damage to their properties would happen in the case of a storm surge and may well be exacerbated by the flood walls. Third, there would be a high cost of inconvenience and even danger for residents along the walls. Emergency vehicles, garbage collection, snow removal,

deliveries, just getting into a car would all be more costly in time, effort, and money. Fourth, do the wall construction costs incorporate the huge downsides of three to seven years of active construction (that's what the Dewbury personnel said) to the affected residents? Fifth, structures near the Option A and E walls would see a steep drop in property values, particularly those on the river side of the wall that suffer the negatives of the walls but receive none of the benefits. Sixth, the inevitable lawsuits from affected residents will be costly both to those bringing the lawsuits and those defending them.

I understand that the options presented were for public comment and discussion. And I appreciate your work in reviewing these comments in the process to develop an effective response to storm surge from the Hudson River.

Yours truly,

Mark F. Meyer  
1206 Garden Street  
Hoboken, N.J. 07030

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**From:** Laurie Letvak [mailto:lauriel78@aol.com]  
**Sent:** Tuesday, December 29, 2015 11:16 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Fwd: Highly opposed to options C and D

-----Original Message-----  
From: Laurie Letvak <[lauriel78@aol.com](mailto:lauriel78@aol.com)>  
To: <mailto:rbd-hudsonriver> <<mailto:rbd-hudsonriver@dep.nj.gov>>  
Sent: Tue, Dec 29, 2015 11:04 am  
Subject: Highly opposed to options C and D

To David Rosenblatt:

I have studied the proposals and am opposed to any plan which involves constructing seawalls along the Hudson River. I am most strongly opposed to options C and D.

My husband and I moved to Hoboken 5.5 years ago specifically for the waterfront access and views of the Hudson and NYC from our Hoboken apartment. We enjoy the waterfront daily, as do so many other residents and visitors to Hoboken. We are concerned that these plans present serious negatives for the community and in addition seriously detract from the desirability of the area (presumably also justifying re-

valuation of our property). All of this while putting focus on an area less seriously impacted than other areas in Hoboken.

During Hurricane Sandy, we watched over the course of many hours as the Hudson River water level gradually rose and eventually overflowed its banks. From our vantage point at the River and 12th street, we watched as the water rushed onto the street, but rather rapidly receded back into the river. Although some ground floor neighbors did endure flooding, most did not in this area. Most of the heavy impact of the flooding was quite far from this area and would not be impacted much if at all, by these proposed measures. Areas such as the PATH and southern (and western) parts of town seem to have a much greater need for protection, as these were areas where thousands were crippled by inability to access transportation and even exit their homes.

In case the priority was put on the northeastern part of the city, though I can't understand why it would, I would strongly suggest consideration of barriers which could be positioned only in the case of rising water levels. As noted above, the water levels were rising over approximately 18-24 hours prior to the flooding, and would appear to give more than adequate notice to raise movable barriers.

Although it is a "coup" to obtain federal funding to help prevent future flooding, it is no "coup" to rush into producing a "folly" which we will need to live with for a very long time.

Thank you for taking this into consideration.

Laurie Letvak, MD  
1125 Maxwell Lane Apt 456  
Hoboken NJ 07030

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**From:** Rockhill, Geoff [mailto:Geoff.Rockhill@am.jll.com]

**Sent:** Tuesday, December 29, 2015 3:21 PM

**To:** DEP rbd-hudsonriver

**Subject:** Rebuild by Design Hoboken - Comments

Dear Mr. Rosenblatt

I am a resident of 1025 Maxwell Lane. I live here with my wife and 18 month old daughter and plan to raise my daughter in Hoboken.

I was attracted to Hoboken because of the vibrancy of the community and especially because of access to the Hudson River – I have lived along the Hudson my entire life and grew up boating and swimming in the river.

As a real estate professional, I understand the importance of preparing for potential flooding events – having been responsible for the operation and, in some instances, recovery of several major commercial buildings in Lower Manhattan and Jersey City during and after the Sandy event.

As a resident of Hoboken, I am glad that the 11<sup>th</sup> street pumping station is being upgraded to help prevent the routine flooding events faced by my neighbors to the west.

Reviewing the proposals for the Hoboken/Weehawken water front I am deeply concerned about both their impact on the City of Hoboken and their ultimate effectiveness in actually preventing floodwaters from entering Hoboken.

My specific concerns are as follows:

- The waterfront is a resource available to all residents of Hoboken and the surrounding communities, the lack of imagination of the current engineering-based solutions will greatly reduce waterfront access with a Berlin wall style set of measures. We can do better than this.
- For instance, the 15+ foot high berm that is proposed to extend from 12<sup>th</sup> to past 11<sup>th</sup> streets destroys the 11<sup>th</sup> street view corridor. This is one of two streets in the north part of town that have clear views of Manhattan from Washington Street on westward. This destruction of a valuable, shared resource is unacceptable and impacts everyone living in the northern half of Hoboken. The 11<sup>th</sup> street view corridor must remain open.
- Who is looking at the tradeoffs between ultimate protection and economic impacts to Hoboken? Looking to prevent a 500 year event with walls will have a certain, significant negative impact on Hoboken's economy, relegating Hoboken to a walled city (Lincoln tunnel to the north, Holland tunnel to the south, Palisades to the west and floodwall to the east.) We may be economically better off targeting the 100 year (or even 50 year) event as a more effective compromise between definite negative economic impact and potential flood impact. Is this being discussed?
- The actual success of the project will be measured by the impact of the first major flooding event to occur. Which means that all of the various gates and deployable barriers must be in place and functioning at that time. Looking at the sheer number of these elements and their complexity, significant thought must be given to a) what funding will be required to adequately maintain these assets (and it will be significant given the salt water exposure they will have) and b) who will perform this work? (I have strong doubts about the ability of Hoboken's municipal workforce to engage in the type of detailed preventative maintenance and testing that is required). In my view all proposals must be reviewed with an eye on maintainability – where is this in the review process?

I would also like to add that compressing the public review process into the month of December is entirely inappropriate and smacks me as a deliberate way to look to minimize the public's ability to comment on the proposals. I, for instance, had a number of key work events during each of the public meetings and could not attend any of them.

Thank you for listening.

Geoffrey Rockhill  
Managing Director  
Corporate Solutions



[geoff.rockhill@am.jll.com](mailto:geoff.rockhill@am.jll.com)

o +1 212 418 2648

m +1 917 783 9306

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**From:** Michelle Colacurto [mailto:mcola823@gmail.com]  
**Sent:** Tuesday, December 29, 2015 5:59 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Environmental Impact Statement

Kindly see attached.

Thank you,  
Michelle Colacurto

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

Please eliminate concepts C and D.  
We also oppose any concepts that  
include seawalls along the waterfront.

Name: Michelle & Robert Colacurto  
Address or Email: 1100 Maxwell Lane Unit 315, Hoboken, NJ 07030  
mcolas23@gmail.com  
Please leave this form at the Sign-In table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Saydah, Gilbert R. [mailto:GSaydah@KelleyDrye.com]

**Sent:** Tuesday, December 29, 2015 6:28 PM

**To:** DEP rbd-hudsonriver

**Cc:** 'dawnzimmer@gmail.com'; 'councilmanbhalla@gmail.com'; 'tiffaniefisher@hotmail.com'

**Subject:** Comments on Concept A of Rebuild By Design and Resist, Delay, Store, Discharge

David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420  
[Rbd-hudsonriver@dep.nj.gov](mailto:Rbd-hudsonriver@dep.nj.gov)

Dear Mr. Rosenblatt,

We are writing to express our concerns with proposed Concept A of the Rebuild By Design and Resist, Delay, Store, Discharge flood protection project in Hoboken.

On first glance, Concept A appears to be the cheapest and easiest (albeit least protective) plan proposed. However, as discussed below, when all things are considered, we believe that Concept A would be the most costly option, provide the least flood protection, and have the lowest chance of actually being constructed within the timeframe allowed by the federal grant.

As a threshold matter, Concept A should be immediately rejected because it fails to effectuate a comprehensive flood protection plan to protect ALL of Hoboken – the entire basis on which the federal grant was given. Instead of protecting all of Hoboken, Concept A would create new flood zones, pit neighbor against neighbor, expose the City and State to endless litigation and millions of dollars of new liability, and sacrifice one of the most historic neighborhoods in Hoboken. With these irreparable flaws, Concept A must be rejected now.

As originally requested by the City of Hoboken in its grant application, we request that the NJ DEP and City of Hoboken pursue a truly comprehensive flood protection plan which will protect ALL of Hoboken.

### **Concept A Would Create New Flooding**

Concept A would run a new flood wall from Weehawken Cove down Garden Street, potentially all the way to 12<sup>th</sup> Street. Garden Street and Bloomfield Street from 14<sup>th</sup> Street to 12<sup>th</sup> Street did not flood during Hurricane Sandy and are outside the FEMA flood zone. Running a wall down Garden Street would create new flood zones by ensuring that at least half of the houses on Garden Street (and likely all the houses on Bloomfield Street too) flooded from the water stopped by the new flood wall.

At every public meeting we have attended, residents have been told by both the City of Hoboken and NJ DEP that no concept may go forward if it would make flooding worse for any residents. Concept A's flood wall down Garden Street would do precisely that – make flooding worse for residents on Garden Street on the “wrong side” of the Wall, as well as worse for all of

Bloomfield Street. **Because Concept A would create new flooding along Garden Street, an area that does not flood, Concept A cannot go forward and should be removed from consideration immediately.**

### **Concept A Would Harm Property Values and Expose New Jersey and Hoboken To Millions of Dollars of Liability**

In a recent decision, the U.S. Supreme Court in *Arkansas Game and Fish Commission v. United States* unanimously held that a governmental entity could be liable for damage to private property caused by temporary flooding created by governmental activity (like building a dam or flood wall). The Court held that such damage to private property could constitute a “taking” under the Takings Clause of the 5<sup>th</sup> Amendment of the U.S. Constitution, and that the governmental entity responsible for creating the flooding, would also be responsible for paying for the damage that the flooding caused. See 133 S. Ct. 511

(2012) [http://www.supremecourt.gov/opinions/12pdf/11-597\\_i426.pdf](http://www.supremecourt.gov/opinions/12pdf/11-597_i426.pdf)

If the City of Hoboken and NJ DEP pursue Concept A, with a flood wall down Garden Street (again, an area which did not flood in Sandy and is outside the FEMA flood zone), the City of Hoboken and the State of New Jersey would be causing new flooding along that flood wall. The new flooding along Garden Street and Bloomfield Streets caused by this new flood wall would cause tens or hundreds of millions of dollars of property damage to the historic homes along Garden Street and Bloomfield Street – damage that would not have occurred had the wall not been built, and damage that the City of Hoboken and State of New Jersey must pay to repair each time it occurs. The State of New Jersey and City of Hoboken cannot and should not open itself to such enormous liability every time there is a flood event.

Even if no flood immediately occurs, Concept A immediately exposes the City of Hoboken and State of New Jersey to millions of dollars of liability from reduced property values in the new flood zones on Garden Street and Bloomfield Street. By constructing a wall down Garden Street, and destroying the neighborhood through reduced access to people’s property, reduced parking, and new flood risk (to name only a few issues), Concept A would decimate property values along Garden Street and Bloomfield Street. Certain images suggest the flood wall would run directly down the middle of the street, closing Garden Street to traffic entirely. Closing Garden Street to vehicular traffic would not only further reduce property values, it would harm residents by impairing access to our homes by police, fire department, emergency medical personnel and sanitation. Again, this reduction in property value caused by the actions of the City of Hoboken and NJ DEP would be takings under the 5<sup>th</sup> Amendment of the U.S. Constitution, for which the City of Hoboken and State of New Jersey would be liable.

Moreover, the homes along Garden Street and Bloomfield Street impacted by Concept A pay some of the highest property taxes in Hoboken. Thus, not only would Concept A cause liability for Hoboken through reduced property values and flood damage, the reduced home values will also significantly reduce Hoboken property tax revenue, causing further harm to the City.

While at first glance Concept A appears to be one of the least expensive options, when all potential costs and liabilities are considered, Concept A would likely be the most expensive option for the City of Hoboken and State of New Jersey.

### **Concept A Will Be Subject to Expensive and Time Consuming Litigation**

If Concept A is selected, the residents of Garden Street and Bloomfield Street will face the decimation of their property values, and destruction of their neighborhood and homes from a flood wall running down Garden Street and the newly created flood zones. Faced with this threat to their homes and families, these residents will have no choice but to attempt to stop the wall and project through costly and time consuming litigation, including lengthy appeals. Given the tight timeline involved, and the requirement that the grant funds be spent by September 30, 2022, this litigation could prevent the construction of any flood prevention measures.

When evaluating the various concepts that have been proposed, the City of Hoboken and NJ DEP seem very concerned about the time needed to obtain permits, evaluate environmental impact and prepare reports, and work with federal and state agencies to effectuate a truly comprehensive flood prevention solution that will protect all of Hoboken. While these may be valid issues, the City of Hoboken and NJ DEP must also realize that if they pursue Concept A, they run the risk of Hoboken receiving no flood protection at all, because litigation and appeals regarding Concept A could halt all progress for years, if not decades, while cases proceed through state and federal courts.

The City of Hoboken and NJ DEP should not risk missing federal deadlines, and losing both these funds and the opportunity to help all of Hoboken, by pursuing a flawed plan guaranteed to result in protracted litigation.

### **Hoboken's Rebuild By Design Grant Application Was Premised on Protecting "All" of Hoboken**

From the outset, the application by the City of Hoboken to obtain the Rebuild By Design grant funds was premised on protecting ALL of Hoboken. As the final proposal states: Jersey City, Hoboken and Weehawken are susceptible to both flash flood and storm surge. As integrated urban environments, discreet one-house-at-a-time solutions do not make sense. ***What is required is a comprehensive approach that acknowledges the density and complexity of the context, galvanizes a diverse community of beneficiaries, and defends the entire city, its assets and citizens.***

See: <http://www.rebuildbydesign.org/project/oma-final-proposal/>

The Final Boards showing the City's proposal and plan clearly show coastal defense walls along the waterfront. The Final Boards explicitly state "Urban New Jersey – Continuous Defended

Shoreline” with a red outline of barrier protection along the waterfront. The Boards and proposal show and say nothing about interior flood walls running down Hoboken streets, or sacrificing certain neighborhoods to new flooding, so as to save Hoboken’s waterfront view.

See: [https://www.dropbox.com/s/tnr14qf89foyp6j/OMA\\_Final\\_Boards\\_140327.pdf](https://www.dropbox.com/s/tnr14qf89foyp6j/OMA_Final_Boards_140327.pdf)

The requirement of protecting ALL of Hoboken was reiterated in the full proposal, specifically in the City’s goal to exempt the entire city from the flood insurance mandate. As the proposal states on page 21:

*The comprehensive strategy would recast the entire city as a “shaded X” zone exempt from the insurance mandate* by ensuring 100-year flood protection or greater (500-year protection proposed).

See: [http://www.rebuildbydesign.org/wordpress/wp-content/uploads/briefing/OMA\\_IP\\_Briefing\\_Book.pdf](http://www.rebuildbydesign.org/wordpress/wp-content/uploads/briefing/OMA_IP_Briefing_Book.pdf)

If constructing protective flood barriers along the Hoboken waterfront was never an option that the City of Hoboken would support, then City’s entire proposal and grant application was at best misleading, and at worst fraudulent. If the City of Hoboken and NJ DEP pursue Concept A, a plan never even contemplated, much less disclosed in the grant application process, it will likely subject the entire grant to reconsideration by the federal government, with the potential for delay and loss of all funding. The City of Hoboken and NJ DEP should not take this unnecessary risk by pursuing Concept A.

### **The State of New Jersey Has Made Clear That Comprehensive Flood Protection Is More Important Than Protecting Oceanfront Views**

Following Hurricanes Irene and Sandy, the State of New Jersey has made clear that protecting oceanfront views at the expense of flooding for inland residents is unacceptable. This is precisely what the City of Hoboken would be doing if it refuses to consider, much less pursue, a comprehensive flood solution with coastal flood walls along the waterfront that will protect ALL of Hoboken.

In 2013, Governor Christie made clear the importance of preventing flooding, even at the expense of resident’s views:

“We will go town by town and if we have to start calling names out of the selfish ones who care more about their view than they care about the safety and the welfare of their neighbors, then we are going to start doing that,” Christie said.

The governor blasted beachfront property owners more concerned about their view than about protecting their land and their neighbor’s land. “I have no sympathy for your view,” Christie said.



See: <http://newyork.cbslocal.com/2013/03/26/christie-blasts-selfish-homeowners-who-oppose-dunes-to-protect-shore-communities/>

Concept A represents precisely the selfish, improper desires of waterfront residents that the State of New Jersey has rejected repeatedly. Concept A would protect far fewer Hoboken residents from flooding than the other proposals (86% vs 98-99%), and would actually cause new flooding for residents of Garden Street and Bloomfield Street. This is wholly unacceptable, particularly when the only benefit from Concept A is protecting the oceanfront views of a handful of waterfront condo residents living in first floor units. Indeed, the absurdity of rejecting any proposal that includes coastal flood walls is painfully clear when one realizes that the vast majority of the waterfront condo owners would be unaffected by coastal flood walls, as the views from their high-rise condos would be unaffected by a flood barrier far below.

As the other concept proposals make clear, coastal flood walls along the waterfront don't spell a death knell for Hoboken's view of New York City, they would simply mean some modification and elevation of certain walkways, so as to protect ALL of the residents of Hoboken from future flooding.

### **Conclusion**

For these reasons, we request that Concept A be removed from consideration immediately, and that the City of Hoboken and NJ DEP pursue a truly comprehensive flood protection plan that will protect ALL of Hoboken.

Thank you for considering this letter.

Sincerely,

Heather and Gilbert Saydah  
1238 Garden Street  
Hoboken, NJ 07030

cc: The Honorable Mayor Dawn Zimmer ([dawnzimmer@gmail.com](mailto:dawnzimmer@gmail.com))  
City Council President and Councilperson At Large Ravinder Bhalla  
([councilmanbhalla@gmail.com](mailto:councilmanbhalla@gmail.com))  
Councilperson 2<sup>nd</sup> Ward Tiffanie Fisher – ([tiffaniefisher@hotmail.com](mailto:tiffaniefisher@hotmail.com))

**KELLEY**  
**DRYE**

Gilbert R. Saydah Jr.

Kelley Drye & Warren LLP  
101 Park Avenue, 27th Floor  
New York, NY 10178  
o: (212) 808-7612 | m: (917) 886-0647  
[gsaydah@kelleydrye.com](mailto:gsaydah@kelleydrye.com)  
[Website](#)

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-----Original Message-----

From: still moreinfo [mailto:stillmoreinfo@gmail.com]  
Sent: Tuesday, December 29, 2015 6:51 PM  
To: Reinknecht, Dennis  
Cc: DEP rbd-hudsonriver; Schwarz, Frank  
Subject: Re: the "landline" situation I mention last time in Hoboken...

Hi Folks,

I'd not intended the "landline" point(s) to be widely circulated BUT posted a warning against alerting thieves in it none the less. Perhaps landline firms routinely complain about floods causing them high costs of maintaining their landlines and the flood protection(s) developed for Hoboken will prevent such costs in the future.

The rest of the whole planet could really use some guidance on flood water management that, as I recall may take another decade to display in use in Hoboken. Meanwhile;

<https://sites.google.com/site/4infomnivores/pump>

is where I advocate that pipeline systems be utilized, and new ones required, to accommodate the transportation of water away from flood areas and to drought and wild fire areas. PLEASE NOTE that the state of Illinois is making progress in using a rock quarry as holding pond for their flood waters. I just google map determined that 300 miles from Hoboken is

Coudersport, PA 16915

headwaters of the The Allegheny River which feeds the Ohio river that feeds the Mississippi river that empties into the Gulf of Mexico and which has recently been too low of water capacity along some stretches to float commercial barges.

The 300 miles I'd calculated is the length of 24"

pipeline that can be filled in 18 hours by just one of those Hoboken sump pumps which news reports noted Mayor Zimmer ordered a second pump to double the draining capacity of her city streets. As I recall 50mg/h was the pumping rate of each of them. Presumably if both fed a pipeline out to the west of Hoboken only 9 hours would fill such a length. My calculations may be off, I hope not substantially, as water will probably outflow in much less than 9 hrs and even contribute some sort of suction flow drawn contribution the fluid dynamics of which are beyond me. But not out of reach of the Stevens Institute there in Hoboken.

So best of luck and Happiest [driest] of New Years, steveb

On Thu, Dec 24, 2015 at 8:44 AM, Reinknecht, Dennis <[Dennis.Reinknecht@dep.nj.gov](mailto:Dennis.Reinknecht@dep.nj.gov)> wrote:

> Steve,

>

> I forwarded your comments to the RBD-Hudson River account for consideration.

>

> Have a Happy Holiday and New Year.

>

> Dennis

>

> -----Original Message-----

> From: still moreinfo [<mailto:stillmoreinfo@gmail.com>]

> Sent: Wednesday, December 23, 2015 10:36 AM

> To: Reinknecht, Dennis

> Subject: the "landline" situation I mention last time in Hoboken...

>

> Hi Dennis,

>

> The text BELOW the "====" line I really wish to NOT be disseminated so that thieves are NOT inspired to steal and vandalize residences in quest for more copper.

>

> If by chance, you should feel that I'm advocating US gov't nationalize the landline system of telecommunication, eliminating the profit motives that refuse to maintain it; I'm fine with that although I feel telco biz can rise to the occasion to reclaim copper. There have been BIG banks found to be hoarding copper to maintain prices.

>

> Executive Summary=

> 1] more money for telco firms & less reliable Plain Old Telephone Service 2] more money for banks hoarding copper & less reliable P.O.T.S.

> 3] cheaper copper & more reliable POTS

>

> Before plunging into my attempt at making THE point that tenants should not have to maintain the wire to the phone jack. I know gov't is difficult work. Politicians can only move fwd so far at a time, I get

that. BUT when they shove a stick in front of motivated criminals with NO carrot, the prospect for more crime increases it really doesn't decrease.

>

> The now Fraternal Cable Cabal no longer classifies telcom firms as utilities.

> The proof is in most telephone books where under the "utilities" section are found only cable TV firms. Oh, the US has lost so much.

>

> Let me state that the reliability of Central Office powered landline service, with no need to run around "pronging" for power that folks practice in keeping their mobile phones charged, is being "stolen" from any citizen wishing to call 911. I'm aware of legal precedent, in even the District of Columbia, that no police department is obligated to actually respond to any 911 call but when kids in Long Island sound have their cell phone battery die in midst of 911 call; while technology exists to light a lamp simply by dipping battery in water, one has to speak on this situation.

>

> =====

>

> Specifically when Senator Schumer put another law atop the laws prohibiting folk invading Rail Road properties where they'd been stealing copper cabling I have to approach his staff and alert them to the massive amount of copper cable/wire still under US apartment complexes, which when circumvented in the late 70's, early 80's, cost approx \$0.40 - \$0.60 per foot and now sells for \$4.50 - \$4.60 per foot in good but not necessarily brand new condition.

>

> This circumvention seems to have been part of telco biz implementing "Subscriber Area [Control/from Cabinet access at curbside]" or just SAC, as written on workorders to not clear noise from landlines.

> The next step was selling "insurance" to apartment tenants for their "wire maintenance" as homeowners were offered option of maintaining their own "inside wire". Except in California which has law requiring landlords provide at least one "working" RJ-11 telco jack per rental unit.

>

> I am in NO WAY WHATSOEVER suggesting NJ LANDLORDS increase rents to comply with same/similar law. I wish the proceeds from reclaiming "apparently abandoned wire" BUT in use as mounting structure; for the replacement cabling described above - be used to offset costs of "actually replacing last few yards of subscriber line wire to the apartment telco jack.

> That last point is needed as when tenant paid the \$125.00, at the

> time fee to have modular, RJ-11, jack installed for the purpose of

> using customer owned phone set = the tech simply cut and dressed end

> of existing subscriber line at the face plate in rental unit and

> installed jack. Result;

>

> a] replaced multi conductor cable

> b] replaced jack

> c] leaving old, falling upon dirt of sometimes damp crawl space the last few

> yards of subscriber line. Which tenant customers required to pay for

> replacing yet again? What replace dirt part for now, then again, until

> putting up off dirt reveals in wall is faulty; then replace that? This is

> no way to maintain = hey all the multi conductor was done as massive

> wire "upgrade"!!

>

> That there is an example of "things" biz does to keep cost low.

- > Citizens have to endure such "happen"ings as more and more US gov't is
- > supporting biz's, perceived right, to maximize their profits at
- > expense of customer; who in specific case of telco service [must power
- > their equipment, if not provide that equipment; while telco biz sits
- > back accruing monthly billings with NO incentive to even provide back
- > up power to all their antenna towers they can find the funds to
- > "beautify" so as not to remind us all of their ever increasing
- > revenues in light of decreasing service(s). Meanwhile congress folk
- > all have "priority calling" by default should POTUS need to speak with
- > them at anytime. IF the tech exists to ensure congress can call, then
- > it's also available for billionaires and we the common citizenry.
- > I've 2 decades on telco payroll. I like landlines :-)
- >
- > So, if telco supervisors have staff NOT perform what customer is paying for it is high time that
- incentives be in place for landline customers to be serviced.
- >
- > [ HEY how about the shielded variety of subscriber pair wire that will short to
- > ground any Electric Power wire that may come into contact, which telco
- > techs instructed to classify as simply "a short"; for which there is no
- > incentive for them to "clear" ]
- >
- > Another reason for my effort here is that no entity seems willing to eliminate such possible causes of
- electrical fires in apartment buildings! While the most qualified to do so are the actual telco techs who
- know what wire is supposed to go where; even though that was not always the case; that's another
- story.
- >
- > There is a 3rd step in the above; 1st being deploy S.A.C then 2nd sell insurance ahead of 3rd =
- divestiture and hope to lay off risk of cost to maintain wire in multi-unit dwellings upon landlords.
- California seems to have complied.
- > Other states may actually be advising tenants hire electricians. Tenants may be lawfully able to
- perform their own telco "wire maintenance" but it is very doubtful any insurance policies cover injuries
- to tenants in landlord crawlspaces.
- >
- > Again the reclaimed copper from disused cabling has a value which can offset the updating of those
- last few yards of "subscriber line". I've yet to find either AT&T or Verizon to be willing to provide
- landline service they deem capable of DSL service!
- > Obviously they all prefer that customers power up terminal equipment for broadband.
- > DSL includes non-customer-powered basic telephone service in addition to digital, rather broad but
- hey it ain't optical [being non-optical it has it's own power].
- >
- > Power from a Central Office has been guaranteed by Back Up generation since the inception of what
- was Earth's premier phone company; America's [not with standing the peninsula of Florida nor the
- island of Manhattan where in humid and cramped environments respectively copper was valiantly
- "maintained' with use of sealing current bias to keep electrons flowing].
- >
- > All the other parts of America, including NJ; which was home to telco R&D, should not have to go-with-
- out just so billionaires can reap ever increasing dividends from continually reducing costs and reliability
- of the most basic telephone service powered entirely by the provider classified as a utility or not.

>

> NJ BPU refuses to reply anymore after form letter states Verizon reports my land line good to THE N.I.D.???? Homeowners have an actual NID, Network Interface Device, which they can open with just a coin or flat blade screwdriver, unplug their house wire, plug in working phone determine that the subscriber line to their premises is working or not - or if fault lies in the wiring inside their home.

> Most apartment complexes have the SAC multi-cabling entering a central locked "basement" to a non-UL-listed for customer use "punch field cross-connect" to the "terminal" block beneath each apartment building which seems to house the lightening protection, to which the last few yards of subscriber line are connected, again in a non-UL-listed for customer use screw terminals under torque of hex nuts. This leaves, guess what - the rental unit RJ-11 jack the ONLY NID facility available to NJ apartment tenant customers; yet Verizon can, and does, refuse to maintain landlines to that NID. Obviously managing access to occupied rental units is not trivial. Verizon fails even for unoccupied rental units. Further details available upon request.

>

> Complaints to county gov't seems to have driven the recent Verizon effort to re-route subscriber line "inside apartment buildings" as the telco wires strung from terminal blocks under buildings up exterior walls trough holes made in exterior sheathing have been removed.

>

> 50% of telco techs actually meeting with customer indicate the plastic tubing can under no circumstances be used for routing landlines to rental units. The other 50%, upon lamenting supervisor instructions to "under no circumstances repair that landline without payment" state that simply routing the wire out the building to the FiOS boxes upon exterior wall and into those plastic tubes is a means of providing landline/POTS to rental unit(s)! NOTE: such wire runs also circumvent any lightening protection proved by terminal block under building as down stream length exposed to lightening which is know to strike any exterior surface.

>

>

> Having read this far let me end by re-stating that the unknown, yet large amount of copper wire being simply left unused in US should be reclaimed. Thieves have proven its worth in having stolen eclectic power cables of large gauge and RR cables of even larger gauge to sell illegally into the reclamation industry. THE smaller gauge, yet plentiful, telco wire will negatively impact even those citizens with still working or even newly installed brand new landline service regardless what price they pay each month to keep it as politicians keep laying on laws that drive desperate folk to steal what can be properly removed for reclamation and provide telco biz the opportunity to access US rental properties and upgrade what they began forty years ago.

>

> Many interested parties will scoff at all the above, dismissing it, "get a cellphone", "here's one for free" batteries not included. When Con Edison pushed their staff to hurry up and make below grade repairs, dogs and even some persons got eclectic shocks from incomplete splice insulation beneath manholes covers!

>

>

> Lastly copper reclamation work is staffable:

>

> The WORK is available. NO entity is willing to hire for that needed work.

>



> 501c3 time? Maybe. But a gov't of the people, for the people, ought to support work by the people to keep landline service reliable to call 911 even when there are no police available to respond, as hiring bodega staff on demand is probably cheaper than deputizing on demand.

>

> My thoughts. My solution(s) will require re-writes I'm not presently funded to perform. I've got jobs to apply for.

>

> steveb

---

**From:** Bo San Tsao [mailto:bostsao@gmail.com]

**Sent:** Tuesday, December 29, 2015 7:07 PM

**To:** DEP rbd-hudsonriver

**Cc:** dzimmer@hobokennj.gov

**Subject:** Rebuild by Design Concept Elimination

Dear Mr. Rosenblatt,

Please eliminate Concepts C and D from consideration.

Further, I oppose all Concepts that include seawalls along our waterfront.

Thank you.

Best Regards,

Bo Tsao

1025 Maxwell Lane, Apt. 300

Hoboken, NJ 07030

---

-----Original Message-----

From: ajmoscato@gmail.com [mailto:ajmoscato@gmail.com]

Sent: Tuesday, December 29, 2015 8:03 PM

To: DEP rbd-hudsonriver

Subject: Rebuild by design

Hi David,

I want to express my desire to specifically eliminate concepts C and D from consideration. My wife and I oppose all concepts that include sea walls along our waterfront.

Thank You,

Anthony Moscato

---

**From:** Buzz Teodoro [mailto:anastacio.teodoro@gmail.com]  
**Sent:** Tuesday, December 29, 2015 8:24 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Comment Form

# REBUILD BY DESIGN HUDSON RIVER

• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

David,

I oppose concepts C&D since they block access to the Waterfront. I believe the waterfront is one of Hoboken's treasures and we should choose a design that allows Hoboken's resident unfettered access to this public space. Designs with walls down Garden Street and Hudson street are more preferable. Furthermore, I do not think any resident wants to live next to a wall. For that reason, the wall should be designed in to the fabric of the city with seating and plants/trees. Finally, I oppose all concepts that erect sea walls in front of River Street and the waterfront. Thank you very much and I wish you well in your decision making process.

Name: Anastacio Teodoro

Address or Email: 1100 Maxwell Ln./Anastacio.Teodoro@gmail.com

Please leave this form at the Sign-In table, or you can submit by :

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**From:** Kerry Marchetti [mailto:kerryg33@yahoo.com]  
**Sent:** Tuesday, December 29, 2015 8:26 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design - Feedback

To whom it may concern,

My name is Kerry Marchetti and I am a property owner at 1125 Maxwell Place in Hoboken, NJ.

My wife and I attended one of the public meetings regarding the flood planning and **I STRONGLY OPPOSE ANY PLAN THAT INCLUDES A FLOODWALL!!!**

As a homeowner in Maxwell Place I pay my fair share of taxes (as do all of the unit owners of the higher priced properties along the waterfront) and any plan to build a wall along the waterfront risks devaluing properties, and is a terrible idea.

I know we are supposed to provide feedback eliminating certain plans, please eliminate C, D, and scrap any idea of a floodwall that would block our waterfront making Hoboken a less desirable place to live, drive down home values and cause significant frustration amongst the residents that pay a significant share of the city's taxes that allow many of the great things about Hoboken to actually happen!

I already have to stare at 50x50 hole in the middle of 11th street for the next 2 years for a flood pump that could have been built before the condos were developed, please don't continue to make bad choices by adding a floodwall to the list!

All the best,  
Kerry Marchetti

---

**From:** Jeanne Shanahan [mailto:[jeanneshanahan@aol.com](mailto:jeanneshanahan@aol.com)]  
**Sent:** Tuesday, December 29, 2015 10:15 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** river proposals

Dear Dawn,

I disagree vehemently with a proposal to go through Garden Street. This should be a plan that adds beauty and park like settings, and I am very concerned as a homeowner, as to why you are rushing this decision.

Please help me to understand this better.

My best,  
Jeanne Shanahan  
1500 Garden Street  
Apt 10 C  
Hoboken, Nj 07030

Jeanne Shanahan  
[jeanneshanahan@aol.com](mailto:jeanneshanahan@aol.com)

---

**From:** Mike Baldassari [mailto:mb@mike-o-matic.com]  
**Sent:** Wednesday, December 30, 2015 12:21 AM  
**To:** DEP rbd-hudsonriver  
**Cc:** Tiffanie Fisher  
**Subject:** Rebuild By Design - Hoboken Hudson River Flood Control Concept "A"

Dear Mr. Rosenblatt,

As an uptown Hoboken resident, whose family has been part of the fabric of Hoboken for well over 100 years, I am writing to express my extreme dismay with the current Concept "A" proposal for uptown Hoboken. Here are some of the concerns.

While acknowledging that everyone in Hoboken is in favor of protecting the city from future flood events, it's important that it be done in a way that doesn't destroy the nature of our community or even worse, put a significant portion of the population at greater risk. My concerns with Concept "A" are as follows:

1. According to Concept "A", adding a wall, of any size, down Garden street would also require deployable "gates" that would **seal off the only 2 - two lane roads running East & West in northern Hoboken**. In the kind of "state of emergency" that occurred during Hurricane Sandy these gates would block major routes used by emergency vehicles - potentially leaving thousands of residents in even greater peril during a crisis. From the time these gates are deployed, to the time when the storm surge recedes and access is restored could be multiple days. This is simply not acceptable when the city would already be in an emergency event.
2. The wall down Garden Street would itself, significantly reduce access to homes by the Fire Department, Police Department and Emergency Services every day of the year, not just during flood events.
3. It also reduces access to the homes on Garden Street by Senior Citizens and the handicapped.
4. The wall down Garden Street would be an obstacle for the residents of the street, not to mention sanitation, recycling, snow removal (always a challenge in Hoboken) and would complicate the legendary shortage of parking in Hoboken.
5. As noted by one of the lead engineers at the community meeting in Hoboken on 12/17, "not every possible scenario can be modeled". If that is the case, then adding a wall down Garden Street potentially "pushes" water into a neighborhood that did not flood during Sandy - thereby swamping an antique, regularly overwhelmed sewer system, even without a storm surge. This seems extremely negligent and irresponsible.
6. Concept "A" leaves major apartment buildings, with thousands of residents, at risk, as noted by the blue cross-hatching in the NE corner of the drawing.

Another comment that is worth making. I looked through the original proposal submitted by OMA in 2014 and there are significant deviations between what was part of the proposal that won the \$230M grant, [www.rebuildbydesign.org/wordpress/wp-](http://www.rebuildbydesign.org/wordpress/wp-)

[content/uploads/briefing/OMA\\_IP\\_Briefing\\_Book.pdf](#) and what's being proposed here. Certainly there were no walls down streets in the winning proposal. It seems to me like what's really missing from the current proposals are the "Dutch Innovation" that we desperately need, the kind of engineering that's kept Amsterdam dry for hundreds of years and makes it beautiful still today. Instead, what we're being asked to accept are "Berlin-Wall-Style-Barriers", using old-school techniques that look like they're inspired by what little kids build on the beach in the summer (where's the sand tunnel?). There are no walls in Amsterdam, and yet that city is mostly below sea level. This can be done and done well, it's just a matter of the correct engineering.

This is a big deal - it will affect Hoboken in perpetuity - for our kids, grandchildren and their grandchildren. Let's get it right. In closing, there's some really great ideas that Stevens Institute of Technology has been working on and should be incorporated - check this out if you haven't seen it already: <https://www.youtube.com/watch?v=XxrfnJa3IpY>

Sincerely,

Mike Baldassari

-----  
Mike Baldassari

MIKE-O-MATIC Industries L. L. C.  
156 Thirteenth St.  
Hoboken, NJ 07030

Cell: (917) 553-5694  
E-Fax: (419) 793-4421

E-Mail: [mb@mike-o-matic.com](mailto:mb@mike-o-matic.com)  
Website: [www.MIKE-O-MATIC.COM](http://www.MIKE-O-MATIC.COM)

---

**From:** Christiaan Van der Kam [mailto:cvanderkam@unigestion.com]  
**Sent:** Wednesday, December 30, 2015 6:08 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Concept A - Hoboken

To Mr. David Rosenblatt

See attached letter.

Regards

Christiaan



**Christiaan Van der Kam**

Director  
Investment Director  
Private Assets

Dir. +1 (201) 714 2432

Fax. +1 (201) 714 2401

Mob. +1 (201) 589 8636

[cvanderkam@unigestion.com](mailto:cvanderkam@unigestion.com)

**Unigestion (US), Ltd**

Plaza 10 - Harborside Financial Center Suite 203  
Jersey City , NJ 07311

Tel. +1 (201) 714 2400

Fax. +1 (201) 714 2401

[www.unigestion.com](http://www.unigestion.com)



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\*\*\*\*\*[www.unigestion.com](http://www.unigestion.com)\*\*\*\*\*

Mr. David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton  
NJ 08625-0420

30 December 2015

Re: 'Rebuild By Design' Hudson River flood protection proposals

Mr. Rosenblatt:

This concerns Concept A of the 'Resist Delay Store Discharge' flood protection proposal for the city of Hoboken.



It is an outrage that Concept A has even been proposed as a means of protecting Hoboken from riverine flooding. Concept A does not protect a significant proportion of northeast Hoboken, much of which flooded during Sandy, and would disfigure and likely destroy as viable properties several residential blocks in the area.

Concept A is relatively cheap and would cause severe distress to only a proportion of the Hoboken population. Those considerations apparently make it attractive to Mayor Zimmer and others but do not render it either fair or effective.

I understand that a considerable amount of uncertainty, inaccurate information and even misinformation now surrounds Concept A. A number of facts, however, are not in dispute.

Concept A would not even attempt to protect some 14% of Hoboken taxpayers. By protecting the rest of Hoboken but abandoning the northeastern section of it, property values there inevitably will decline relative to values elsewhere in the city.

Concept A would drive a wall ranging in height from a projected 3.5 to 8.5 feet down the center of one of the most significant corridors of domestic architecture in Hoboken. The term 'projected' is appropriate because as more modeling and other studies are undertaken the dimensions of the wall may change. We do not know what shape it actually would take.

The existence of any such wall, however, would deface the corridor. More significantly, questions have been raised about the viability of the corridor as a residential area if it is divided by a wall. Those questions remain unanswered by the city or DEP. How will fire equipment and emergency vehicles gain access to the blocks? How will refuse and recycling be removed? Who will want to purchase properties blighted by such concerns and by the very existence of the wall itself?

In light of those and other impediments to habitability, does the city intend to condemn the housing along the corridor?

During the meeting held at the Hoboken Historical Museum on 10 December Mayor Zimmer had the appalling judgment to ask whether we would sacrifice the entire city of Hoboken for Garden Street. That is an insulting question that demands a false choice. We do not want to sacrifice the city: We do not, however, want to sacrifice a portion of it, as Concept A does sacrifice a portion of it.

It is true that we live on Garden Street-between Twelfth and Thirteenth Streets-and on the west side of the street. We therefore would be blighted by a wall only if the '500 year storm' solution is chosen, and whether or not it is chosen we would share whatever flood control benefit Concept A confers on the city.

Those considerations do not justify Concept A. We do not want to watch as the houses of our neighbors across the street and on Bloomfield Street flood, nor do we want to watch them flood over a wall between us. We do not want our neighbors to the north to see their homes blighted by a wall, and do not want to look out at a wall at all.

Again, and more significantly, we cannot countenance the notion that a flood protection system would be designed to sacrifice our neighbors. At the 10 December meeting Mayor Zimmer insisted that we "are the lucky ones" because we "did not flood" during Sandy. She was wrong - many of us were flooded and would be flooded if Concept A were adopted. We do not, for example, want our friend's restaurant and neighborhood gathering place at 14<sup>th</sup> and Hudson Streets to flood again; it would, however, flood.

We will not accept the unnecessary and inequitable blighting of our neighborhood and therefore cannot accept Concept A. No response to the devastation of a city should require devastating one of its most significant neighborhoods.

Sincerely,

Christiaan van der Kam

1235 Garden street  
Hoboken  
07030, NJ

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**From:** Roseanne Dickovitch [mailto:rdickovitch@gmail.com]  
**Sent:** Wednesday, December 30, 2015 9:32 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** dont want a permanent wall built on the waterfront

can't stress it enough.... it would destroy our neighborhoods..... only one engineer was used to design a system... i believe this approach and flawed.... not enough input from other experts for a solution that would be better for residents.... thanks Roseanne Dickovitch

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-----Original Message-----

From: Mike Belasco [mailto:mikebelasco@yahoo.com]  
Sent: Wednesday, December 30, 2015 2:52 PM  
To: DEP rbd-hudsonriver  
Subject: Rebuild by Design Feedback - No Sea Walls

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the "Rebuild by Design-Hudson River" Plans proposed for Hoboken. We were able to attend the session held at the Hoboken Historical Museum but unfortunately due to the size of the group that attended, and the layout of the event, few answers could be provided.

First, let me begin by saying I want to help protect Hoboken, a place we have come to love in our over 14 years living here and owning a business in town. However, I oppose all five plans and do believe there could be a much more creative, less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like "surge" other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken's waterfront. Second, I question why only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider. In the corporate world, when a firm is looking for a "service", a "request for proposal" is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here.

Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged (we, in fact, lost our car to the flooding). Yes, we lost power for many days. But so did hundreds of thousands of others throughout NJ and NY as well as 20 plus states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken. Building permanent walls is an extreme measure to combat a once

in a one hundred year event and we implore you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

I would like to officially eliminate concepts C and D from consideration and OPPOSE all concepts that include sea wall. This is a shame we are even considering these options!!!

Sincerely,

Mike Belasco  
1100 Maxwell Lane, unit 804  
Hoboken, NJ 07030

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**From:** Kimberly Papa [mailto:kimberlympapa@gmail.com]  
**Sent:** Wednesday, December 30, 2015 3:15 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design Feedback

I am writing to share my feedback on the Rebuild by Design concepts. I fully understand that prevent flooding, like that which was experienced during Superstorm Sandy, is crucial and solutions that protect our city from potential future damage are needed. However, the current Resist strategies that propose floodwalls being built within residential communities of Hoboken are absolutely not the way to do so.

The building of permanent floodwalls in Hoboken would be devastating to quality of life for residents, especially if constructed on Garden Street (Option A), Hudson Street or Shipyard Lane (Option E).

It is appalling that these options are even being considered and I strongly oppose them. These permanent floodwalls sacrifice the daily quality of life of Hoboken citizens and destroy the beauty of our city.

Option E, which proposes floodwalls along Hudson Street as well as a T-wall in front of the Hudson Tea Building is of extreme concern. This option would have an exceptionally negative impact on the daily lives of the thousands of residents in both the Hudson Tea and Shipyard communities, as well as the many other homeowners who live along Hudson Street. Homeowners in these buildings, who have made large

monetary investments and are dedicated to building their lives in Hoboken, would see their property values plummet as a result of floodwalls being constructed along Hudson Street.

An alignment along Hudson Street would also separate our community from the Hudson River and greatly impact traffic—both pedestrian and vehicular—creating congestion in an area of Hoboken that is filled with families. And in just over a year from now hundreds of more families will call Hudson Street home when the newest building in the Hudson Tea community, 1400 Hudson Street, opens.

The NJDEP and the elected officials of Hoboken and New Jersey must seek other Resist options that do not include permanent floodwalls within these neighborhoods, as they would be detrimental to quality of life.

Just a few that could be studied as alternatives:

As **revisions to Options B and D**, very low permanent floodwalls (no more than 4 feet high) along the Northern waterfront that could be topped with temporary walls in case of emergencies. Glass barriers that would not impact sightlines to the Hudson River, could also be considered.

Examples:

- o <http://www.wnyc.org/story/298560-instant-flood-walls-just-add-water/>
- o <http://www.floodcontrolinternational.com/PRODUCTS/FLOOD-BARRIERS/glass-barriers.html>

**Temporary, removable floodwalls in residential areas**, such as along Garden Street, Hudson Street or Shipyard Lane, that would **ONLY** be deployed during emergencies. These could provide protection in the event of an emergency, without disrupting daily life in our community. A trust fund could be set aside as part of the grant for the

deployment of these walls when needed. Permanent floodwalls could still exist north of 16<sup>th</sup> Street, extending into Weehawken.

Examples:

- o [http://ekofloodusa.com/ground\\_level\\_foundation.php](http://ekofloodusa.com/ground_level_foundation.php)
- o <https://vimeo.com/63911495>
- o <http://aquafence.com/protecting-communities/>.

Constructed **wetlands that reduce storm surge** around Weehawken Cove and along the northern waterfront.

In addition to my great concern regarding floodwalls within our city, it must be noted that none of the five options presented address Hoboken's infrastructure —our sewer system and our water system in particular. Both of these systems are put under greater pressure during floods. With a \$230 million budget, options that protect the city from future storms while improving basic necessities should be made a priority.

I urge you to take my thoughts, as well as those of other Hoboken residents, into strong consideration as the five options are narrowed down to three, and revision to existing options are made. The impact to the daily lives of Hoboken residents—not just in times of emergency—should be of the utmost importance.

Sincerely,

Kimberly Papa

Email: [kimberlympapa@gmail.com](mailto:kimberlympapa@gmail.com)

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**From:** Taryn Cazares [mailto:taryncazares@msn.com]  
**Sent:** Wednesday, December 30, 2015 3:30 PM  
**To:** DEP rbd-hudsonriver  
**Subject:**

December 30, 2015

Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419

Dear Mr. Rosenblatt,

I would like to add my comments on my opposition to Plan A as a solution to the problem of flooding in Hoboken and its neighboring communities.

While it is the cheaper one of the five proposed plans;

- Fire, Police and Ambulatory services would have serious response issues to homes on Garden with a wall blocking passage
- Handicapped and elderly people would have issues with daily pickup, drop off, or evacuation with a wall in front of homes.
- Parking will be eliminated or significantly reduced in this area. We all know parking is already an issue for Hoboken.
- A wall could create flooding in homes in an area not flooded before just by a rain storm which would occur sooner than a 100/500 year event.
- With an event like Sandy, a wall would signify a flood in Garden Street homes. This of course is outright unfair as the proposed plan suggests this area needs to take the hit for all of Hoboken.

The proposed plan(s) should benefit all Hoboken residents.

Sincerely,

Taryn Cazares

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**From:** Rikke Frojk Lauridsen [mailto:rikke.frojk@hotmail.com]  
**Sent:** Wednesday, December 30, 2015 4:34 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** 'Rebuild By Design' Hudson River flood protection proposals



Mr. Rosenblatt:

This concerns Concept A of the 'Resist Delay Store Discharge' flood protection proposal for the city of Hoboken.

It is an outrage that Concept A has even been proposed as a means of protecting Hoboken from riverine flooding. Concept A does not protect a significant proportion of northeast Hoboken, much of which flooded during Sandy, and would disfigure and likely destroy as viable properties several residential blocks in the area.

Concept A is relatively cheap and would cause severe distress to only a proportion of the Hoboken population. Those considerations apparently make it attractive to Mayor Zimmer and others but do not render it either fair or effective.

I understand that a considerable amount of uncertainty, inaccurate information and even misinformation now surrounds Concept A. A number of facts, however, are not in dispute.

Concept A would not even attempt to protect some 14% of Hoboken taxpayers. By protecting the rest of Hoboken but abandoning the northeastern section of it, property values there inevitably will decline relative to values elsewhere in the city.

Concept A would drive a wall ranging in height from a projected 3.5 to 8.5 feet down the center of one of the most significant corridors of domestic architecture in Hoboken. The term 'projected' is appropriate because as more modeling and other studies are undertaken the dimensions of the wall may change. We do not know what shape it actually would take.

The existence of any such wall, however, would deface the corridor. More significantly, questions have been raised about the viability of the corridor as a residential area if it is divided by a wall. Those questions remain unanswered by the city or DEP. How will fire equipment and emergency vehicles gain access to the blocks? How will refuse and recycling be removed? Who will want to purchase properties blighted by such concerns and by the very existence of the wall itself?

In light of those and other impediments to habitability, does the city intend to condemn the housing along the corridor?

During the meeting held at the Hoboken Historical Museum on 10 December Mayor Zimmer had the appalling judgment to ask whether we would sacrifice the entire city of Hoboken for Garden Street. That is an insulting question that demands a false choice. We do not want to sacrifice the city: We do not, however, want to sacrifice a portion of it, as Concept A does sacrifice a portion of it.

It is true that we live on Garden Street-between Twelfth and Thirteenth Streets-and on the west side of the street. We therefore would be blighted by a wall only if the '500 year storm' solution is chosen, and whether or not it is chosen we would share whatever flood control benefit Concept A confers on the city.

Those considerations do not justify Concept A. We do not want to watch as the houses of our neighbors across the street and on Bloomfield Street flood, nor do we want to watch them flood over a wall between us. We do not want our neighbors to the north to see their homes blighted by a wall, and do not want to look out at a wall at all.

Again, and more significantly, we cannot countenance the notion that a flood protection system would be designed to sacrifice our neighbors. At the 10 December meeting Mayor Zimmer insisted that we "are the lucky ones" because we "did not flood" during Sandy. She was wrong - many of us were flooded and would be flooded if Concept A were adopted. We do not, for example, want our friend's restaurant and neighborhood gathering place at 14<sup>th</sup> and Hudson Streets to flood again; it would, however, flood.

We will not accept the unnecessary and inequitable blighting of our neighborhood and therefore cannot accept Concept A. No response to the devastation of a city should require devastating one of its most significant neighborhoods.

Regards

Rikke Lauridsen

1235 Garden Street

Hoboken

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**From:** Annemarie DiCola [mailto:Annemarie\_DiCola@trepp.com]

**Sent:** Wednesday, December 30, 2015 4:52 PM

**To:** DEP rbd-hudsonriver

**Cc:** 'frankdicola@gmail.com'

**Subject:** REBUILD BY DESIGN-Comments

**Importance:** High

Dear Mr. Rosenblatt,

We are the owners of Unit 1003 at 1125 Maxwell Lane, Maxwell Place, Hoboken, New Jersey. We write to you to comment on the concepts under consideration by the City of Hoboken and the REBUILD BY DESIGN (RBD) team.

Most immediately, we urge that you specifically eliminate concepts C and D from consideration.

In general, as significant property owners in Hoboken, we oppose all concepts that include any sea walls along the priceless Hoboken waterfront.

The waterfront in Hoboken distinguishes the city as a rarefied place, especially because it is designed for everyone to enjoy, whether they live near the river or not. If sea walls were to be built there, the only people who would truly enjoy Hoboken's riverfront location would be residents able to afford living in high, river-front apartments that are high enough to see above the walls to a view of the water.

We were attracted to invest significantly in Hoboken because of the beauty of its waterfront and the openness of its community. Surely Hoboken does not want to desecrate its great natural beauty, and simultaneously become a segregated community of "haves" and "have-nots"?

We urge that you rethink the solutions to the challenges of Hoboken's waterfront, and find a better, more modern solution than "building a wall". Please keep Hoboken beautiful, and open-a valuable, desirable destination for residents of all ages and economic backgrounds.

Very truly yours,

## Annemarie and Frank DiCola

Annemarie G. DiCola, Esq. | CEO | Trepp LLC  
477 Madison Ave. New York, NY 10022  
☎: +1 212 754 1010 | ✉: [annemarie\\_dicola@trepp.com](mailto:annemarie_dicola@trepp.com)  
[www.trepp.com](http://www.trepp.com)



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-----Original Message-----

From: MARY FEURY [mailto:[mlfeury@optonline.net](mailto:mlfeury@optonline.net)]  
Sent: Wednesday, December 30, 2015 4:59 PM  
To: DEP rbd-hudsonriver  
Cc: John Feury  
Subject: Rebuild by Design - Hoboken

David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Trenton, NJ 08625-0420

Dear Mr. Rosenblatt,

This letter is in response to the Rebuild by Design plans A through E proposed for Hoboken. Let me say first that I appreciate the opportunity to provide feedback for the 5 plans proposed. It is certainly necessary to develop a comprehensive plan to implement solutions that will allow Hoboken to become more resilient in facing future flooding. The components of the Hoboken plans, which include a resist, delay, store and discharge strategy are impressive. I look forward to learning more about how they will be developed and incorporated into our city. The plans also include our bordering communities of Jersey City and Weehawken, which is crucial. My husband John was able to attend two of the drop-in information sessions; one at St. Lawrence Church on December 15th and the other at the Hoboken Housing Authority on December 17th.

While he came away with greater knowledge about the five proposed plans, he also left with many more unanswered questions.

Here are some of the questions I would like addressed along with some of my comments:

Why is there such a short period of time to review and consider all five plans? The plans were initially presented on December 10th, and our understanding is that two of the plans will be eliminated and only three will be considered going forward after the first of the year. This is a very short time to consider plans of such magnitude and expense with a major impact on our city.

Who will determine which of the three plans will be considered going forward? What is the criteria for eliminating two plans? How will the final plan be chosen? What are the determining factors? Greatest number of people protected? Cost?

Mayor Dawn Zimmer has expressed that she will not back three of the plans that limit waterfront access. Who has the final say? Why eliminate plans that limit waterfront access, but protect the greatest number of people without learning about alternatives that could be added to provide access in a different way, such as walkways above a wall for example?

How will it be decided whether to go with a 100 or 500 year storm plan?

If the project costs more than the \$230 grant, how will it be funded?

If a wall is built on Garden Street as proposed in Plan A, people who live to the east of the wall will be in danger of flooding when they have not flooded before. Why would we chose a plan that protects some people, but hurts others? Is it even feasible to build a wall down a residential street with so many other considerations such as fire department access? I live on the west side of Garden Street, and am not in favor of Plan A.

If deployable walls are built, how are they maintained and at what cost? How do we know they will be operable within a reasonable amount of time when a storm is imminent?

Will our existing weakened water and sewer system be considered in all of the plans? Will upgrades be incorporated into the final plan? How can we implement any kind of plan without first fixing the existing infrastructure?

Will the flooding that occurs during heavy rains be eliminated with any or all of the proposed plans?

Why is the PATH station not protected equally in all of the plans? The PATH trains were out for months. This not only affected the people of

Hoboken and local communities, but also the NJ Transit train commuters.

Thank you for your consideration of my questions and comments.

Respectfully submitted,  
Mary L. Feury

1218 Garden Street  
Hoboken, NJ 07030  
(201) 795-3351

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**From:** Peter Bakarich [mailto:peterbakarich@gmail.com]  
**Sent:** Wednesday, December 30, 2015 5:01 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Feedback

Good evening

My apologies for missing the community engagement meetings but it was difficult to get back after work. I can appreciate the task at hand since my firm went through the same process in NYC with their flood protection scheme along the East Side.

I listed a few comments/questions that I have on the design alternatives:

- Who operates the movable flood walls?
- Who will maintain these proposed flood protection features? Hoboken barely has enough funding to maintain the parks in town.
- Are the proposed revetments on land all hardscape or landscaped?
- How are the Path entrances protected? Are movable barriers proposed at the top of the stairs?
- I am in favor of protecting the ferry terminal.
- Not in favor of a wall down Garden Street or Washington Street. I think more of the flood protection should be kept closer to the bulkhead.
- Are there alternatives to a T-Wall along Sinatra Drive North?
- Moving the revetment to the water in Weehawkin Cove is a much better idea.

Thanks for the opportunity to comment and I look forward to future meetings that I can hopefully attend.

Happy New Year!

Peter Bakarich, P.E.

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**From:** carrowthibault [mailto:carrowthibault@optonline.net]  
**Sent:** Wednesday, December 30, 2015 6:13 PM

**To:** DEP rbd-hudsonriver

**Subject:** rebuild by design hudson river

Thank you for the opportunity to comment on the presentation December 10, 2015. It was very informative and the presenters did a good job with very complex information.

My comments:

- **Use the 100 yr. flood plain guidelines.** The 500 yr. flood plain requirements will be too costly and the heights of the walls will be *very* unpopular, thus politically difficult.

- **My preference is for a hybrid of Concepts A and E as follows:**

Concept E:

North end, concept E- the T-wall along Weehawken Cove is problematic as it cuts off views/access to the waterfront. Also, because it is a hard structure it may negatively impact the shoreline and marine life by causing erosion from currents and wave action . Instead, create a berm sloping up to the necessary height and then sloping back down to create a soft edge at water. This can provide full access and much needed additional open space as a 'linear' park. As an alternate (if this too costly) run the flood wall south from the currently proposed berm in the southwest corner of the cove down to the north side of 15th street then east along 15th street to meet the north-south wall proposed for Shipyard Lane.

For the South waterfront, use Concept A with some modifications.

Concept A:

South End: already well protected along the bike/walkway from pier A to the soccer field. No need for raised paths/revetments along this part of the waterfront. The strategy for the Long Slip looks workable but should be coordinated with NJT plans for the rail yard development. The treatment for the North End in Concept A is problematic because the proposed wall running down Garden Street will be too disruptive to the existing 19th century urban fabric. Any walls/barriers can be more easily accommodated along the parking garage lined modern buildings on 15th St. and Shipyard Lane. And they could be an architectural landscape feature where there is open space along the north side of 15th street.

- **Finally, There is some very vocal opposition** (from people not necessarily in the flood zones) to any sort of walls so I think there needs to be better communication on the impact to all of Hoboken of doing nothing. For example, it seems that without preventing flood waters/surges from inundating the low lying neighborhoods, their flood insurance rates will become unbearable with negative affects on the property values and thus the viability of the neighborhood.

Thank you,

carrow thibault

[carrowthibault@optonline.net](mailto:carrowthibault@optonline.net)

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**From:** Rachel Chang [mailto:rachel@byrachelchang.com]

**Sent:** Wednesday, December 30, 2015 6:20 PM



**To:** DEP rbd-hudsonriver

**Subject:** Re: Blocking Hoboken Happiness

To be specific, I oppose concepts C & D and any plan that involved putting a wall up on our waterfront. Let's eliminate Trump thinking — walls are not the answer.

Happy New Year,  
Rachel

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**From:** Rachel Chang <[rachel@byrachelchang.com](mailto:rachel@byrachelchang.com)>

**To:** "rbd-hudsonriver@dep.nj.gov" <[rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)>

**Sent:** Tuesday, December 22, 2015 3:06 PM

**Subject:** Blocking Hoboken Happiness

Dear Rebuild By Design,

When I moved across the country on my own and decided to settle in New Jersey a decade ago, I was so relieved to find Hoboken. It was tough being so far from family and friends, learning to navigate urban life, and experiencing seasons for the first time! But when I first stepped foot in Hoboken, it immediately felt like home.

I started out renting downtown in a lovely little studio on First Street between Clinton and Grand. I never anticipated staying here permanently, but five years passed so fast that it seemed it was time to invest in property.

Fortunately, my parents were looking to invest in property too, so we decided to go in on something together. And despite their hesitations and skepticism about the New York City-area, they embraced Hoboken on their visits as well. (On one of my Dad's visits, he made so many friends around town that he got more "Hello"s than I did when we walked around after I got back from work!)

After much research (and a serious dip into savings), we settled on Maxwell Place — and competed to get a spot pre-construction because it seemed like the only safe investment. Back then, all three of us had to be on two phone lines to finally get through and get a number to get spot! But it was the only space they felt comfortable investing in on the entire east coast. We were so grateful.

And now, six years after moving in, they've been pleased with their investment — and I've felt so lucky to be a homeowner in the Hoboken community. And proud 11-year Hoboken resident.

The plan last year to put the sewage pump literally in my front yard put a huge dent in our Hoboken Happiness, but we accepted the inconvenience and possibly devaluation in property because the pump would help our neighbors.

My understanding at the time was that it would help alleviate all the problems with the flooding, being a waterfront community, so to hear this plan about the 12-foot wall was quite a shocker. The fact it was even proposed and presented to the City of Hoboken is unbelievable. The whole draw of Hoboken, which has been at the root and core of the New Jersey Gold Coast community, is the waterfront — and literally blocking it seems like the ultimate detriment to our community.

I know there has been so much muddled in the politics of this issue that I'm confused about what the truth is — and wanted to inquire what exactly is happening, so that I don't fall prey to all these rumors. Unfortunately, holding all these meetings during the holiday week and requiring a "deadline" of comments by the end of the year just seems like this plan is trying to fly under the radar while everyone is distracted.

Because of my work schedule, I wasn't able to make any of the meetings as soon as they were announced. Had I been able to, I would have been at all three — particularly the one that spilled outside the Hoboken Historical Museum. I think the fact this many people were able to make an impact should say something about the community's response to this and I hope you won't let that all just go without taking it into account, as it felt like it happened with the pump.

Of course, I understand Hoboken needs to alleviate the flood problem. We can't have Sandy happen again. But I'm just wondering if there's a way to put it in a more discreet place to minimize the impact on the residents who are so grateful to call Hoboken our lovely and serene home. Looking forward to the answers!

Thank you,  
Rachel

1125 Maxwell Lane  
Hoboken NJ 07030  
201-683-0171

---

**From:** Reinknecht, Dennis  
**Sent:** Monday, January 04, 2016 7:41 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** FW: Hoboken Flood Plans

Forwarded

**From:** Feury, John [<mailto:John.Feury@aecom.com>]  
**Sent:** Wednesday, December 30, 2015 4:59 PM  
**To:** Reinknecht, Dennis  
**Cc:** Mary Feury  
**Subject:** Hoboken Flood Plans

It was a pleasure speaking with you at the Weehawkin and latest Hoboken meetings. My comments are as follows :

Demountable temporary flood barriers in residential areas need to be investigated in more detail

.

The gates proposed across any roadways would need to be demountable and would be impossible to guarantee 100%. A wall is only as strong as its weakest point. (Testing of these gates to keep Warranty would be expensive.)

Life Safety issues such as emergency access would need to be the top priority .

Thanks, I will continue to e-mail additional comments as I do more research. John Feury

---

**From:** Frank DiCola [mailto:yoshgunn@gmail.com]

**Sent:** Wednesday, December 30, 2015 6:31 PM

**To:** DEP rbd-hudsonriver

**Subject:** REBUILD BY DESIGN - Comments

Dear Mr. Rosenblatt,

I am a resident of Unit 1003 at 1125 Maxwell Lane, Hoboken, New Jersey. I wanted to write to you about the concepts under consideration by the City of Hoboken and the REBUILD BY DESIGN (RBD) team. I urge that you reject concepts C and D from consideration.

Covering up the waterfront seems like an overkill solution that will rob the city of its charm and render the riverside deserted. I'm on the tenth floor, so I'll keep my view. But not everyone is fortunate enough to live where I do.

Please reconsider your designs and consult with the engineers at Stevens, my alma mater. I'm sure the students there would appreciate the chance to apply their knowledge to a real life problem. They can certainly help to create a solution that is more effective and less intrusive.

Very truly yours,  
Frank DiCola, Jr

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**From:** Jordan Daub [mailto:jordan.daub@gmail.com]

**Sent:** Wednesday, December 30, 2015 6:39 PM

**To:** DEP rbd-hudsonriver; dzimmer@hobokennj.gov

**Subject:** Rebuild By Design

Dear Mayor Zimmer and Mr. Rosenblatt

Thank you for the opportunity provide feedback on the highly debated Rebuild By Design- "Hudson River" Plans for Hoboken. Unfortunately, I was unable to attend the session(s) held at the Hoboken Historical Museum as I was in London for work. As an 8 year resident of Hoboken, i have utmost concern for my our property, my neighbors, and the Hoboken community in its entirety. My wife and I plan to stay here for a long time due to the sheer character of the city, proximity to the city, and magnificent views of the city. Protecting

Hoboken from natural disasters and other unexpected detrimental events is something I take very seriously and am very interested in hearing more options, but I absolutely oppose ALL 5 potential plans (options A-E) because they clearly have not been vetted out in terms of the negative implications. Hoboken's golden ticket has always been and will forever (unless 10-18 foot walls are put up) be the magnificent views of Manhattan. There MUST be more innovative and modern ways that can help protect this city from an extraordinarily rare storm like Sandy. Frankly, it's shocking that we are only exploring ideas from what appears to be one specific firm, when in reality, we should be asking for RFPs from multiple engineering firms. There is no doubt that encasing the city with walls will forever change the living situation, economic situation, property value, and value proposition for living in Hoboken. Let me reiterate that I firmly believe it's important to come up with solution to protect Hoboken, but I have seen disaster areas that were even worse than Hoboken (e.g. Cranford NJ) and they are not even considering these drastic measures. We MUST be open minded and solicit more ideas, ideas that will not deprive the community of the very things that made Hoboken, well Hoboken. To be frank, I have heard too many people say they will leave Hoboken should we eliminate the magnificent views that are the direct reason why we are here in the first place. That is obviously not what we want, as property values will just plummet. **We have the opportunity here to lead the country with technical innovation, not by hiding behind walls.** I look forward to hearing about more options.

Sincerely,

Jordan Daub  
1100 Maxwell Lane  
#604  
Hoboken NJ 07030

---

**From:** Roberta & Stuart Silverberg [mailto:rss9999@gmail.com]  
**Sent:** Wednesday, December 30, 2015 9:19 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** comments on RBD draft concepts

- Overall, the concepts seem don't seem sufficiently innovative. We need more creative options that achieve protection without the negative impacts to waterfront access and neighborhood streets that are apparent in the presented options.
- Tying uptown and downtown protection features together in each option doesn't lead to the best solution for the city as a whole. Considerations are different for uptown and downtown. Options for each should be considered and evaluated separately and then combined only at the end.
- It seems like more sharing of solutions could be done with those attempting to deal with the same problems in New York City. Staff at the sessions did not seem to be familiar with the solutions being proposed there. Everyone might learn things that could lead to better and more cost effective solutions.
- Walls that go down local streets are at best undesirable and at worst totally impractical. Gates across streets pose reliability issues and risk trapping vehicles. Street

walls inhibit emergency access and hurt on street parking in a city that's already short of parking space. Street walls impound water and could result in diverting water to areas that would not otherwise flood. The simplistic "water doesn't flow uphill" answer that was provided at the 12/17 session isn't enough. Surge and wind driven impounded water can create water levels that would be higher than if they weren't impounded and therefore could flow to higher elevation streets than they would if not impounded.

- Tall walls at the waterfront pose a serious economic risk to both property owners near the waterfront and the city as a whole. They would devalue a large amount of real estate, would make the city less attractive as a place to live and do business, and could result in a downward spiral of tax revenues and city services.
- A plan that doesn't protect Hoboken Terminal is very shortsighted. It's a major transit hub and having it out of service impacts not only Hoboken residents but residents of adjacent towns and counties who depend on it to get to work.
- Serious consideration and formalization should be given to Mayor Zimmer's suggestions regarding an infrastructure trust fund to provide public funding for localized flood protection measures that individual buildings not protected by the chosen plan could implement within their buildings.

Roberta & Stuart Silverberg

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**From:** Gregory Nersessian [mailto:gnersess@gmail.com]  
**Sent:** Wednesday, December 30, 2015 9:48 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** tiffaniefisher@hotmail.com; margaretknersession@me.com  
**Subject:** Concept A

Mr. Rosenblatt:

We are writing to express our deep concerns with Concept A of the Rebuild by Design "Resist" proposals. We are longtime residents of Hoboken and are deeply distressed by the litany of safety and practical issues that would result from the existence of a wall down Garden Street. The list below identifies our key issues, though this list is not exhaustive – indeed, the more we consider the absurdity of this proposal the more questions and concerns it raises. This leads us to believe that the firm that was hired to design these concepts gave no consideration whatsoever to basic safety and practical issues (beyond flood protection) associated with the Resist measures. It's shocking and disappointing that such poorly vetted concepts would see the light of day, much less be presented to the community in the "take it or leave it" manner in which this was communicated. Moreover, Mayor Zimmer's shameful attempts to vilify affected community members that are expressing their concerns and to pit certain parts of the community against others has destroyed our confidence in her ability to effectively communicate and manage this important endeavor. Please understand, we strongly support exploring resiliency measures that protect the entire Hoboken community, however this goal must be achieved in a manner that does not compromise our safety.

Our chief concerns:

1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services (emergency personnel would have to navigate a barrier before addressing an emergency situation).

2. A wall would severely limit evacuation routes in case of an emergency.
3. A wall would create an accessibility hardship for the elderly and handicapped members of the community (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).
4. A wall on Garden Street would expose residential areas and schools (including Hoboken Montessori School which my child attends) east of the wall to severe flooding
5. A wall would create a public hazard for those walking between the wall and Garden Street residences (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken).
6. A wall that is designed for seating, as is depicted in many of the designs provided by Dewberry, would encourage loitering in a residential area in which many children reside.
7. A wall would increase the probability of flooding from a rain event (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on Bloomfield Street).
8. A wall would increase the threat of flooding from a surge event to an area that previously was not in a flood zone.
9. A wall would impede public services of snow and garbage removal
10. A wall would necessitate the removal of public parking, significantly reducing already limited public parking in the neighborhood.

In summary, we strongly encourage you to "Resist" Concept A.

Respectfully,  
Gregory and Margaret Nersessian  
1203 Garden Street

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**From:** Bob Sellers [mailto:rfsellers@gmail.com]  
**Sent:** Wednesday, December 30, 2015 9:51 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Opposition to Garden Street wall (Option A)

To whom it may concern:

I live on Garden Street, three doors down from 14th on the east side of the street in a historic neighborhood with a block that is completely in tact from 1901. Option A would put a concrete wall directly in front of our house. We have just completed a full renovation of the home, including matching our iron fence and gate to the rest of the block (ours was the only non-original fence/gate).. This wall would dramatically hurt our property value and would result in water in our first floor and basement (we had none in Sandy). In addition, I don't know what this would do to our insurance. If this approach were to be taken, we would have to be compensated, not only for the value of the home, but also for the enjoyment of the home. Also, we have two young children. Crawling over a wall to load or unload them into the car (or anything else from the car) would be problematic. My understanding is that the plans were developed for a 500 year flood. Given that the wall would only be a few feet high on our block, sandbags would seem to be a more reasonable approach, which would mean the wall could be avoided altogether in the residential section of that plan. However, I think other approaches are better.



It seems to me that any option that doesn't protect Washington Street from flooding makes little sense as it is the heart of Hoboken. Option E, which keeps the waterfront clear but affords protection to Washington, is a much better option.

The residents of Garden Street are mobilized to fight Option A. I hope a better approach, like Option E, will be taken.

Regards,

Bob

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Bob Sellers

(908) 656-2123

[rfsellers@gmail.com](mailto:rfsellers@gmail.com)

[www.linkedin.com/in/bobsellers1](http://www.linkedin.com/in/bobsellers1)

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**From:** Scott Rostan [mailto:[scott.rostan@trainingthestreet.com](mailto:scott.rostan@trainingthestreet.com)]

**Sent:** Wednesday, December 30, 2015 11:40 PM

**To:** DEP rbd-hudsonriver

**Subject:** Concerns with "Option A" of Resist Strategy in Hoboken

Mr. Rosenblatt,

This letter is to express my concerns with to 'Concept A' of the "Resist Delay Store Discharge" plan for Hoboken, NJ. Everyone's goal with the Resist strategy is to stop storm surge flooding in Hoboken. There are two main problems with Concept A in this regard:

ONE. It is impossible for me to see how Concept A does not push water into the homes on upper Garden Street and presumably upper Bloomfield Street, along with 14<sup>th</sup> and possibly 13<sup>th</sup> Streets. During Sandy, water did not flow down Garden or Bloomfield Street, and did not come across 14<sup>th</sup> street at the point where these streets intersect. If water DID flow down Garden or Bloomfield streets, the homes there would flood (NOTE: Many homes on these streets DID FLOOD DURING SANDY, from sewage and rising groundwater!). Engineers at the public presentations kept trying to tell people that this was not true. I am not an engineer, but if water moves down Garden Street at a volume that requires a retaining wall to keep it back, how will it NOT go into homes there? And if the water is not actually being directed down Garden Street (as some engineers seemed to be saying), then why does building a wall there help hold water back? We are creating NEW and/or ADDITIONAL flooding for some residents, while reducing or eliminating it for others.

TWO. It creates a 'wet zone' in Northeast Hoboken, which will flood in every storm surge event. While residents on upper floors of the larger buildings along the waterfront in that area may not suffer damage to their personal property, the ground floor businesses will, and residents in this area of town could feel other effects, especially if flooding becomes more common. The waterfront walkway we all treasure will eventually be damaged by repeated flooding, streets and

other city infrastructure at street level will all suffer. I do not know what kind of problems it introduces into the larger apartment buildings to have repeated flooding at their lobby level, in terms of their structural integrity and other essential services (electrical, etc). They will also be isolated during a storm surge event and I question how emergency responders could react to calls from this area of town (and this is without even getting into the problems introduced by walling off two of the only two-lane streets in north Hoboken). It would also greatly complicate evacuations, and perhaps make them mandatory for residents in this area. In addition, there ARE first-floor entry homes in this area, both brownstones and apartments/condos with first floor access or basement levels in the Shipyard and other buildings. Building a wall on Garden Street leaves an estimated 14% of the population in a flood zone.

#### Other concerns:

The engineering firm charged with determining the “feasibility” of each of the possible concepts is planning to build a wall that will last 50 years. Sandy was somewhere between a 100 year and a 500 year storm, meaning we will not see another storm like that during the lifetime of these walls. I understand that due to climate change and rising sea levels, storms of this nature are likely to become more frequent...eventually. But even if global warming accelerates this process, how does this plan protect us beyond the 50 year window? If we build walls that go unused for 50 years, then need to rebuild them or new ones to address the next 50 years, was that an effective use of the money, when people in Hoboken suffer flooding several times a year every year NOW, from other sources? I also understand that the grant money is specifically earmarked to “resist” or build walls and other structures to hold back water from the Hudson River. But if we are building something that won’t last until the next flood actually happens, what are we doing?

The feasibility study is supposed to take into account the impact of construction and the eventual structures on surrounding land use, especially schools and day cares because these populations are considered “sensitive.” There are two schools (Elysian Charter and Hoboken Montessori) on the blocks covered by Concept A, not to mention at least two daycares which will remain in the flood zone under Concept A, completely unprotected by storm surge. In addition, the residential blocks where Concept A would be built, like almost every block in Hoboken, are home to many small children. What are the likely effects of a 3.5 year construction project – in terms of air quality, noise and vibration, as well as possible hazardous materials unearthed by digging – and how will these issues affect the children in the construction zone every day?

The idea that because residents of Garden Street didn’t flood because of the storm surge (NOTE: many of them DID flood during Sandy, from sewage back-up and rising groundwater!) it is now “our turn” to have our homes and immediate neighborhood negatively impacted – which Mayor Zimmer told an assembled group of residents on Monday, December 14 – is a human and understandable reaction on some level. But resentment that some residents suffered less than others during Sandy is not the right mindset to decide how to spend \$230 million, nor is it an appropriate way to govern a city of over 50,000 residents.

Residents on the streets affected by Concept A have chosen to live in Hoboken for many reasons. Some people were born here. Some have lived here for thirty or more years. Many of

us have raised or are raising families here. We have concerns about our homes and our families just as every person in town does. We all want the same thing – safety first, and after that quality of life.. Hoboken has an active Zoning Board and a strict building code in many ways. If you want to add on to your building or home, you often have to provide information proving that your addition will not negatively impact your neighbors. This can be as detailed as doing “shadow studies” to prove that you will not reduce the light and air your neighbors have access to, because the town considers these things the right of every resident. No one in Hoboken wants to experience flooding like we had during Sandy again. Everyone suffered in different ways. Yes, some more than others, in terms of property damage and other problems. But the needs of all residents need to be taken into consideration when proposing a solution.

The engineering firms need to figure out how to create resist structures that do not obstruct residential ground-floor-entry neighborhoods. Every resident of the proposed construction areas AND the flood zone that would remain need to think about how this plan impacts them. Every resident who sends their children to one of the schools or daycares what would be impacted needs to think about this plan. Every business owner and people who rely on the businesses in these areas need to think about how this plan impacts them. Emergency services – police, fire, ambulance – need to address how this plan impacts them and their ability to respond to emergencies in different situations in different areas. This is not just a few people who don’t want a wall to block their view. Residents of Garden Street have a view of each other, not New York City or the Hudson River.

Regards,

Scott

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**Scott Rostan | Training The Street, Inc.**

[scott.rostan@trainingthestreet.com](mailto:scott.rostan@trainingthestreet.com)

o 212-499-9060 | f 781-998-8307 | m 201-362-0336

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**From:** Aldous, Eric [mailto:Eric.Aldous@rbccm.com]  
**Sent:** Thursday, December 31, 2015 9:07 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Citizen Comments Due by 12/31/2015 on Rebuild by Design

To whom it may concern,

I am a resident at 1500 Garden St that enjoys the water front nature of Hoboken but also understand the need to mitigate flooding. The first concept appears to create a new flood zone in the area around my building and along Garden St. If the purpose is to protect Hoboken and its residents please do not increase the risk of damage to select areas in order to protect others.

In addition, balance the goal to project Hoboken in consideration of all residents while preserving the unique aspects of the community that make Hoboken a great place to live. Please choose a plan that can increase flood protection and not destroy elements that make Hoboken a great place to live.

Regards,  
Eric.

**Eric Aldous** | Managing Director | Head of Futures | **RBC Capital Markets**  
200 Vesey Street, New York NY 10281-8098  
Office: (212) 858 7348 | Mobile: (646) 872-8486 | Email: [Eric.aldous@rbccm.com](mailto:Eric.aldous@rbccm.com)

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**From:** Phil Cohen [mailto:philiphcohen@aol.com]  
**Sent:** Thursday, December 31, 2015 10:04 AM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild By Design Hudson River -- community comments

December 31, 2015

Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
[501 East State Street Trenton, NJ 08625-0419](#)  
[rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

Dear Mr. Rosenblatt,

As a resident of Hoboken, and as an elected democratic committeeman representing a number of concerned constituents, I am writing to provide comments on the Rebuild by Design proposals – specifically Concept A -- but also generally. It is critical that any design feature not compromise the aspects of a neighborhood that make it special. I hope and expect that any design will include features that enhance, and not harm, the long-term viability of the community.

With that background, I would like to point out some immediate concerns regarding a proposed wall that is identified to be built along the vibrant Garden Street between 14th and 12th Streets community in Concept A that would significantly impact the community during non 100/500 flood year events.

1. A wall would significantly reduce access to homes by the Fire Department, Police Department and Emergency Services (emergency personnel would have to navigate a barrier before addressing an emergency situation).
2. A wall would severely limit evacuation routes in case of an emergency (an immediate response of crossing the street would no longer be an option).
3. A wall would create an accessibility hardship for the elderly and handicapped members of the community (no ability to pick-up or drop-off residents in front of their homes with the proposed barrier; no simple evacuation routes from homes).
4. A wall would create a public hazard for those walking between the wall and Garden Street residences (in essence an alley way is being created with only one way in and one way out; Garden Street is a highly trafficked route for children who attend multiple schools in Hoboken including the Elysian School at [1460 Garden Street](#)).
5. A wall would increase the probability of flooding from a rain event (a barrier would limit drainage and direct water into homes along Garden Street as well as bordering homes on

Bloomfield Street).

6. A wall would increase the threat of flooding from a surge event to an area in uptown Hoboken that previously was not in a flood zone (funneling water down Garden Street beyond [14th street](#) which did not flood during Hurricane Sandy).

7. A wall would impede public services of snow and garbage removal (how would trash be collected and snow cleared when there is a wall in the way?)

8. A wall would necessitate the removal of public parking, significantly reducing already limited public parking in the neighborhood.

I strongly encourage the NJ DEP to take into account the aforementioned impacts and significant day-to-day safety hazards you would be imposing on the residents of Garden Street and neighboring streets and reject any proposed wall to be built between on Garden Street between 14th Street and 12th Streets. I believe it is critical that Hoboken be protected from future inevitable storms and the rising Hudson River. So, we must move forward with a plan that makes sense for our City. However, the proposed Garden Street wall between 14th Street and 12th Street in Concept A is not a viable feature in such a future plan. Please put forth a plan that protects all of the citizens of Hoboken without putting the daily lives and homes of residents in uptown Hoboken at additional risk.

Sincerely,

Philip H. Cohen  
206 11th Street  
[Hoboken, NJ 07030](#)  
201 963-8586

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-----Original Message-----

From: Forde Prigot [mailto:[forde@prigot.com](mailto:forde@prigot.com)]  
Sent: Thursday, December 31, 2015 11:15 AM  
To: DEP rbd-hudsonriver  
Subject: Hoboken Flooding Concepts

To:  
Office of Flood Hazard Risk Reduction Measures David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419 [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)



As a Hoboken resident of nearly 20 years I've seen a significant and noticeable increase in severity of flooding events. As far back as the mid to late 00s I remember returning to my then residence at 206 Newark Street and having to wade through hip level sewage water to get to my front door. Storm Irene produced significant flooding events as well.

Both those events pale in comparison to the damage caused by Storm Sandy and the accompanying river surge. Living on 3rd and Park Streets I was able to see how Hoboken South West was crippled from Sandy. The intersection of 3rd and Park was the edge flooding on 3rd street. On third all to the west of Park was flooded for days.

I recall volunteering and riding on a military truck to the low income housing on 3rd. Those residents were running short of food, some residents were running out of medicines used to treat chronic and acute conditions, and many felt abandoned. When I hear the ignorance of Natalie Morales put forward that flooding resistance is for developers I think of the people in these buildings who felt abandoned. Ms. Morales may have been safe in the aftermath of Storm Sandy but thousands of her neighbors were not.

Hoboken WILL experience future storms and these storms are likely to increase in strength. I urge you to consider all concepts that would protect Hoboken residents, from the most vulnerable elderly or infirm, to the people who choose to stay and volunteer after storms.

The very real question is are we as a people willing to endanger lives so as to not impact a view. If not we are truly lost.

Please continue to consider all concepts and put forward those that could be constructed for 260 million dollars or less, Hoboken can likely raise an additional 30, and that protects lives and preserves vital sewage and electrical infrastructure.

Best Regards  
Forde Prigot  
17 year Hoboken Resident  
Storm Sand Citizen Volunteer

---

**From:** Alok Sanghvi [mailto:sanghvi.alok@gmail.com]  
**Sent:** Thursday, December 31, 2015 12:31 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Resident Feedback.

Dear Sir,

I write to voice my strongly held opinion and register feedback regarding the Rebuild by Design concepts that have been advanced to date.

By way of background, I moved with my young family to Hoboken from Manhattan in early 2014. We were affected by Sandy while we lived in the West Village of Manhattan - our building took on water, most of the cars in our garage were destroyed, and we were without

power for a week. We understand the devastation that a storm like Sandy can have - we lived through it. A little over a year later, we decided to move to Hoboken. We rented a ground floor apartment at 1500 Garden St. which is directly on Weehawken Cove. It was one of the few apartments that did take on water during Sandy. We understood the risks but found the appeal of living so close to the water, with such a magnificent view and such easy access to the waterfront to be worth it. Two years later, our appreciation of Hoboken grew in large part driven by the community that uses the riverfront as a playarea, meeting place and general source of peace. As a result, we decided to buy one of the 10 river facing townhouses in Maxwell Place. The greatest appeal of this property is it's unobstructed view of the river and the Manhattan skyline.

We lived through Sandy and were significantly affected by it. We understood the risks and we valued the waterfront enough to make the decision to rent and subsequently buy a \$2.5 property. Options B,C,D all destroy a primary reason for so many people to love Hoboken. It will irreparably harm the community of the many buildings in northern Hoboken that view the waterfront as a cornerstone to our neighborhood. I also believe it will severely damage the existing property value as well as the continued development of northern Hoboken. I believe that any plan for Hoboken should not entertain any walls along the waterfront. The buildings along the waterfront are better equipped to deal with the potential hazards of flooding and should be helped by this projects in a less obtrusive way.

I recognize that thus far the opposition to Option A has received the most coverage. It makes sense given that a small number of people face an imminent and consequential threat. I would ask however that you keep in mind that Options B,C, and D affect more people negatively, even if they are quiet about it. Please exclude Options B, C and D from consideration.

Regards,  
Alok Sanghvi

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Alok Sanghvi  
[sanghvi.alok@gmail.com](mailto:sanghvi.alok@gmail.com)

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**From:** Eric Fish [mailto:erfish@optonline.net]  
**Sent:** Thursday, December 31, 2015 12:39 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** dawnzimmer@gmail.com; tiffaniefisher@hotmail.com; councilmanbhalla@gmail.com  
**Subject:** Comments on Concept A of Rebuild By Design and Resist, Delay, Store, Discharge

December 31, 2015

## **Via Email**

David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420  
[rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

Dear Mr. Rosenblatt:

I write to express my profound concerns with the proposed "Concept A" of the Rebuild By Design and Resist, Delay, Store, Discharge flood protection project in Hoboken.

Concept A, as it is currently drafted, should be flatly rejected and replaced with another option that does more to protect all of Hoboken and that does not interfere with one of the oldest neighborhoods in the city. The current Concept A includes a wall that goes down Garden Street—a wall that would block access to people's homes, destroy a neighborhood, and inevitably create a flood zone where none exists. Moreover, Concept A fails to effectuate a comprehensive flood protection plan to protect all of Hoboken. Although I understand these concepts have not been vetted by an engineer, it is plain to see that this particular concept has irreparable flaws and must be rejected.

### **Concept A's Proposed Wall Is Logistically and Economically Unworkable**

Concept A appears to include a flood wall from Weehawken Cove (at 15th Street) down Garden Street, potentially toward 12th Street. Certain images suggest the flood wall would run directly down the middle of the street, closing Garden Street to traffic entirely. Garden Street from 14th Street to 12th Street, however, is a residential block that includes many homes. All of these homes (with the exception of the corner lots) are accessible only from the front entrance. Indeed, I cannot even get to the back of my house without going through the front door. Thus, placing a wall in front of people's homes will necessarily limit access. A wall will prevent people from loading and unloading in front of their homes, block emergency access, prevent the elderly and those with disabilities from being picked up and dropped off in front of their homes, and also prevent any sort of work to be performed on people's homes (and these are 100+ year-old homes that require repairs on a regular basis). In other words, a wall will essentially destroy the neighborhood.

Based on all of these logistical problems created by the construction of a wall, the building of such a wall under Concept A would also have to be considered a taking under the 5th Amendment of the U.S. Constitution. The condemnation process, as well as compensating homeowners for the loss of value of their homes, would add significant and unnecessary costs to the project. Moreover, residents facing the decimation of their neighborhood and property values from the construction of an unnecessary flood wall would likely be galvanized to protect

their homes and their neighborhood through the legal process. Thus, the costs of Concept A would far exceed any benefit bestowed by it while there are other, better, alternatives.

### **Concept A Would Create New Flooding**

The construction of a flood wall down Garden Street also has the potential to cause a new flood threat where none currently exists. Significantly, Garden Street and Bloomfield Street from 14th Street to 12th Street—the area that this proposed wall is supposed to protect—did not flood during Hurricane Sandy and are located outside the FEMA flood zone. Building a wall down Garden Street therefore would seem to create new flood zone. I have read public statements that no concept may go forward if it would make flooding worse for any residents. Concept A's flood wall down Garden Street seems to do precisely that and appears to make flooding worse for residents on the “wrong side” of the wall. This goes against the entire purpose of the project.

### **Other Alternatives Benefit The Entirety of the City**

From the outset, the application by the City of Hoboken to obtain the Rebuild By Design grant funds was premised on protecting all of Hoboken. Concept A, however, seems to sacrifice an old and historic Hoboken neighborhood. Clearly, all of Hoboken would not benefit from Concept A if an unnecessary flood wall destroyed the neighborhood for the sake of protecting a waterfront view. On the other hand, as the other concept proposals make clear, coastal flood walls along the waterfront do not present the same logistical problems or create new flooding. They simply have the potential to block views. Although we all enjoy the waterfront views in Hoboken, there is clearly more room for design modification for a riverfront wall. For instance, there is the potential for a raised “boardwalk”-type wall or perhaps other designs that do not destroy a neighborhood. The waterfront wall concepts would simply require some modification and elevation of certain walkways, so as to protect all of the residents of Hoboken from future flooding. There is very little that can be done, however, to modify a wall that goes down a residential street that would make it logistically feasible to homes or even drive down the street. In any event, sacrificing people's homes and an entire neighborhood for the sake of a waterfront view should never be an option.

### **Conclusion**

For the above reasons, I respectfully request that Concept A be removed from consideration immediately, and that the City of Hoboken and NJ DEP pursue a truly comprehensive flood protection plan that will protect all of Hoboken without sacrificing any of its residential neighborhoods.

Thank you for your consideration.

Sincerely,  
Eric Fish  
1233 Garden Street  
Hoboken, NJ 07030  
(201) 892-5858

---

**From:** Caroline and Paul [mailto:kinley.vale@verizon.net]  
**Sent:** Thursday, December 31, 2015 12:54 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** No wall. No to plan A.

Mayor Zimmer and Mr Rosenblatt

No wall.  
No to plan A.  
Protect all of hoboken.  
Protect Hoboken from its regular flooding.  
Spend on delay, store and discharge.  
Install shut off valves.  
Bring the water and sewer system into the 20th century.  
Put third world over head wires under ground.  
Build pumping stations.  
"No concept can be selected if it increases the flood risk for any stakeholder" - this removes Plan A from all consideration.

Paul Wakefield  
1225 Garden Street, Hoboken

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**From:** Dolores Kowalski [mailto:doloresgk@hotmail.com]  
**Sent:** Thursday, December 31, 2015 1:16 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken flood hazard

December 31, 2015

Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
[501 East State Street Trenton, NJ 08625-0419](#)

Dear Mr. Rosenblatt,

We would like to provide our feedback regarding the 5 Concepts that have been presented as potential approaches to address the problem of flooding in Hoboken and neighboring communities. The presentation of these five proposals has raised some significant concerns, especially with Plan A.

Plan A, which extends a wall into a residential neighborhood, poses serious obstacles in case of mandatory evacuation for first-floor units (which actually happened during Sandy). If you block the water by means of gates across roads (14th and 15th Streets), you are also blocking the two means of egress from the city uptown, and two main routes for emergency vehicles for the remaining residents. Additionally, the daily access to homes on Garden Street for emergency fire, police and ambulances will be impeded. There is no access to these houses other than from the front. The blocks were built in the 1880s with rowhouses forming a solid square with all the yards backing up to each other in the “donut hole”. Each home also has its own natural gas lines, water and septic that run under the sidewalk to the street. Attempting to redirect the amount of water that destroyed so much of Hoboken during Sandy into one of the few areas that did NOT flood at that time makes no sense.

It is important to note that during even a minor rainstorm, water does not efficiently drain down the sewer on the corner of Garden and 13th streets. That sewer drain often has water pooling around it and backing up significantly. The proposed wall would, under both the 100 and 500 year storm designs, direct water to that very drain. The amount of water that would accumulate there during a surge is unimaginable.

As presented during an information session, it appears Concept A also fails to provide protection to Weehawken to the north or Jersey City to the south.

Concept E, appears to be a viable choice that we can afford, protecting 90% of the city without seawalls in front of buildings or endangering a residential neighborhood.

Thank you for your time.

Sincerely,

Dolores and Anthony Kowalski  
1236 Bloomfield Street  
Hoboken, NJ

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**From:** Edward Fischer [mailto:edfschr@gmail.com]  
**Sent:** Thursday, December 31, 2015 1:25 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Comments on Hoboken Rebuild by Design Concepts

We are residents of Harborside Lofts (1500 Garden Street, Hoboken), and we attended the meetings at the Historical Society and Housing Authority the week of December 14. We viewed and read all the information on the Rebuild by Design (RBD) website and have taken in as much other information on this subject as we can. With information that we have, it is difficult to form an opinion and comment on the effectiveness and



impact of the various proposals on flood control, potential to create new flooding issues, etc., so most of the concerns that we can express relate to view, waterfront access and other impacts of the proposals on the Weehawken Cove and North Hoboken area. We are concerned about the impact of these design and implementation decisions because they have the potential to have a direct and negative impact on quality of life for Hoboken citizens and visitors.

Clear answers have not been provided regarding the connection of the Resist concepts to other strategies (delay, store, discharge) and how much benefit the other strategies provide because they protect from both rainwater and storm surge events. Public comments made by officials have repeatedly attempted to cast these as “separate” strategies and decisions. This does not make sense to us.

Concept C offers high levels of protection but has been discounted for cost reasons. This concept addresses flood control without walls around Weehawken Cove or along Garden Street. But what is the difference in cost and have all the real negative “costs” of the other alternatives been considered? Some aspects of this proposal appear to enhance and extend Hoboken’s connection to the waterfront and views of New York City rather than limit or destroy them.

Regarding the other concepts A, B, D & E, when considering negative events with low probability, concerns about access to the waterfront and views should not be minimized in the Weehawken Cove and other areas. Stated another way, we need to be sure that the side effects of the cure are not more harmful than the underlying disease. We use the smallest doses of localized radiation to treat cancer rather than expose the entire body to continuous radiation. The same logic should be applied here. While a flood event has negative consequences, we characterize them in terms of 100 and 500-year probabilities. However, citizens and visitors will look at 12-foot or higher gates, walls, barriers and ramps every day. They will make decisions about where to live, where to buy property and form opinions about the community from these very visible elements we are considering adding to the city. These potential negative impacts should be strongly considered in these designs and decisions. The City of Hoboken was reborn as a result of development of the waterfront area that replaced warehouses and other structures that blocked access. These Rebuild by Design concepts or elements of them could easily destroy hundreds of millions of dollars of personal and public value.

The concepts of high, solid sea walls or elevated T walls in the Hudson Tea/Weehawken Cove area in these concepts are very undesirable. They will separate communities, serve as permanent symbols of who is protected and who is not, are highly unattractive, subject to vandalism and graffiti, block views, limit access, reduce property values, . . .the list goes on. Have these negative benefits been included in the return calculations? While we know that the clock doesn’t start ticking now related to a 500-year flood event, have the cost benefit ratios taken into account the need to maintain these structures over an extended period of time to protect from a 500-year event? Even concrete walls when exposed to weather, seawater, surf and tidal actions will require maintenance and repair to provide ongoing protection adding to the cost of these proposals.

In addition to blocking views, the elevated T wall and sea wall concepts presented in these drawings effectively cut off the community from the waterfront. All of the park spaces, sidewalks and plazas that currently integrate with the waterfront will be cutoff. This will have a dramatic and negative impact on the fabric of the community. We would argue that in the past, many people made different decisions about choosing to live in Hoboken when the waterfront was occupied by warehouses and would have made different decisions if walls were present. The walkways adjacent to the Hudson Tea and Harborside Loft buildings were built and are maintained by the homeowners in the area. How do these proposals plan to address this issue?

If waterfront or near waterfront walls must be part of the solution, walls that do not dramatically impact views and access are better alternatives than 12 foot or higher solid structures. Deployable systems are less impactful to views and access. Can discharge systems effectively handle water volumes if, for example, 90% of storm surge volume is resisted? If it is necessary to incorporate deployable features into shorter walls, this is a better means to achieve flood control objectives while balancing other impacts. While there is still some undeveloped land and space in the north, it would seem like a good time to incorporate storage facilities into the design to support simple deployment of non-permanent solutions.

We are optimistic that this process can have the flexibility to develop solutions that are innovative and balance the needs of protecting the community from flood events, but also protecting some of the most important assets that have made Hoboken the vibrant, thriving community that it is today. Please do not hesitate to contact us for any reason related to this matter.

Edward and Jill Fischer  
201.689.7753

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**From:** Michelle May [mailto:michelle@themayfamily.me.uk]  
**Sent:** Thursday, December 31, 2015 1:35 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken storm defenses

Dear Mr Rosenblatt,

I am writing to you today to express my concerns about the approach being taken to secure and protect my beloved town. Hoboken has been my home for nearly 20 years and I expect it to be my home until I find my rest in a pine box. I want the best for the whole town and I fear the current proposed designs simply do not achieve that aim.

The biggest issues the town faced after being hit by hurricane Sandy were:

Flooding, with insufficient drainage  
Loss of power  
Loss of sewerage processing (almost)

To safeguard us all and drastically reduce recovery time after a catastrophic event all these items needs to be addressed.

The biggest bang for your buck comes from upgrading and protecting current infrastructure; walling in (or elevating) sub-stations and sewer plants; updating our decrepit drains and completing the pumping schemes that are underway.

Next comes flood defenses to keep the water out. Note that sentence “KEEP THE WATER OUT”, not channel it directly into a neighborhood that currently doesn’t flood! What on earth are you thinking? Shame on you and your organization for even contemplating such an option. As a home owner in Hoboken (a town that has thoughtlessly allowed building below sea level) and a home owner in New Orleans (a town that has whole districts below sea level) and as a chartered engineer I am both very vested in this outcome and astonished at the route being taken.

Deliberate (seemingly vindictive) construction to encourage flooding seems to constitute criminal damage to an historic neighborhood on top of the fact that Concept A also provides the least flood reduction to the rest of town and to our friendly neighbor to the north, Weehawken!

Many others have belabored the very valid points about: maintenance of said walls, emergency access for services, evacuation from the northern end of town, daily living issues (garbage collection, home access for the less able bodied, snow clearance), so I'm not going to. And quite frankly I shouldn't have to as you should have thought about these yourselves and eliminated this ridiculous and professionally embarrassing proposal.

I look forward to your second efforts and sincerely hope you sharpen your pencil before applying it to the page.

Yours sincerely

Michelle May

1107 Garden Street  
Hoboken

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**From:** Jeremy Vuolo [mailto:jvuolo@verizon.net]

**Sent:** Thursday, December 31, 2015 1:41 PM

**To:** DEP rbd-hudsonriver

**Cc:** dzimmer@hoboken.nj.com; Councilman Ravinder Bhalla; tiffaniefisher@hotmail.com; vchaudhuri@hoboken.nj.gov

**Subject:** Hoboken Rebuild By Design - Resident Comments

Dear Mr. Rosenblatt,

I am writing you today to reiterate the concerns that many of my neighbors have expressed. We strongly oppose Option A as it has been proposed by Dewberry Engineering.

My family moved to Hoboken, specifically the 1200 block of Garden, in August 2014. We were seeking a refuge from Manhattan where we had previously owned a Co-Op and were looking to establish long term roots in an urban community. We represent the migration out of Manhattan/Brooklyn and into a vibrant community like Hoboken, that many publications like the NY Times have written articles about. A plan like Option A kills this positive momentum which is vital to the long term survival of our community. All of our historic homes are put into a flood zone that did not previously exist. There has been some misinterpretation of our position. **We 100% support a plan that includes the essential "resist" component of the plan, we believe that the implementation suggested in Option A is fundamentally flawed.** Our concerns are as follows:

- The wall suggested in Option A would increase the threat of flooding into an area that is not currently part of the FEMA Flood Zone. The way that the Garden Street Wall is drawn in the mock ups, we would create a barrier that would then divert water into areas that did not flood during Hurricane Sandy. This would also put all areas east of the wall in danger of flooding. This would include hundreds of homes, schools and small businesses.
- The wall would impede access to homes by Fire, Police and EMS. Garden Street between 14<sup>th</sup> and 12<sup>th</sup> is already a very narrow one way street which is a challenge for emergency workers to access in its current form. If anyone is double parked on Garden Street it is virtually impossible for any vehicle to pass. If a wall (in any form) were put in place it would put emergency workers in the precarious position of first negotiating the wall structure before actually providing assistance to the resident that needs their help.
- The wall would create accessibility issues for the seniors and disabled in our community. The wall could potentially prevent HOP from being a viable option in the 1400-1200 blocks of Garden Street. Several members of our community use private transportation to get to and from their residences. If there were a wall in place they would have difficulty getting to or from their homes.
- The wall could create a safety hazard for those walking behind it. The wall would create an alley way with only one way in or out for those on the Garden Street sidewalks. These sidewalks connect several different schools and businesses in the area and are often crowded in daily life currently.
- The wall would result in the removal of public parking spaces. Our blocks are already extremely congested with few available parking spots. This wall will result in eliminating half the available spots on the street making parking virtually impossible.

I was in attendance at the meeting on December 14<sup>th</sup> at the Hoboken Historical Museum. I was offended by Mayor Zimmer's portrayal of the residents of our blocks as unsympathetic to the plight of the greater Hoboken community. We stand with our neighbors in the western and southern parts of Hoboken, imploring the Mayor and the DEP to find a plan that benefits all residents rather than pitting neighbor against neighbor. Option A, as it's currently proposed, is completely counter intuitive and puts too many residents at risk to save a select few areas. We are requesting that any wall on Garden Street is removed from the proposal. We need to focus on a resist portion that is sufficient, but realistic and focus most of our attention on the far more relevant delay, store, discharge portion of the proposal. This component will have immediate benefit to **ALL** residents. Let's face the reality that a Sandy like storm (or one 10x stronger as it's proposed) is an unlikely event and should not disrupt the entire community to remediate.

I would ask you, Mr. Rosenblatt, to consider our objections and reject the walls proposed in option A. Further, we would like representation in the Citizens Action Group (CAG) as this process continues. I recognize that this will be an arduous, multi-year process to get from planning to implementation. We want to have specific representatives at the CAG Meetings who can ensure that our views are expressed and thoughtfully come up with a solution that benefits all in this process.

I applaud Mayor Zimmer's hard work to win this grant of \$230 Million. Let's not turn something that should be a major positive for our community into one that pits neighbor against neighbor and benefits some at the expense of others.

Respectfully,  
Jeremy and Stacey Vuolo  
1212 Garden Street  
646-344-1756

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**From:** Daniel Tumpson [mailto:symbitar@aol.com]  
**Sent:** Thursday, December 31, 2015 2:16 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Daniel Tumpson comments re: Resist Delay Store Discharge proposal for addressing Hoboken flooding

To:  
David Rosenblatt  
Director  
Office of Flood Hazard Risk Reduction Measures  
501 East State Street  
Mail Code 501-01A  
PO Box 420, Trenton, NJ 08625-0420  
email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov),

Mr. Rosenblatt,

Please find below and attached in file "Hoboken Rebuild by Design - Daniel Tumpson comments 12-31-15.docx" my comments below re: the [Resist Delay Store Discharge](#) proposal for addressing Hoboken, Jersey City, and Weehawken's future flooding that was created as part of the Rebuild by Design competition.

Please let me know if you need any further information.

Best wishes.

Sincerely,

Daniel Tumpson

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Rebuild by Design  
Resist, Delay, Store, Discharge: A Comprehensive Strategy for Hoboken

Comments

Daniel Tumpson  
December 31, 2015

### Problems with “Resist” flood walls:

#### In General:

The construction of flood walls requires a fairly precise estimate of “flood elevation” (“FE”), the level to which the water inflowing from the Hudson River will rise. If the FE estimate, and the walls, are too low (based upon “500 year” estimates established without proper consideration of the consequences of global warming, including rising oceans due to melting polar glaciers and increased wind and water current velocities), then the flood walls will be too low to stop the flooding of Hoboken and will hold in the elevated overflowing water levels after the storm surge has ended, thus creating more water damage to Hoboken than if the flood walls were not there.

The construction of permanent flood walls will also create a barrier that blocks views and the ability to cross over the walls, which, as in described below for concepts A and E, will have a direct negative impact on those who live and work to the east of the walls.

A possible alternative to permanent flood walls would be retractable flood walls, that in non-flood conditions are effectively under the river water and do not block access to the shore but which can be elevated to whatever level is necessary in response to storm surges. Such retractable walls would be more expensive, but could mitigate the negative impacts of permanent flood walls on Hoboken and its residents.

### Problems with flood walls that do not cover the entire shoreline and/or are built with properties outside the flood walls:

Example: Concept A: Problems with “resist” flood wall structures introduced into Garden Street between 15<sup>th</sup> and 12<sup>th</sup> Streets:

(A.) The flood walls will create an awkward obstacle to Garden Street, preventing passage by foot across Garden. This flood wall obstacle will block passage across Garden Street between 12<sup>th</sup> and 15<sup>th</sup> Streets.

(B.) The flood walls will block the water which rises above ground level from flowing into west Hoboken, but all properties east of the flood walls will have the water blocked from flowing west and will instead rise up to the top of the flood wall, causing the properties on the east side of the flood wall to experience much greater flooding damage than would occur if there was no wall. Thus, the intended benefit of the flood wall – blocking the water from flowing (and flooding properties) west of Garden Street – will be offset by the additional flood damage to the properties east of the flood wall caused by the water blocked from flowing west which rises substantially above ground level.

(C.) The use of flood walls that terminate at 12<sup>th</sup> Street may have an additional problem if the flood flow has a strong north to south component: the surge could then flow along the northern



flood wall and flow around its southern end at 12<sup>th</sup> Street, causing accentuated flooding south of 12<sup>th</sup> street.

The above example listing problems with “resist” flood wall structures introduced into Garden Street between 15<sup>th</sup> and 12<sup>th</sup> Streets to block flooding from the north (Concept A) can also be applied to flood walls in northern Hoboken along Hudson Street (Concept E, option 1) or along Shipyard Lane (Concept E, option 2).

The same reasoning in section (C.) can also be applied to the “resist” flood wall structures in southern Hoboken in Concept A, B, and E: if the flood flow has a strong south to north component, the surge could then flow along the southern flood wall and flow around its northern end causing accentuated flooding north of the flood walls.

Rebuild by Design

Resist, Delay, Store, Discharge: A Comprehensive Strategy for Hoboken

Comments

Daniel Tumpson  
December 31, 2015

#### Problems with “Resist” flood walls:

##### In General:

The construction of flood walls requires a fairly precise estimate of “flood elevation” (“FE”), the level to which the water inflowing from the Hudson River will rise. If the FE estimate, and the walls, are too low (based upon “500 year” estimates established without proper consideration of the consequences of global warming, including rising oceans due to melting polar glaciers and increased wind and water current velocities), then the flood walls will be too low to stop the flooding of Hoboken and will hold in the elevated overflowing water levels after the storm surge has ended, thus creating more water damage to Hoboken than if the flood walls were not there.

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(C.) The use of flood walls that terminate at 12<sup>th</sup> Street may have an additional problem if the flood flow has a strong north to south component: the surge could then flow along the northern flood wall and flow around its southern end at 12<sup>th</sup> Street, causing accentuated flooding south of 12<sup>th</sup> street.

The above example listing problems with “resist” flood wall structures introduced into Garden Street between 15<sup>th</sup> and 12<sup>th</sup> Streets to block flooding from the north (Concept A) can also be applied to flood walls in northern Hoboken along Hudson Street (Concept E, option 1) or along Shipyard Lane (Concept E, option 2).

The same reasoning in section (C.) can also be applied to the “resist” flood wall structures in southern Hoboken in Concept A, B, and E: if the flood flow has a strong south to north component, the surge could then flow along the southern flood wall and flow around its northern end causing accentuated flooding north of the flood walls.

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**From:** James May [mailto:james@themayfamily.me.uk]  
**Sent:** Thursday, December 31, 2015 2:21 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Flood Plan

Dear sir

I write as a concerned resident of Hoboken regarding the proposed plans for flood resist in Hoboken. I am also a resident of New Orleans and the CFO of a large marine terminal operator. As such, I have some qualification, and access to appropriate resource, on the subject of flood protection.

All the plans proposed by Dewberry are critically flawed - to the extent that engineers need to return to the drawing board. None of the plans offer the kind of value that a project such as this should achieve and some will destroy the historic city of Hoboken. All plans should address the critical issues following super storm Sandy - namely storm hardening against loss of electricity, drinking water and sewage treatment. None of the plans presented specifically address these items.

There are also flaws in the process being followed:

1. First there is an inherent conflict of interest in that Dewberry will be performing the "testing" of the plans to determine the consequences of their designs. Given that it is "on them" if none of the designs qualify, they are necessarily conflicted in their approach.
2. Secondly, the conflict presented by the City of Hoboken is also false. Their position that there cannot be access to the waterfront AND flood protection is simply wrong - just visit New Orleans or Amsterdam and you will see that flood protection and waterfront access can be achieved in an attractive and aesthetically pleasing way. The Mayor's stance that she will not support any plans than limit access to the waterfront - and therefore eliminate 3 of the 5 designs - is absurd.
3. Thirdly, 2 of the proposals (A and E) simply move the flood from where it was (the back of town) to the northeast corner. This is simply unacceptable.

To date, we - the residents - have been presented with 5 designs. all of which are flawed. The process, as it has been explained to us, does not include any scope for additional designs and does not allow for residents input, other than at specific points along the way. This is clearly unsatisfactory.

Please ensure that the process is modified to incorporate new designs and more residential input.

Sincerely,  
James May

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**From:** James G Russo [mailto:jgr227@nyu.edu]  
**Sent:** Thursday, December 31, 2015 2:31 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Proposed Concepts for Hoboken-opposition to Concepts B, C and D

Mr. Rosenblatt:

I am writing to you to let you know my opposition for Concepts B, C, and D, which would block the waterfront view. As a resident of Hoboken I strongly disagree with these proposed concepts. To block or obstruct Hoboken's most valued asset , its waterfront, would be a real injustice. This is an asset that all in town enjoy. While many may oppose the other concepts due to Not In My Backyard syndrome, I think that is short-sighted and elitist. Hoboken is the waterfront. And the waterfront is our history.

Again, I oppose Concepts B, C and D.

Thank you and our best wishes in the New Year.

Regards,

/s/ JGR

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James G. Russo, Jr. | m. +1 (917) 701-4870 | e. [jgr227@nyu.edu](mailto:jgr227@nyu.edu)

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**From:** babette ceccotti [mailto:bceccotti@gmail.com]

**Sent:** Thursday, December 31, 2015 2:38 PM

**To:** DEP rbd-hudsonriver

**Subject:** Comments

Enclosed please find our comments on the Rebuild By Design proposals.

Babette Ceccotti

December 31, 2015

By email  
David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Trenton, NJ 08625

Re: Rebuild By Design – Hudson River

Dear Sir:

This responds to the call for comments regarding preliminary conceptual designs presented to the public for the project known as “Resist, Delay, Store, Discharge”.

First, we support a feasible, effective “Resist” solution, including, where practical, more deployable structures. Following the public meeting on December 10, at which 12/10/2015 Concepts A through E were presented, and additional sessions on December 14 and 21, Mayor Dawn Zimmer issued a statement on December 23 in response to certain criticisms and questions voiced by residents, in particular, regarding the “Resist” components of the concepts. We agree with and fully support the Mayor’s comments, including, principally, the pressing need for a comprehensive program that incorporates a “Resist” component to address storm surges and rising sea levels. We flatly oppose abandonment of a “Resist” strategy, even though we recognize that “Resist” options may impinge hard-fought waterfront access and public enjoyment. Ignoring the increasing prevalence of, and danger presented by, storm surges and rising sea levels in an age of advancing climate change, and the catastrophic impacts on the affected population in an area as dense as Hoboken is not possible.

Based on the work already presented in OMA’s winning proposal that resulted in the award, and the scoping document, it appears to us that a waterfront, or combination of waterfront and in-water “Resist” solution presents the best practical alternative. Placing “Resist” structures in Hoboken’s narrow streets (whether Garden Street or elsewhere) is simply impractical and creates needless, divisive distractions from the important goals of this project. Indeed, no justification from an effectiveness or feasibility standpoint was presented to the public for the controversial Concept A showing “Resist” structures on Garden Street. Given the work already done by OMA in preparing the winning proposal, we favor a “Resist” concept that concentrates on the waterfront, in the areas identified in the OMA proposal “Resist” exhibits. This solution presents “Resist” structures for the Weehawken Cove area, extending to the area around Castle Point, and then additional “Resist” solutions beginning at about 4<sup>th</sup> Street and extending south to the area abutting Newport in Jersey City. In addition, as shown in the OMA proposal, we support a solution that incorporates moderate use of deployable structures, in order to balance

flood defense with waterfront access and visual concerns. We also support wetland or other landscape solutions defenses, as are shown in Concepts A, B, D and E for the Weehawken Cove area. Use of these potentially more expensive solutions should be thoroughly vetted with the public. In addition, we see no reason to ignore the incorporation of amenities in designing these solutions, as some of our neighbors appeared to suggest in flatly rejecting the "wall" approach. We also request that evaluations and peer review comments by Stevens Institute and other experts, regarding feasibility, effectiveness and cost in connection with the concepts under review be made public.

Second, we support and strongly urge the incorporation of some "Delay, Store, Discharge" components in Phase 1. While the OMA proposal envisioned a multi-decade, phased in program, with Phase 1 emphasizing study, program development and the "Resist" component, alleviating Hoboken's chronic flooding problems by advancing the implementation of some of the "Delay, Store, Discharge" components will demonstrate the potential for success of a long-term, comprehensive project. Continued public support, including funding support, for a project of this magnitude is critical to the implementation of a complex, comprehensive program such as Rebuild By Design. To this end, and given the likely overall cost of the complete program envisioned by the OMA proposal, which far exceeds the \$230 million award, it is critical that third-party flooding defense and water intervention projects (such as the New Jersey Transit and NHSA projects) already "on the boards" and/or approved, be fully coordinated with the Rebuild By Design program. We agree with the October 9, 2015 comments submitted by the Fund for a Better Waterfront in response to the draft scoping document, which includes detailed comments on the need to coordinate with these other projects.

Finally, in her December 23 statement, Mayor Zimmer indicated that NJDEP is currently reviewing alternative options within the five concepts presented. Those alternatives should be presented at a further public meeting (whether jointly with the CAG or a separate meeting) so that additional public comments can be submitted.

Sincerely yours,

Babette Ceccotti  
Steven Chicoine  
1004 Park Avenue  
Hoboken, NJ 07030

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**From:** Mary Ondrejka [mailto:Mary.Ondrejka@macys.com]  
**Sent:** Thursday, December 31, 2015 2:39 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Regarding: Comments involving 5 concepts for Hoboken

December 31, 2015

***Re: Comments regarding 5 concept plans for Hoboken***



Dear Mr. David Rosenblatt,

Being a long time Hoboken Resident I have seen a lot of changes to the town I first moved to in the late 1980's. The over-development continues to this day and it is out of control. That development helped exacerbate the effects of Sandy in 2012. Sandy's water surge would have flowed to the back of town where there once was industry and not made its way so far up north where we saw flooding for the first time in areas that never had water. The surge hit the large developed buildings that were in the way.

What is done is done. The development needs to stop now and be checked because Hoboken naturally floods since it is an island that basically filled in its marshes decades ago. I happen to live on the island part so I am not in danger of flooding and did not flood with Sandy. The five concepts really should be three since C and D are not realistically affordable. Plus putting up partial walls will not help but cause other problems by causing flooding in other areas that never flooded because it would block the water only so far and then the water would flow around the first opening in the wall. For seawalls to work they must be implemented around an entire area completely, enclosing it like in the Netherlands. That is not what these plans show. They are band-aids that will cause greater wounds to the city.

What would work would be under sea gates at the mouth of the Hudson near the tip of Manhattan which would stop the water from flowing up the Hudson to the towns of Hoboken, Jersey City and Weehawken. But that is a cost that is in the billions. Plus using what is called deployable walls are estimated to be in the billions of dollars for cost, so that idea should not even be entertained for the citizens of Hoboken because it is not a reality because of the expense.

We must be realistic and responsible. Using walls will be a great expense to maintain and where will the money come from for that in the future? The money allotted to the city of Hoboken should be used to upgrade its pathetic infrastructure which has a combined sewer and rainwater overflow and causes tremendous flooding in our low sea level town. Plus the sewage pipes need to be cleaned and upgraded to accommodate all the thousands of more people who now live in Hoboken. I spoke to someone at the North Hudson Sewage Authority and they say that our current sewage system has a capacity for adding only 2000 more people to the system. With at least 1000 new residential units going on line right NOW and in a few months, we will overtake that 2000 figure quickly and then what will we do with a city of about 60,000 people (by the next census), who need to flush their toilets and have to deal with the flooding caused by the continual covering of all the land by concrete because of the high-rise developments? We had a very bad water main break right before Thanksgiving (too many people using the water with dishwashers, washing machines) and they could not fix it for five days. We had to hook up to Weehawken's water supply just so we could flush toilets and wash. These are real issues that need to be attended to before any wall should be erected. It is what it is. We flood. Weather is changing. We can not stop the inevitable. Let us not waste the government's money. Let us use it for the infrastructure which in turn will mitigate some of the more severe effects of the flooding that naturally occurs in Hoboken on a regular basis. Sandy was an anomaly. It will never happen again. Yes, we will possibly get a hurricane in the future decades, but that is the way it is for the people who have over-developed near the rivers and oceans in the United

States. There are no guarantees. A plan for incomplete walls is only a waste of money. Remember it is a 1% chance for a hundred year flood. We have other more pressing problems that need to be addressed right now. Plus many residents will sue with lawyers against any wall near their homes or waterfront. Much money will be siphoned off to lawyers in the end. Let us act rationally and not emotionally.

Mary Ondrejka  
Hoboken resident for 28 years

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**From:** Carter Craft [mailto:carter@outsidenewyork.net]  
**Sent:** Thursday, December 31, 2015 3:45 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** latrenda Ross; Ravi Bhalla; Pflugh, Kerry; Sherman, Clay  
**Subject:** Requests and Comments on Proposed Alignments

Attached as a .pdf and pasted below. Submitted on behalf of the Hoboken CAG.

**City of Hoboken - Rebuild By Design/ Hudson River  
Citizen Advisory Group**

**Co-Chairs:**

*Ravi S. Bhalla, Esq.  
Carter Craft  
LaTrenda Ross*

**CAG Members**

*Melissa Abernathy  
Brian Battaglia  
John Carey  
John P. Carey  
Jaclyn Cherubini  
Peter Cossio  
Bo Dziman  
Bob Ferry  
Tiffanie Fischer  
Gerald Fitzhugh  
Jen Gonzalez  
Ray Guzman  
Dr. Tom Herrington  
Ron Hine  
Gary Holtzman  
Rev. Marvin Krieger  
Vito Lanotte  
Richard Mackiewicz  
Fr. Bob Meyer  
Kevin O'Brien  
Rose Perry  
Dr. Meika Roberson  
Renee Russell  
Paul Somerville  
Noelle Thurlow  
Rich Tremittedi  
Ruthy Tyroler  
Francoise Vielot  
Dana Wefer  
Richard Weinstein, Esq.  
Ora M. Welch*

December 31, 2015

Mr. Dave Rosenblatt, Director  
NJDEP Office of Flood Hazard Risk Reduction Measures  
501 East State Street  
Trenton, NJ 08625-0419

Dear Mr. Rosenblatt

Re: Requests and Comments and on Conceptual Alignments for NJDEP  
Hudson River RBD Project

As we reach this milestone in selecting the three potential alignments for further study we would like to offer this response to the DEP team's presentation of the proposed 5 Conceptual Alignments.

These comments try to encapsulate our general feeling on the process to date and in particular issues that need to be addressed or corrected as the process moves forward. Also included are requests and comments on the proposed 5 Conceptual Alignments, on how the Scoring Criteria have been applied or interpreted by your team, suggestions for possible modifications to the proposed Alignments, and requests relating to the methodology and improved communications moving forward.

As you and your team saw at multiple meetings, there has been public outcry relating to possible alignments that are seen to disrupt historical streets and interventions that dramatically block the water views. Results of this phase of work by DEP and your team need to take these considerations into account, as well as help ensure that as many people as possible in the project area are not made more exposed but rather protected from future flooding, particularly the populations that are most vulnerable.

The general feeling of the CAG and many, many members of the public is that this has been a rushed, bumpy and at times very cloudy process. The accelerated schedule combined with the technical complexities of flood risk in an urban setting risk creates a wide gap in people's awareness and understanding, in the CAG and amongst the public at large. We ask the State and your contractors to make the utmost effort to address and correct these issues as we move forward.

We are pleased that the State appears committed to including Delay/Store/

Discharge elements in every concept. As we have stated in the past, we feel that any plan to reduce flood risk in Hoboken must address chronic flooding from precipitation, not just surge.

#### **Part 1. Overall vision and progress**

The RBD process was innovative as a planning process because it required the teams to develop integrated plans and by interdisciplinary teams. As the proposed alignments show, the proposed flood protection strategies do in some ways propose to create potential community benefits along with flood risk reduction interventions.

However, this effort to keep the process interdisciplinary and integrated to date continues to be undermined by a number of conditions.

- Failure to integrate planning with other Agencies - we are concerned that opportunities for integrating flood risk reduction measures with other infrastructure are not being pursued or considered. For instance, the Park Avenue bridge alignment between Hoboken and Weehawken extends for 5 blocks and has the potential to serve a dual purpose as a roadway and flood protection device. We have heard in recent meetings that the County plans to do major work on the bridge over the life of this Rebuild By Design project. We strongly encourage the state to continue to pursue this type of integrated thinking, including possible extensions or improvements to the Light Rail system (whose alignment and right of way already functions as a berm) as well as integration with potential Long Term Control Plan elements for the sewer system being developed by North Hudson Sewerage Authority.
- Lack of clarity on goal for FEMA protection. Looking at the range of proposed alignments it is not clear why in some proposals certain buildings or certain blocks have been circumvented. From conversations during and between the meetings it is also not clear during the meetings as to if, when, or residents and homeowners in these flood risk areas will be declared out of the flood zone, if they will still be required or not to pay into the FEMA flood insurance system, or when and how this decision gets made. In a process designed to reduce flood risk, there is basically not enough information on this issue available to us.
- It is also not clear whether the process intends to achieve the maximum design flood elevation (DFE) based on the 500-year storm. As DEP knows, the 18' foot high structure along parts of the waterfront is widely seen as a huge imposition. On the other hand, if the project is aiming towards the minimum DFE (which would provide less protection could be far more acceptable and feasible) this should be communicated clearly by the State.
- The accelerated schedule. While we understand that the federal rules that apply to the funding are a key factor in determining schedule, we do not agree that the public process should be the phase that is the most compressed. On the contrary, we feel this is the phase in which it is valuable and necessary to take at least a little extra time in order to better scope out the best project and outcomes.



- \* The complex nature of the environmental and engineering conditions. As stated many times in CAG meetings and in comments, the technical complexity of flood risks, the interaction between flood defense mechanisms and local conditions like infrastructure or historic neighborhood fabric, makes it a challenge for the CAG to keep abreast of the State's thinking as to project direction(s).
- \* The lack of interaction between the Community Advisory Group and key stakeholders. NJ Transit and North Hudson Sewerage Authority Hudson each have parallel planning processes for their own capital projects. The County Department of Transportation controls many roadways including the Park Avenue viaduct. Given our very, very limited interactions with these agencies we are not sure that the integration as envisioned by RBD will be achieved.
- \* The seeming limited role of urban design in this critical "choose your alignments" phase. We have been hoping that urban and architectural design would continue to be a priority as the RBD process established at the outset. We do not feel that design is being considered an equal element as engineer, resulting in a project approach that does not appear to be in balance. We hope this imbalance can be corrected as we move the process forward towards consensus.
- \* The lack of any budget estimate whatsoever for any of the proposed alignments. It is nearly impossible for the CAG to assess and compare these alternatives without having some idea of potential costs. Given what exists in DEPs data sets on soil conditions throughout Hoboken, what exists in the Dewberry team's files for cost per unit of any of the 11 potential interventions shown in their Concepts, and what is envisioned already as the linear or area extent of each of those interventions, that some range of potential estimates could be created. We are concerned this entire process will fail if we spent six more months analyzing three concepts, only to find all three of them are far too costly for us to fund as a community.
- \* The emphasis on formal methods of public engagement that only reaches a limited number of people. The community engagement strategy of the project team has relied far too much only on required elements of a public outreach process. The limited number of public meetings and rigid public meeting formats have not enabled interaction and discussion amongst the group and the public as a truly "public and inclusive process is meant to do. The outreach efforts that have attracted the most thoughtful public participation have been those organized by Mayor Zimmer and the CAG. Our feeling moving forward is that additional informal meetings and events be considered as part of the outreach process so as to enable the process to be inclusive and constructive.
- \* We are surprised and disappointed that the State has chosen to not include any accommodation for the expected sea level rise in the 100-year flood scenario. Even the Federal Government's own data shows approximately a 1-foot increase over the past century, and cities such as New York, Boston and others are actively planning for sea level rise. We should be following their lead.

As design moves forward, it needs to be explicitly stated by the State that:

- The plan needs to reduce flood risk, and not increase local risks, whether during a surge or simply a heavy rainfall event;
- The plan must take into account all aspects of public safety (from personal security to emergency response) - before, during and after any flood events. The City may need additional or duplicate equipment that can function on "either side" of the wall during a flood;
- The planning and design team(s) need to engage with the emergency response agencies so as to ensure their present and future needs can be addressed;
- The plan must provide for day-to-day accessibility (particularly for the elderly, physically disabled or other people with limited mobility), and public services such as garbage, recycling, and snow removal;
- The plan must protect the aesthetic character of the neighborhoods, including the historic nature, and not unnecessarily detract from them.
- The planning process must create opportunities for the City and the State to work together more closely to address resident's concerns and address longer term needs, such as if additional living space can be added to buildings in order to remove other residential space on ground floors in the flood zone.

We also believe the State, given this focus on flood risk reduction and your expertise across the State on this issue, needs to work with the City and local property owners to develop:

1. Program(s) to educate property owners about flood proofing strategies for individual buildings
2. Grants or low-interest loans to homeowners, property owners, and public agencies to help incentivize these very practical steps and
3. Educational programs for local schools to help ensure that future generations are more aware of the issues related to flood risk, including physical and social vulnerability.

## **Part 2: Requests for Consideration on Potential Conceptual Alignments.**

### Concept: Delay/ Store/ Discharge

We are pleased that the State appears committed to including Delay/Store/ Discharge elements in every concept. However, we are disappointed that we have not had greater opportunity to provide input on these proposed sites. We request that the design team given consideration to sites especially those at/ along:

- Existing public facilities/ buildings/ and rights of way such as the Long Slip Canal, the NJ Transit/Light Rail property in Jersey City north of 18th Street, and parks/reservoirs in Jersey City, Union City or Weehawken above the Palisades Cliffs. Can we keep urban flood water and sewage from coming down from the Palisades during floods?



- Buildings and community facilities such as Schools and Houses of Worship. These include: Connors School (2nd Street), Calabro School (Park Ave btw 5th and 6th); Community Church of Hoboken (6th and Garden); Rue Building (3rd and Garden); Multi-service center block (Grand and 2nd to 1st); Brandt School (9th and Garden); Wallace School (11th and Willow)
- Additional pump stations or other water/sewer treatment facilities

We feel that including these types of interventions in the places where young people are being educated will enable them to grow up more aware and hopefully engaged to address their own flood related vulnerability in the future. We also believe that placing these Delay/Store/Discharge elements in areas where the community is already organized or active in some capacity as gardeners, students, and other types of stewardship groups will increase the likelihood that the green (i.e., non-engineering/ constructed) elements of these installations will be better maintained.

We are also concerned that the area of 7th Street near Willow Ave has not been considered. This area often floods during periods of heavy precipitation but for some reason has not been included in the maps as of yet.

#### Concept A

Concept A is the only plan that proposes building along or in the 19th century historic fabric and streetscape of Hoboken. "The Garden Street alignment."

#### Comments on Criteria

Coastal Storm Surge - is not clear from the criteria how this methodology addresses the different risks from surge versus wind-driven water.

Connectivity/ Circulation - should be yellow. It is not clear why this category is classified as poor rather than good, particularly when compared to options B, C and D

Environmental justice populations - not clear why this alignment has an impact of Yellow. Judging from the maps shown in the meetings the most vulnerable populations in this category appear to be above the 100-year flood plain or otherwise protected.

#### Comments on Proposed Alignment

Modifications should be considered for this alignment:

- A possible 15th street alignment that utilizes existing berm on south side of Tea Building and connects to higher ground at 15th St and Shipyard Lane (approx).
- A possible flood gate and/ or other protective devices installed across Garden Street via the alley that runs from Park to Bloomfield between 14th and 15th St. The gate when in the passive ("stored" or "not deployed") position could potentially be installed against south wall of parking garage located on 15th St between Bloomfield and Garden.

- A possible turn at and along 14th Street.

Alignment at southern end of town (including gates and proposed beams) should try to maintain continuity of operations for Light Rail following any flood event. It is not clear from the Conceptual Alignment where the low areas for the Light Rail right of way are located.

#### Concept B

Concept B proposed to build a perimeter defense along the whole northern edge of the project area.

#### Comments on Scoring Criteria

Coastal Storm Surge - is not clear from the criteria how this methodology addresses the different risks from surge versus wind-driven water.

View Corridors - Should be red. It is not clear from the criteria why the potential impact on view corridors are less than for Options C and D and the same as A. Seems as though B, C and D have the greatest impacts on view corridors and less impacts are created by A and E.

Waterfront Access - Should be red. It is not clear from the criteria why the potential impact on waterfront access is less than for Options C and D. Seems as though B, C and D all have will have large impacts on waterfront access, particularly given the height needed to provide flood risk reduction at the northern end of Hoboken.

Scoring of this Waterfront Access classification seems to ignore the Hudson River Waterfront Walkway guidelines of NJDEP that requires a certain width of multi-purpose pathways along the water's edge.

Community Benefits - it is not clear whether the community benefits for this potential alignment are any greater than for Alignment A. Is it a benefit for space simply to be reconstructed or reconfigured? If the space is already active or passive recreation space and is to be replaced by active or passive recreation space, is that really a benefit?

Constructability - given the known structural issues related to Sinatra Drive (which had sinkholes approximately 10 years after opening, we agree that this alignment overall is less constructible than some of the others. However, given the complexity of alignments likely to be on private property at the north end of the project area we wonder if this category should be red.

#### Notes on Drawing Notes:

- Pier A - River Street - "deployable flood wall." Note indicates that the potential device would not be FEMA certified. Perhaps similar consideration will need to be given for alignment(s) and devices at north end of Hoboken.

- Pier A - River Street - deployable floodwall. While it may seem premature to be allocating costs for the various plan elements, we hope that given the very local nature of the protection this wall affords that conversations are underway with the property owners to pay for this plan element should be move forward.

#### Comments on Proposed Alignment

- Deployable wall intersecting and along South Waterfront at 1st Street should consider extending or moving another block south to include the Post Office Redevelopment site which is currently being planned by the City of Hoboken.
- 12th Street - south to 10th Street. Given that Maxwell Place development area higher elevation than Shipyard, consideration should be given to terminating the flood protection at/ around the corner and upland at 12th Street, rather than 10th Street.
- Possible alignment should consider connecting Maxwell Place elevated Park (south of 11th Street) with Shipyard Park (located at 13th Street), so as to create a potentially softer and greener landscape.
- Hoboken Cove Boathouse project should be shown in the vicinity of 16th Street and the Cove. The project already has funds from the State and the County going back eight years. It has been designed already and includes a protective wall that is meant to incorporate the RBD flood protection project.
- Consider integration with Park Ave Bridge and/or nearby roadways such as Harbor Boulevard. A larger and more substantial project in this presently unpopulated area could also help to create a new amenity such as parking underneath or alongside the structure.

#### Concept C

Concept C is the perimeter protection including shortening the coastline at the north end and fully enclosing the Hoboken Terminal.

#### Comments on Scoring Criteria

Coastal Storm Surge - is not clear from the criteria how this methodology addresses the different risks from surge versus wind-driven water.

View Corridor - not clear why this proposed concept has a more negative impact on than view corridors compared with Concept B. Concept C appears to propose less construction at the water's edge at the north end of the project area, and relatively low interventions at the south end of the project area.



Potential Community Benefits - consideration of Community Benefits as "fair" compared to Option A seems to indicate this criteria is biased towards building an intervention. It does not seem objective to assign a score or qualitative indicator to criteria that ignores the existing use of the space or the type of programming that is to be displaced by the intervention.

#### Comments on Proposed Alignment

- 12th Street - south to 10th Street. Given that Maxwell Place development area higher elevation than Shipyard, consideration should be given to terminating the flood protection at 12th Street, rather than 10th Street. Do FEMA Guidelines require that underground parking garages need to be protected just as residential units
- Pier A - 4th Streets - elevated berm to deployable flood wall at 4th Street. While it may seem premature to be allocating costs for the various plan elements, we hope that given the very local nature that the protection this wall affords that conversations are underway with the property owners to pay for this plan element should be move forward.
- Consider integration with Park Ave Bridge and/or nearby roadways such as Harbor Boulevard. A larger and more substantial project in this presently unpopulated area could also help to create a new amenity such as parking underneath or alongside the structure.

#### Concept D

Concept D is the perimeter protection plan without the in-water construction at the Terminal or the Cove. Allows the Terminal to flood and installs barriers inside/ west of terminal and along waterfront north to 4th Street.

#### Comments on Scoring Criteria

Connectivity - should be red. There is an organic and seemingly random nature of passenger movements through the Hoboken Terminal. Commuters, visitors and people just passing through north to south each have their own desire line they follow through this area. Therefore it seems that this alignment - as a mix of fixed and deployable hardware - will inevitably create daily congestion and likely aggravation for people.

Due to the very local nature of protection this in-terminal alignment creates we do not recommend to move this concept forward for further evaluation.

#### Comments on Proposed Alignment

- Pier A - 4th Streets - elevated berm to deployable flood wall at 4th Street. While it

may seem premature to be allocating costs for the various plan elements, we hope that given the very local nature that the protection this wall affords that conversations are underway with the property owners to pay for this plan element should be move forward.

- \* Consider integration with Park Ave Bridge and/or nearby roadways such as Harbor Boulevard. A larger and more substantial project in this presently unpopulated area could also help to create a new amenity such as parking underneath or alongside the structure.

#### Concept E

Concept E is the perimeter protection plan without the in-water construction at the Terminal or the Cove. North Hoboken alignment would extend down Hudson Street or Shipyard Lane. Allows the Terminal and adjacent buildings to flood and installs barriers along First Street and along waterfront.

#### Comments on Scoring Criteria

Coastal Storm Surge - should be yellow. Given the fact that 90% of the residents are still protected from the storm surge condition we feel this should be yellow and not red.

#### Comments on Proposed Alignment

Modifications should be considered for this alignment:

- \* A possible 15th street alignment that connects the Park Avenue Bridge directly to Washington Street, Hudson Street, or Shipyard Lane via a roadway/ berm.

#### **Part 3. Requests on Methodology and Communications moving forward,**

- \* Increased emphasis needs to be given that the FEMA flood maps are being changed and b) how FEMA is shaping this project.
- \* The public needs to understand that areas that did not flood during Sandy are now considered to be in the flood zone. Available maps should include the FEMA maps that were in effect before Sandy, and the new maps.
- \* Increased emphasis needs to be given to helping people understand the overland flood of flood and surge waters. Where did they enter the city, how fast and in what directions did the water move? Approximately how much volume at each breach location (even estimates); how did areas in the western part of the City flood when they are located so far from the waterfront. Perhaps an exhibit needs to be created and kept up to date at City Hall as part of this process.

- More clarity on where the Rebuild by Design funds are proposed to be spent along with where NJT Recovery and other USDOT funds are proposed to be spent. For instance, one can see from these concepts that a significant portion of the RBD \$230M allocation are proposed to be spent along the NJT rail road yards, including a long stretch along Observer Highway where new development is proposed to be built. Will the limited RBD funds be spent to protect this area or is it possible to develop guidelines for the new development that require this protective infrastructure to be built in as the development is created.
- More opportunities for informal engagement and less reliance on rigidly structured meetings where questions are solicited but comments are not encouraged. The format of some meetings in the past may have allowed the DEP team to "check the box" of public participation, but they really failed in living up to the spirit we expect and deserve in a participatory democracy.

In closing, we would like to state clearly that we are grateful for the opportunity that the people of the United States of America and the State have created for our community to be the beneficiary of these \$230M in HUD funds. We are grateful for the effort that Rebuild By Design and their many partners (including the State and the City and adjacent municipalities) have put in. We are optimistic that the vision for better integration in infrastructure planning, flood protection, and urban water management that RBD offers can be achieved here, both for improved quality of life and security in Hoboken, and in many, many other urban areas around the country. As we look ahead to 2016 and beyond we are committed to working with the State and your team to help create the best plan that minimizes negative impacts and maximizes positive impacts for the most people, particularly those who are most vulnerable to future floods.

Sincerely,

Ravi S. Bhalla, Esq.

Carter Craft

LaTrenda Ross

Co-Chairs of the Hoboken CAG

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**From:** Sylvia Schwartz [mailto:sylvia.b.schwartz@gmail.com]  
**Sent:** Thursday, December 31, 2015 3:49 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken concept comments by the 12/31 deadline...

Here are my comments regarding each concept.

Concept A:



1. The most egregious part of Concept A, as many have stated, has to do with the "wall" down a residential street. If that "wall" could be designed as deployable instead of permanent, then I think people would be agreeable to this modified concept. The question is how to design a deployable "wall" that would work for an urban street like this? I see this as an opportunity to create something that has never been created before rather than relying upon existing technology. Imagine, for example, that this deployable wall was a metal z-fold housed within a structure that would manually be unfolded down the street. Or what about New Jersey barriers housed in town and then brought out and laid down the street? Or what about interconnecting frame-like structures designed to hold sandbags, housed in town? The idea is to be creative in solving this problem.

The issue of who would deploy the wall is secondary to coming up with a viable deployable solution. I know that the town would figure out the second part, because it would be in each of our personal and community interests to do this, just as you see in the news those communities coming together to build protective sand bag walls to protect their shores. We are a hands-on town. So thinking of options that involve the manpower of the community is definitely something that could be put on the table.

2. The best part of Concept A is the fact that it is the least destructive in terms of the million-dollar views that this city—which pays the largest share of Hudson County taxes—has. This unobstructed view is vital to the continued growth of Hoboken (along with increased tax revenue) that this town represents—a town that has also spurred growth in neighboring communities. Building permanent structures that impede the views will have a disastrous affect on desirability of this town.

3. The areas within Concept A that appear to be left to flood is another issue that needs to be addressed in terms of explaining what this will actually mean to the residents of the Tea Building or other waterfront buildings. Are there deployable options to protect individual buildings or pumping systems to protect them? This is not clear. It's my understanding that the Tea Building got water in the lobby, but the residents were okay. Is this acceptable to those tenants? Is there something that an individual building can do the way sump pumps work for home owners?

4. As for the south part of town by the train tracks, I realize that there are some issues regarding the use of the available land. Ideally, the "wall" would be best placed behind the service road, which would divide Hoboken and Jersey City and which will be needed for the traffic once the proposed buildings along the Hoboken parcel of land are built.

Concept B:

1. I am opposed to the permanent "walls" along the waterfront.

2. People have talked about "submergible floating walls" that could be deployed when needed. How could this be used?

Concept C:

1. I am opposed to the permanent "walls" along the waterfront.
2. I understand that there are also aspects of this plan that are too expensive for serious consideration.

Concept D:

1. I am opposed to the permanent "walls" along the waterfront.

Concept E:

1. Regarding the Tea Building/Cove, I am opposed to any permanent "walls" and instead wonder if a deplorable submerged barrier could be used instead.
2. Regarding a barrier along either Shipyard Lane or Hudson, my vote is along Shipyard Lane.
3. Regarding the southern part, I am opposed to any permanent "walls" that obstruct the waterfront views.

Thank you for considering my views on this important matter. I, along with the rest of the town, look forward to seeing revised plans that incorporate new ideas that allow as little disruption to our existing town as possible.

Best,

Sylvia

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**From:** Carter Craft [mailto:carter@outsidenewyork.net]  
**Sent:** Thursday, December 31, 2015 3:51 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** latrenda Ross; Ravi Bhalla; Pflugh, Kerry; Sherman, Clay  
**Subject:** Carter Craft Request on Draft Alignment

I would like to request that the State consider a flood protection Concept alignment that includes an extension / spur of the Hudson Bergen Light Rail. This light rail spur could travel from the existing Weehawken right of way south along Park Avenue, and then continue south through Hoboken along Willow, Garden, Washington, or Hudson Street. I think this combined transportation + flood defense infrastructure alignment is precisely the type of integrated thinking that the Rebuild By Design process was meant to catalyze!

sincerely,

Carter Craft  
0-0-0-0-0-0-0-0-0-0-0  
608 Garden Street  
Hoboken, NJ 07030  
0-0-0-0-0-0-0-0-0

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**From:** Terry Pranses [mailto:pranses@aol.com]  
**Sent:** Thursday, December 31, 2015 4:47 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** DZimmer@hobokennj.gov; pranses@aol.com  
**Subject:** Comments on 5 Flood-Resist Concepts

To: Director Rosenblatt

cc: Mayor Zimmer

I've attached my comments, based on your plans of 12/10. Please feel free to call or email for related thoughts and inputs.

All the best with your efforts to review citizen inputs on this important initiative.

***Terrence J. (Terry) Pranses***

**201-659-2475**

Date: 12/31/15

To: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
Department of Environmental Protection  
State of New Jersey

Cc: Mayor Dawn Zimmer

Dear Mr. Rosenblatt:

Re: Inputs on 5 Flood Resist Plans of December 10, 2015

As outlined in a prior email to you and Mayor Zimmer, I attended the session of 12/14, held at the Hoboken Historical Museum. On the negative side, it was truly impossible for most attending to get close enough to each narrator to understand what each was trying to communicate about each concept.

However, on the positive side, the session had many would-be participants, so the community showed its interest in such crucial projects. And on a personal level, I was able to receive your schematics on the 5 Concepts and the re-cap/overview grid.

I believe, in line with the Mayor's own statements, that it is improper to do nothing. Too much is at stake, as we have seen. So reviewing those concepts, plus some reading of related press and some discussion with fellow citizens has led to the following feedback. I understand that some variation to the 12/10 concepts may have occurred, but hear that they constitute huge files and that site access and downloading are difficult.

**1. Concepts C and D should be dropped.**

Looking at the summary grid, I am concluding that there will not be the level of shared support and financial resources (in and/or outside the awarded \$230 million) to allow either of these options. One could argue that looking at a 500-year event has value, but our country has not existed that long and the life of Hoboken and its structures, even historic ones, is much shorter. It is frankly impossible to predict where the City, State and USA priorities will be that far out.

More pragmatically, C and D are shown as Poor in the crucial areas of Constructability, Duration and Maintenance. They seem to utilize a number of walls and gates protecting newer or re-done construction that was always known to be at the water's edge. In fact, even prior to Sandy, many stretches of road and walkway along the north and south waterfronts have had serious problems, so that constructing more on top of the pilings in those areas would seem to be looking for new problems.

**1. Concepts C and D, Cont'd.**

In general the added large, waterfront buildings protected in these plans have residents or business on above street level. Residents could be able to stay in during an event and most office assets would survive. The ground floors would need to be hurricane-proofed. Some flooded during Sandy, but others did not. Although some restaurants on these stretches could want flood protection, many are “selling” the direct waterfront view and would risk flooding vs. an impaired view.

**2. The north and south parts of Concepts A, B and E would appear to be the options most deserving of further study. They seem to potentially be inter-mixed to provide a final concept that meets most needs and could be more cost-efficient.**

Essentially all of the concepts have approaches that protect on the north and on the south, with the bluff holding Stevens Tech, and other extended higher land protecting the center. So if Concept A has the simplest and best way of protecting from surge on the south and Concept E has the best way of protecting from surge on the north, a mix should be considered.

**3. Given the many values of the waterfront for citizens, visitors and commerce, the barriers should be as attractive as possible, provide many cut-through points and utilize berms, benches, raised walkways and deployable gates and walls to maintain as much beauty and access as possible.**

Obviously Hoboken after this process will be different than Hoboken before it. However many people live and visit here due to the beautiful waterfront, so the adjustments should be attractive and highly accessible.

**4. Whichever concept or concept-mix is selected, it is appropriate that future building and/or major renovation in the “protective areas” is designed to extend the “resist” capabilities of the City at large.**

“Resist” needs to be part of planning for all future planning for waterfront-area building in the low-lying areas of the north and south.

**5. Concept A’s wall on Garden Street seems to be too much burden on one neighborhood.**

Unlike the large mid-rise structures along the north and south waterfronts, a wall down townhouse-scaled streets would be horribly out of place and would change the look and feel of such blocks. It places the burden of fixing a city-wide problem on a small minority of the population who otherwise would not have flood concerns at all. If the economics show a virtual “takeover” of some selected real estate to be most cost-beneficial, some level of buy-outs or loss compensation would appear reasonable.

**6. Concept A's Option 2 appears wiser given the planned large-scale development of Hoboken Rail Yards.**

The Option 1 version seems to ignore the “city within our City” that has gone through the redevelopment process. The fact that it could be implemented as part of the plan of course asks whether or not the needed walls, berms and/or deployable barriers could be built into the mid and high-rise structures planned there.

**7. Concept E's Option 2 would seem to allow Hudson Street to remain a more vital thoroughfare, and adds protection to the historic Machine Shop structure at the Shipyard.**

Obviously assessment would need to be made on other tradeoffs/feasibility of using Hudson Street vs. Shipyard Lane as the wall location. It is important to keep in mind the options to maintain high levels of waterfront access. There may also be the opportunity to utilize the parts of the newer buildings of the eastern Shipyard complex as part of the barrier required.

In summary, this is an ambitious program and even with the federal monies, only a limited amount can be done. Please feel free to contact me for further thoughts or clarifications.

Thanks for including the broader community at this point. Hopefully more will be possible as the actual solution is developed.

Sincerely,

Terrence J. Pranses  
730 Park Avenue  
Hoboken, NJ 07030-4006

Telephone: 201-659-2475

Email: [pranses@aol.com](mailto:pranses@aol.com)

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**From:** Joseph Calabrese [mailto:calabresejp@gmail.com]  
**Sent:** Thursday, December 31, 2015 5:31 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Rebuild by Design - Feedback

Here are my concerns with the Rebuild by Design project.

- Is \$230 million enough of a budget to do this work? Concerned that we are settling on concepts because of cost.
- What happens if the project goes over budget?



- We are getting concepts like "C" that have flood barriers in the river and piers but are too expensive to move forward with.
- Why are we refusing non-permanent walls? Other cities are using this form of protection.
- When Sandy hit, it galvanized our community. I didn't hear anyone talking about leaving Hoboken. Now, after the RBD project has surfaced, I hear many people talking about leaving Hoboken because of what it can potentially do to the town in a negative way.
- Having permanent walls around the waterfront will change the character of the town and make it less desirable to live in.
- After many years Hoboken has finally made the waterfront available to walk, exercise and enjoy. This promotes a healthy, active community. The wall concept can erase all of the positives of the waterfront that have been achieved.

Joseph Calabrese  
1500 Garden St. 3G

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**From:** Tiffanie Fisher [mailto:tiffaniefisher@hotmail.com]  
**Sent:** Thursday, December 31, 2015 6:16 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Mayor Zimmer; 'Ravinder Bhalla'; 'Carter Craft'; 'LaTrenda Ross'; 'Caleb Stratton'  
**Subject:** Rebuild By Design

Dear Director Rosenblatt –

I want to first thank you for making the concerns of our community your priority and meeting with Hoboken's City Council President Ravi Bhalla and me on December 3<sup>rd</sup> to discuss the Rebuild By Design project. I will reiterate what I said that night - that the potential for this project is incredibly significant to Hoboken given our location and the potential devastating impacts of sudden and severe storms to our community. Under any calculation, \$230 million is a lot of money and we are incredibly fortunate that under the direction of our Mayor that we have been given this opportunity to receive federal support to improve our resiliency in the face of this increasing risk. And I believe that we should do everything we can to ensure that we will be able to make use of these funds in a way that makes sense for our community.

When we met on December 3<sup>rd</sup>, the impetus to that meeting was that I, as well as others, were concerned that the five concepts that were rolled out to the CAG on November 23<sup>rd</sup> and that were going to be proposed and disclosed at the public meeting on December 10<sup>th</sup>, were each potentially not feasible as presented. Additionally, we had concerns that they would receive a significant amount of resistance from the public which in fact has since been the case. These concerns were not just because of the seemingly obvious view and aesthetic impacts to our community, but also because:

1. the plans did not seem to incorporate many of our community goals and activities like the recently approved NJ Transit Redevelopment plan nor the long term efforts that have been made to keep our waterfront accessible to the public,
2. early indications from the DEP and Dewberry that the costs of all five would exceed the \$230 million with no suggestion of how much of a financial burden Hoboken would be left with to complete the ultimately selected alternative,

3. all of the concepts have significant execution risk giving hold-up value to third parties (private owners) who's approvals will be required, translating to additional, potential costs to Hoboken tax payers,
4. four of the concepts provided flood protection for less than 100% of the community without suggestions for risk mitigation for those left outside the envelope, and
5. although stated as a requirement for this project to not increase flood risk to stakeholders, the 5 concepts as presented suggest, without any explanation to the contrary, that flooding risk may be increased for some and many who are not currently in the flood plain.

As you know, in addition to being a 21 year resident and a CAG member, I am the recently elected City Council representative for Hoboken's 2<sup>nd</sup> Ward. And all of the northern alignments within the 5 proposed concepts sit within the 2<sup>nd</sup> Ward. All of these alignments have received significant resistance from my neighbors who I now represent and I have been asked by many of them what my position is and if I will support eliminating specific concepts as the five is expected to go down to three as part of the next stage of the formal NEPA process.

My current position is that if we are ultimately restricted by this NEPA process and cannot "start again" or consider ideas outside of what has been presented, then right now I would like to see if we can come up with a solution within the framework of these proposed concepts / alignments that could work for our community. Examples I have given as potential ideas in one-off discussions with some of my neighbors have included: What if we can figure a way to use Option A, but have it NOT cross 14<sup>th</sup> street? What if we can employ option B, C or D, but figure a way to use deployable walls over 4ft/sightlines? What if option E could work best by using the actual Hudson Tea buildings as the barrier (a 50ft deep one at that...) along Weehawken Cove? What if we could convince FEMA that keeping all the water out is not necessary, just keeping out most of it (resulting in lower potential heights)?

I am less focused on the concepts as presented but more about certain features within the concepts. Specifically, I am not supportive of erecting a wall on a residential street in front of individual homes, nor blocking access to the waterfront that is the jewel of our town and that many people over generations have fought so hard to preserve, nor adding industrial looking, permanent gates to our small town landscape.

But right now I am still supportive of trying to work within the constraints of what has arguably been a rigid process to date to find a solution that could work for our community.

That being said, I do have a strong concern that has been echoed by many of my neighbors around the engineering and design process. I do not know enough specifically about Dewberry's specific capabilities (other than what I found online) but my concern is more that this process has put a tremendous amount of power in the hands of one firm who is not necessarily incentivized to determine the best solution for Hoboken. I am not suggesting that they are not working in our best interests, but rather that there is a concentration of decision making power without sufficient checks and balances.

Dewberry, which was not selected via an RFP process but, as I understand it, was appointed from a list of NJ Transit approved vendors to save time, has an incredibly significant role in that they effectively have defined the starting point for this project. A point that according to your colleagues at the DEP, we are currently unable to change or modify without Federal involvement. This begs many questions that I know have also been communicated to you by my neighbors:

- Does Dewberry have the best experience with these type of resiliency projects including marrying projects with existing sewage infrastructure?
- What other concepts / ideas were proposed by them and ruled out and why?

- What was the involvement of other professionals (OMA?) in the determination and selection of the 5 concepts?
- Had an RFP process been undertaken, what other firms would have been solicited and how does their experience compare with Dewberry?
- How confident should we – Hoboken residents and taxpayers – be in the ability of Dewberry to actually deliver a feasible project – and by feasible it has to include the criteria I mention above (cost effective, accepted by the community, executable)?
- What is the currently proposed plan to select the “designer” for the next phase?
- If the engineer of record needs to sign off on the feasibility of the project vis a vis FEMA, how can we be sure that the Dewberry and this next selected designer will push the envelope with FEMA on behalf of Hoboken residents so that we end up with the most suitable project for our community? And here I would include a scenario where we get to something less than 100% flood protected.
- Who actually makes the ultimate decision on the preferred alternative?
- What if none of the concepts end up being feasible. What happens then?

Many of these questions may feel a little “after the fact”, but in actuality I believe the answers will help inform the way forward, will give the public more confidence in the process (or not), and will give us more confidence that we are well positioned for the best execution and have the greatest chance of having a successful project.

I do want to stress that I am aware of and incredibly appreciative of the efforts that your team and Dewberry have been making to work with Mayor Zimmer and her team to find ways to work within the constraints of the NEPA process to find solutions that will better match with all of the goals of our community. I think at the next CAG / public meetings to be held in mid-late January if we can see that the public feedback was incorporated and there is increasing flexibility in the response from the DEP and its engineers, then I believe that many of the community’s concerns may be mitigated and we can stave off some of their current feelings that we need to pursue alternative paths to correct the process itself.

Other than the process constraints to date, I have very much appreciated the efforts of both your team and Dewberry’s and I remain optimistic that what we see from you both in the New Year will be something we can all look forward to.

Thank you for your consideration of the issues that I have raised in this letter.

Best regards,

Tiffanie Fisher

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**From:** David Kelly [mailto:dkelly1110@gmail.com]  
**Sent:** Thursday, December 31, 2015 6:26 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hudson River Rebuild By Design Feedback

Mr. Rosenblatt,

I am a resident and property owner in Hoboken. I am strongly opposed to concepts C and D in the Rebuild by Design plans. In addition, I am opposed to any other options which include a sea wall along our waterfront.

It is my wish that your team can re-evaluate other viable options for flood protection that do not impact the quality of life and the economy of Hoboken by building sea walls. Due to the substantial cost and the permanent nature of this project, decisions should not be forced into an artificial timeframe without proper vetting or comment. There certainly must be other options that can be considered which offer adequate protection to the community without negatively affecting aspects of Hoboken that all residents enjoy.

Many thanks,  
David J. Kelly

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-----Original Message-----

From: Stephanie Kelly [mailto:stephaniemorgankelly@gmail.com]  
Sent: Thursday, December 31, 2015 6:33 PM  
To: DEP rbd-hudsonriver  
Subject: Hudson River Rebuild By Design Feedback

Mr. Rosenblatt,

I am a resident and property owner in Hoboken. I am strongly opposed to concepts C and D in the Rebuild by Design plans. In addition, I am opposed to any other options which include a sea wall along our waterfront.

It is my wish that your team can re-evaluate other viable options for flood protection that do not impact the quality of life and the economy of Hoboken by building sea walls. Due to the substantial cost and the permanent nature of this project, decisions should not be forced into an artificial timeframe without proper vetting or comment. There certainly must be other options that can be considered which offer adequate protection to the community without negatively affecting aspects of Hoboken that all residents enjoy.

Many thanks,  
Stephanie Kelly

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**From:** Paul Dicola [mailto:pjdicola@gmail.com]  
**Sent:** Thursday, December 31, 2015 8:07 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Concerning the plan to build a wall alongside Hoboken

Dear Mr. Rosenblatt,

I am living at Unit 1003 at 1125 Maxwell Lane, Hoboken, New Jersey, and wanted to write to you to comment on the concepts to prevent flooding under consideration by the City of Hoboken.

Mainly, I wanted to ask that you ignore any proposal that involves building a wall. (In this context, proposals C and D).

The ultimate goal is admirable, but a giant wall isn't a good solution. It won't solve the core structural problems facing Hoboken right now, which is that once water floods in, it can't be easily removed. Heck, we had enormous flooding issues recently because a water main broke. The damage from that flooding was devastating, and a wall wouldn't have done anything.

As a city, we need to focus on fixing our infrastructure, not erecting enormous band-aids around ourselves that don't even address the root of the problem. This wall is going to cost us all a ton of money - I'd rather spent that money setting up proper drainage channels and pumps so that water can never cause this much damage to people, regardless of its source.

Water is tenacious - a wall won't keep it out. Please spend our tax dollars on something else.

Thanks for your time,

- Paul DiCola

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**From:** Esther Milsted [mailto:emilsted@optonline.net]  
**Sent:** Thursday, December 31, 2015 9:43 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken Rebuild by Design

This is in response to the requested comments on the "Rebuild by Design" proposals.

Hoboken is not an isolated village that can simply be walled in; it is part of a huge metropolitan area. Walls keeping the water out of Hoboken - assuming that they would be effective, of which there is no guarantee - would worsen flooding in neighboring communities. Any realistic plan would have to be regionally based, in cooperation with Jersey City, Weehawken, New York City, and other communities in the area.

It is often said that the waterfront is one of Hoboken's greatest assets. The proposed walls would interfere with vistas from the waterfront, lessening its appeal. The wall on the northern part of Garden Street would ruin the historic character of the neighborhood and cause property values in that area to plummet. Nothing was said about how the walls would be maintained, to keep them free of graffiti and to prevent them from deteriorating over time.

It is hoped that the engineers and planners will explore other options.

Esther Milsted  
917 Castle Point Terrace  
Hoboken, NJ 07030

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**From:** Alex Buoncuore [mailto:alexandrablack@verizon.net]  
**Sent:** Thursday, December 31, 2015 10:02 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Serious concerns with the 'Resist' portion of the RBD concepts for Hoboken

Dear Mr. Rosenblatt,

I'm writing to you to express my outrage and discontent with the Rebuild by Design Program proposals for the city of Hoboken. In particular Concept A is of serious concern since this proposal would not only NOT protect ALL of Hoboken, but would intentionally harm homes and businesses that were previously not in a flood zone. Hoboken does indeed need a plan to eradicate flooding, however, it should not cause harm or damage to accomplish this. If the Rebuild by Design initiative is to protect the citizens of Hoboken from future flooding, Concept A fails miserably. It would certainly condemn the existing buildings on Garden Street and east of Garden Street since this wall/barrier would divert water into these 125 year old homes.

Furthermore, other concerns and issues come into question, such as public safety. A barrier/wall would reduce the already narrow street creating delays and obstructing means of access into our homes for ambulances, fire trucks, police etc. We have many families with small children on the block. A wall/barrier creates a safety concern that was otherwise never an issue. Our neighborhood is considered to be safe, this wall/barrier would invite undesirables to the area due to it creating a hangout of sorts. Another safety concern involves neighbors with various handicaps that will most certainly have a negative effect on their quality of life, such as parking and obstructed access to their homes. Also, the 14th and Garden cross streets create a heavy flow of traffic as Garden St. is a main thoroughfare into Hoboken from the Lincoln Tunnel and Northwest NJ. With a potential wall/barrier, families need to be worried about their children trying to navigate the streets with an obstruction to go along with this heavy traffic flow.

Water main breaks are frequent occurrences in Hoboken, since the infrastructure is in dire need of upgrading. What happens when we sustain yet another water main break on our block? How are repair crews supposed to gain access to these pipes, especially if the break is under this wall/barrier. Other issues span from garbage/recycling pick-up to maintenance and upkeep of these said walls/barriers.

Finally, considering the fact that Concept A is the least effective and provides the least amount of flood protection for all Hoboken residents, I expect that Concept A be taken off the table and everyone go back to the drawing board-Operating in a vacuum is never a good idea. There are better ideas to be considered that would protect 100% of Hoboken.

Thank you for your attention to this matter,

David & Alex Buoncuore

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**From:** Mark Luis Villamar [mailto:mwillamar@pegasusrealestatesolutions.net]  
**Sent:** Thursday, December 31, 2015 10:16 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Esther Milsted  
**Subject:** Fwd: Hoboken plans

Best regards,

ML Villamar  
201.222.8560 office  
201.424.1197 cell

Begin forwarded message:



**From:** <[mvillamar@pegasusrealestatesolutions.net](mailto:mvillamar@pegasusrealestatesolutions.net)>

**Date:** December 31, 2015 at 8:33:59 PM EST

**To:** <[rbdhudsonriver@dep.nj.gov](mailto:rbdhudsonriver@dep.nj.gov)>

**Subject:** Hoboken plans

I have reviewed the proposals and wish to comment as follows:

The idea of erecting a wall on the northern portion of Garden Street fails to be viable on many levels, including dividing neighbors, destroying housing appeal and values, ignoring the interests of the residents effected, and the loss of historic streetscape.

Please reconsider all plans and start over as no option appeals to me.

Best regards,

ML Villamar  
201.222.8560 office  
201.424.1197 cell

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**From:** Vani Krishnamurthy [mailto:[vani.krishnamurthy@gmail.com](mailto:vani.krishnamurthy@gmail.com)]

**Sent:** Thursday, December 31, 2015 10:28 PM

**To:** DEP rbd-hudsonriver

**Subject:** Hoboken Resident Feedback

Dear Sir,

I am writing to voice my strong views and register feedback regarding the Rebuild by Design concepts that have been communicated thus far.

By way of background, I moved with my young family to Hoboken from Manhattan in early 2014. We were affected by Sandy while we lived in the West Village of Manhattan - our building took on water, most of the cars in our garage were destroyed, and we were without power for a week. We understand the devastation that a storm like Sandy can have - we lived through it. A little over a year later, we decided to move to Hoboken. We rented a ground floor apartment at 1500 Garden St. which is directly on Weehawken Cove. It was one of the few apartments that did take on water during Sandy. We understood the risks but found the appeal of living so close to the water, with such a magnificent view and such easy access to the waterfront to be worth it. Two years later, our appreciation of Hoboken grew in large part driven by the community that uses the riverfront as a playarea, meeting place and general source of peace. As a result, we decided to buy one of the 10 river facing townhouses in Maxwell Place. The greatest appeal of this property is it's unobstructed view of the river and the Manhattan skyline.

We lived through Sandy and were significantly affected by it. We understood the risks and we valued the waterfront enough to make the decision to rent and subsequently buy a \$2.5 property. Options B,C,D all destroy a primary reason for so many people to love Hoboken. It will irreparably harm the community of the many buildings in northern Hoboken that view the waterfront as a cornerstone to our neighborhood. I also believe it will severely damage the existing property value as well as the continued development of northern Hoboken. I believe that any plan for Hoboken should not entertain any walls along the waterfront. The buildings along the waterfront are better equipped to deal with the potential hazards of flooding and should be helped by this projects in a less obtrusive way.

I recognize that thus far the opposition to Option A has received the most coverage. It makes sense given that a small number of people face an imminent and consequential threat. I would ask however that you keep I mind that Options B,C, and D affect more people negatively, even if they are quiet about it. Please exclude Options B, C and D from consideration.

Best,  
Vani Krishnamurthy

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**From:** rednj99@yahoo.com [mailto:rednj99@yahoo.com]  
**Sent:** Thursday, December 31, 2015 10:43 PM  
**To:** DEP rbd-hudsonriver  
**Subject:** Hoboken

Office of Flood Hazard Risk Reduction Measures  
David Rosenblatt, Director  
501 East State Street Trenton, NJ 08625-0419

I am a resident and property owner in Hoboken. I was severely affected by Hurricane Sandy in Hoboken. I had several buildings that were flooded and heavily damaged, causing hundreds of thousands in damage. While we had flood insurance, it was almost impossible to collect for damages.

Going forward, we would love to see measures implemented to prevent such destruction, but not at the cost of the unobstructed views of the waterfront that we have today and 99.9% of the time. The flooding that occurred due to Sandy is an extremely rare event. For those reasons, I believe that the focus should be on the flooding events that occur much more frequently due to flash flooding. From heavy down pours. A separation of storm and sewer where possible should be the focus. As for the surge, a more regional approach needs to be researched and implemented. Perhaps, a deployable gate under the Verrazano narrows bridge along with the Outerbridge and Long Island Sound should be studied and pursued.

Thank you for allowing us to voice our concerns, and we look forward to working with you on a plan that works for us and the community as a whole.

Thanks,

Hany  
Hoboken Resident and property owner.

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**From:** jpc [mailto:jpcjohnncarey@aol.com]  
**Sent:** Thursday, December 31, 2015 10:44 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** Carter Craft  
**Subject:** Fwd: Please Review: Draft CAG Comments/ Next Steps on Hoboken RBD/ Flood Protection Project

To NJDEP re jpc Comment Regarding Hoboken RBD CAG

Sent from my iPhone

Begin forwarded message:

**From:** Carter Craft <[carter@outsidenewyork.net](mailto:carter@outsidenewyork.net)>

**Date:** December 31, 2015 at 9:09:58 PM EST

**To:** "[jpcjohncarey@aol.com](mailto:jpcjohncarey@aol.com)" <[jpcjohncarey@aol.com](mailto:jpcjohncarey@aol.com)>

**Subject: Re: Please Review: Draft CAG Comments/ Next Steps on Hoboken RBD/ Flood Protection Project**

Hey JPC - thx for this and pls send something to dEP directly as well! Merry/ happy!  
C

Sent from my iPhone

On Dec 31, 2015, at 8:17 PM, [jpcjohncarey@aol.com](mailto:jpcjohncarey@aol.com) wrote:

To all,

Some notes and my observations. They may not have been edited as well as they might at this hour. It is New Year's Eve and more to write but here are some pints for now. Thanks to everyone for your thoughts and efforts. Happy New Year.

At the north end alignment directly on the waterfront is difficult to engineer, of extended length, probably the most costly and most likely difficult to find consensus on. The impact of a tall structure there places a visual and physical barrier for all of us at the waterfront. For those who live nearby they may lose an immediate daily view but for all this is an amenity that benefits us all and many fought long for.

An inland alignment may seem counterintuitive for many but it has many practicalities. We have no have natural creeks or streams which will drain out city back into the river/harbor/ocean when the tide goes out. 150 years ago this may have happened but since then we have built our city off of what had been an island into what was a tidal swamp which no mostly no longer can naturally drain. Our watershed is our combined storm and sanitary sewer system.

Under normal operations the North Hudson Sewerage Authority can handle and treat a max flow of 30 to 35 million gallons a day. Normal daytime non storm flow is approximately 10 to 15 million gallons a day. It has been calculated that approximately 500,000 million gallons of water became trapped in our city. With additional storm pumping we can evacuate additional untreated water using the pump on observer highway, the pump which will be coming on line at Maxwell Place and at other locations in the system. As you can see the math does not work. As long as there is a void to fill and the water in the Hudson is high enough it will pour in if the tide is high enough to allow it.

The major problem city wide problem was the tremendous volume water that became entrapped in the bowl in the back of town. Not everyone understand this. They think we can

pump it out or keep it out during an even or protect us to the degree we need to determine with some sort “edge” that is not uniform. We were cut off. We became an Island, emergency vehicles could not function, the Hospital, Fire Houses, DPW, Supermarkets, Power Substations were flooded, and thousands could not leave their home even if you were in floors above where there was damage.

We need to start at a point where we all understand that we can't let this water “get in”. If we don't resist all of the delay, store and discharge components of the plan, which are so important to protect us during non-surge flooding events, may be for naught during a surge. The question in my mind is where is the balance in optimizing the funds we have now between resist, delay, store and discharge.

If we start with the premise that in a surge event much of the water (as we saw) close to the waterfront flowed back “downhill” to the river. In these areas if we are smart and we advocate wet and dry flood proof techniques, major damage can be mitigated. Part of what we do now with RBD fund maybe can assist in these effort and would have a higher cost/ benefit than other solutions.

To me an alignment north of 14<sup>th</sup> street which follows the east side of the light rail in Weehawken, the existing berm at the west end of the cove, crosses existing public properties with reformed topography north of 15<sup>th</sup> street; crosses 15<sup>th</sup> street then aligns itself on along the west face of the parking garage makes total sense. This is probably most economical and minimally obtrusive alignment for the public and individual property owners. At that point i question what alignment we take which connects us with a continued 14 foot (100 year) point which ties into “Hoboken Island”.

There is opposition to a wall going down Garden Street. This is understandable but I don't believe there has been a good effort to let people understand what this may entail here or elsewhere to a point uphill from where the alignment is less contentious. I have heard some express they feel that there is an 8 foot wall at 14<sup>th</sup> Street and 4 foot at 13<sup>th</sup>. They don't understand that a barrier would taper into the ground. The graphic which were shown did not do a good job of showing this. If we go with a 14 foot, 100 year elevation don't confuse people with numbers that are too small to see on print outs. At the south end of town the coordination with NJT is vital and I am still of the feeling that some sort of smart engineering with a barrier not through the terminal but at the western end of the Bush Barns (covered platform walkways) could be built which would optimize protection on the bulkhead side of side of the transit property and benefit Hoboken as a whole in the process. It is impractical and costly to try to keep the water out of the terminal itself much of which is on a pier over the River. The building needs to be wet or dry flood proofed with the expectation of surge flooding coming more often to this critical Historic Building which won't be moved. So again what is the balance in working through the topography and different track elevations to keep water from being funneled cross NJT property and becoming entrapped in the lower topography in the back of Hoboken

There is more to write but it is New Year's Eve. We are all in this together and there needs to be more smart conversation and understanding.

jpc

John P. Carey  
209 13th Street  
Hoboken  
Trustee Hoboken Historical Museum  
Certified Floodplain Manager

-----Original Message-----

From: Carter Craft <[carter@outsidenewyork.net](mailto:carter@outsidenewyork.net)>  
To: Ravinder Bhalla <[RBhalla@fpsflawfirm.com](mailto:RBhalla@fpsflawfirm.com)>  
Cc: tiffanie fisher <[tiffaniefisher@hotmail.com](mailto:tiffaniefisher@hotmail.com)>; Ron Hine <[ronhine@gmail.com](mailto:ronhine@gmail.com)>; ferrieboat <[ferrieboat@aol.com](mailto:ferrieboat@aol.com)>; Kevin O'Brien <[kevin@shipyardmarina.com](mailto:kevin@shipyardmarina.com)>; jaclyn.cherubini <[jaclyn.cherubini@hobokenshelter.org](mailto:jaclyn.cherubini@hobokenshelter.org)>; bribatt <[bribatt@aol.com](mailto:bribatt@aol.com)>; rayboot8 <[rayboot8@optimum.net](mailto:rayboot8@optimum.net)>; bodziman <[bodziman@gmail.com](mailto:bodziman@gmail.com)>; Paul Somerville <[paul@pjsomervilledesign.com](mailto:paul@pjsomervilledesign.com)>; palma1238 <[palma1238@gmail.com](mailto:palma1238@gmail.com)>; owelch <[owelch@hopes.org](mailto:owelch@hopes.org)>; marvink <[marvink@hcia.org](mailto:marvink@hcia.org)>; karen.imbach <[karen.imbach@spphoboken.com](mailto:karen.imbach@spphoboken.com)>; danaweferhha <[danaweferhha@gmail.com](mailto:danaweferhha@gmail.com)>; jocar436 <[jocar436@aol.com](mailto:jocar436@aol.com)>; Jennifer Gonzalez <[jsg304@gmail.com](mailto:jsg304@gmail.com)>; Gary Holtzman <[gmholtzman@gmail.com](mailto:gmholtzman@gmail.com)>; richard <[richard@hobokenlaw.com](mailto:richard@hobokenlaw.com)>; Ruthy McAllister <[ruthyathome@optonline.net](mailto:ruthyathome@optonline.net)>; fvielot <[fvielot@hotmail.com](mailto:fvielot@hotmail.com)>; therring <[therring@stevens.edu](mailto:therring@stevens.edu)>; mroberson <[mroberson@hobokenumc.com](mailto:mroberson@hobokenumc.com)>; Ron Hine <[fbw@betterwaterfront.org](mailto:fbw@betterwaterfront.org)>; Vito X. Lanotte <[lanotte@optonline.net](mailto:lanotte@optonline.net)>; russell2005 <[russell2005@yahoo.com](mailto:russell2005@yahoo.com)>; Noelle Thurlow <[thurlow.noelle@gmail.com](mailto:thurlow.noelle@gmail.com)>; Melissa Abernathy <[melissa.abernathy@gmail.com](mailto:melissa.abernathy@gmail.com)>; justicemartin <[justicemartin@msn.com](mailto:justicemartin@msn.com)>; Peter Cossio <[pcossio@halstead.com](mailto:pcossio@halstead.com)>; John Pope Carey <[jpcjohncarey@aol.com](mailto:jpcjohncarey@aol.com)>; gerald.fitzhugh <[gerald.fitzhugh@hoboken.k12.nj.us](mailto:gerald.fitzhugh@hoboken.k12.nj.us)>; rtremitie <[rtremitie@aol.com](mailto:rtremitie@aol.com)>; LaTrenda Ross <[trendaross@yahoo.com](mailto:trendaross@yahoo.com)>; Ravi Bhalla <[councilmanbhalla@gmail.com](mailto:councilmanbhalla@gmail.com)>  
Sent: Thu, Dec 31, 2015 5:21 pm  
Subject: Re: Please Review: Draft CAG Comments/ Next Steps on Hoboken RBD/ Flood Protection Project

Thx everyone for yr guidance and input. Ive done my best to capture both th sentiment and th substance of all this recent feedback. Submitted via email and will post to th Fb page tomorrow... Merry happy to all,  
C

Sent from my iPhone

> On Dec 31, 2015, at 12:07 PM, Ravinder Bhalla <[RBhalla@fpsflawfirm.com](mailto:RBhalla@fpsflawfirm.com)> wrote:  
>  
> Very good feedback Tiffanie - I concur 100%. Carter, thank you very much for our hard work in collecting everyone's feedback.  
>  
> Happy New Year everyone.  
>  
> Best,  
> Ravi  
>  
> \_\_\_\_\_  
> Ravinder S. Bhalla, Esq.  
> Florio, Perrucci, Steinhardt & Fader, LLC  
> 218 Route 17 North  
> Rochelle Park, New Jersey 07662  
> 201-843-5858 (office)  
> 201-373-8955 (direct)  
> 201-843-5877 (facsimile)





January 5, 2016

David Rosenblatt  
Director  
Office of Flood Hazard Risk Reduction Measures  
401 East State Street, Mail Code 501-01A  
Trenton, NJ 08625-0420

Dear Mr. Rosenblatt:

Thank you for the opportunity to provide comments on the five concepts for the Rebuild by Design Hudson River project as a determination is made for the three alternatives that will move forward through the design process.

From the onset of this project, our goal has been to provide the greatest flood protection possible while protecting waterfront access and minimizing impact to neighborhoods through a design process that integrates with the urban landscape. Consistent with these priorities, below are my specific comments, restricted to the portions of the alignment located within Hoboken, regarding each of the five proposed concepts.

**Concept A – Recommendations for Re-Alignment**

- Remove Resist elements from northern protection area that extend through the Garden Street Mews and south of 14<sup>th</sup> St
- Amend the alignment to traverse the alleyway between 14<sup>th</sup> Street and 15<sup>th</sup> St. from Garden St. to Washington St. This re-alignment would result in a new termination point on Washington Street south of 14<sup>th</sup> St (Option 1)
- Amend the alignment to traverse the alleyway between 14<sup>th</sup> Street and 15<sup>th</sup> St. from Garden St. to Bloomfield St. This re-alignment would result in a new termination point on Bloomfield Street North of 14<sup>th</sup> St (Option 2)
- Consider amending termination points for southern protection options 1 and 2 to the intersection of Hudson Street and Hudson Place. An existing encroachment on city right of way provides additional space for alignment along existing sidewalk

**Concept B – Recommendation for Re-Alignment**

- Remove waterfront Resist elements from the northern protection area that extend east and south from the southwest corner of Hoboken/Weehawken Cove (Based on community feedback it is very clear that there are major concerns about impacting waterfront access).
- Amend the alignment to traverse south through the Hoboken Cove Waterfront, and then turn east on 15<sup>th</sup> St. from Garden St. to Washington St. This re-alignment would result in a new termination point on Washington Street south of 14<sup>th</sup> St (Option 1).



- Amend the alignment to traverse south through the Hoboken Cove Waterfront, cross 15th St., and then turn east on 15<sup>th</sup> St. from Garden St. to Bloomfield St. This re-alignment would result in a new termination point on Bloomfield Street north of 14<sup>th</sup> St (Option 2).

**Concept C – Recommendation for Removal**

- Concept reduces access to the waterfront in Hoboken
- Proposal is unlikely to meet budget or timeline for implementation
- Concept scores poorly on screening criteria

**Concept D – Recommendation for Removal**

- Concept reduces access to waterfront in Hoboken
- Proposal is unlikely to meet budget or timeline for implementation
- Concept scores poorly on screening criteria

**Concept E – Recommendations for Re-Alignment**

- Remove proposed T-wall adjacent to the Hudson Tea building
- Amend the alignment to traverse south through the Hoboken Cove Waterfront, and then turn east on 15<sup>th</sup> St. from Garden St. to Shipyard Lane.
- Consider amending termination point for southern protection options to the intersection of Hudson Street and Hudson Place. An encroachment on city ROW provides additional space for alignment along existing sidewalk

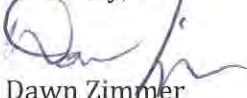
Each proposal should present cost tradeoffs so that the implementation of any alignment can be weighed against the potential for programming construction funds towards the Delay, Store, Discharge elements of each proposal.

The minimum Design Flood Elevation (DFE) used for the project should be consistent with FEMA requirements for the other Rebuild by Design projects within the Sandy affected region. Additional public outreach and engagement should be conducted to better explain the structural differences, protection levels and the potential flood insurance rate reductions from either the 500 year or 100 year level of protection. If flood insurance rates are not substantially reduced with higher levels of protection (500 year vs 100 year, for example), we should consider adopting the approach that is less intrusive and less expensive. Special consideration should be given to the design of alignment foundations that would enable the adaptation of flood protection elements to acquire a higher DFE, should the budget, timeline, or public support allow.

There are serious concerns about water displacement as a result of implementing a Resist flood protection measure. Additional outreach needs to be conducted, perhaps with the assistance of Stevens Institute of Technology, to help residents understand the existing floodplain, how water flooded into the City, and most importantly the possible water displacement from various Resist flood protection measures under various flood conditions. The project team should provide an explanation of the existing flood zones, how the Resist features will affect areas adjacent to the flood protection measures/floodwall, and what if any impact there are to buildings adjacent to or near the flood protection feature.

Going forward, I hope the State will understand that it is very important for the flood protection features of the Resist strategy to be integrated into the urban landscape. Through a community process, Hoboken residents can provide valuable input on designing community co-benefits that blend with the urban landscape. Thank you again for the opportunity to provide input from the City of Hoboken.

Sincerely,



Dawn Zimmer

# REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

We specifically bought a  
home outside the flood zone.  
in 2016. The Wall Plan-a Garden  
Ensures we will flood.

Re street laws to better infrastructure  
+ drainage to deal with regular  
flooding versus 100 year.

Name: The Stuhr Family

Address or Email: 1223 Garden St. Hoboken NJ 07030 Hollymjohnson@hotmail.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION



# REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

STRONG OPPOSITION TO CONCEPT A.

- 1) With significant parts of Hoboken still flooding, it does nothing to reduce the fear of flooding from a large storm. For many people such flooding changes their entire life!!
- 2) A wall down Garden st effectively divides Hoboken & divides the community. Creating an "US" and "THEN". Those that are protected by the wall and those that are not.
- 3) I live on Garden btw 12<sup>th</sup> & 13<sup>th</sup>. I am NOT in the FEMA 500yr flood plan but under CONCEPT A I have a wall in front of my house! How can you build a concept that results in me now needing a wall?!

CONCEPT will divide the city. Divide the community and change the city for ever. STOP Concept A

Name: SIMON HOLLAND

Address or Email: simoneysays@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

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# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

The waterfront is Hoboken's most valuable community.  
Building any type of wall or structure is a mistake!

Name: \_\_\_\_\_

Steve Okin

Address or Email: \_\_\_\_\_

stevoking@hotmail.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
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# REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

The Waterfront in Hoboken is her  
single most valuable amenity to  
residents & visitors alike. To block it  
with a HIDEOUS wall as in plans  
B, C, D is an atrocity!

Why not fix the infrastructure?

Rip up the streets, put in more pumps  
fix the water mains too?

To put up a structure for an event  
that happens ~~ONCE~~ OR TWICE,  
is a waste of money & resources.

Whoever designed these "concepts" doesn't live  
here & doesn't care about Hoboken.

Name: Alison Amsterdam SHAME!  
Address or Email: amsterda@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
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## Environmental Impact Statement Concept Screening Public Meeting

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Wallace School

### COMMENT/QUESTION FORM

As a waterfront resident to be I am strongly reconsidering my decision to upgrade to a waterfront unit and would strongly consider moving my family to the burbs if the integrity of ~~and~~ the waterfront beauty is compromised. Northeast Hoboken was very minimally impacted and to throw this amount of money into a non-hazard wall that will protect against the "100 yr" storm seems very unnecessary. Please reconsider the idea of any type of wall, it will truly ruin the very little of what is left of Hoboken that is not a concrete jungle. Thank you

Name:

TIMOTHY BOSS

Address or Email:

tjboss81@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

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STATE OF NEW JERSEY  
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## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

I don't like the idea of putting up a wall of any sort and taking away from the beauty of Hoboken. Hoboken will just look like Wall Street - all buildings on top of one another, no nature, no beauty. People enjoy walking, playing + admiring the skyline - that's what makes Hoboken unique. Don't make everyone leave + go to the Burbs! b

Name: MaryBeth Di Fiore

Address or Email: mimibear 819 @ aol. com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
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• RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

Work with the communities  
Delay decision to Jan/Feb  
Host an Organized -  
well "mixed" session at  
Stevens -

Name: \_\_\_\_\_

Address or Email: \_\_\_\_\_

Piley John R. 1223 Garden St

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures

401 East State Street

Mail code: 501-01A

P.O. Box 420

Trenton, NJ 08625-0420

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## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

DO NOT RUIN HOBOKEN  
WITH ANY WALLS ALONG HUDSON RIVER.  
Minimally acceptable is  
Concept A, none of others

Name:

Rebecca Carter

Address or Email:

becklee@comcast.net

Please leave this form at the Sign-in table, or you can submit by :

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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## Environmental Impact Statement Concept Screening Public Meeting

### COMMENT/QUESTION FORM

= Have we evaluated storm water holding  
in Weehawken

= Have we looked at groundwater elevations  
as part of the project.

Name:

Weehawken Residents

Address or Email:

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

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## Environmental Impact Statement Concept Screening Public Meeting

### COMMENT/QUESTION FORM

PARKING IS A MAJOR PROBLEM.  
PUTTING WALLS UP WILL MAKE  
IT WORSE. ARE YOU TRYING TO  
CONTROL RAIN WATER OR SEA WATER?  
SOUTH WEST HOBOKEN ALWAYS  
FLOODED FROM HEAVY RAIN

WILL WE EVER SEE ANOTHER  
HURRICANE SANDY?  
GUSHING SEA WATER IS  
HARD TO CONTROL

PROPERTY VALUE WILL FALL  
WITH THESE WALLS.  
WILL TAXES GO DOWN TOO?

Name: ROGER GREINER  
Address or Email: ROGER GREINER @ OPTONLINE.NET

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

### COMMENT/QUESTION FORM

① → HOW OFTEN DO THE GATES NEED TO BE TESTED FOR OPERATION (EX. EMERGENCY GENERATOR NEEDS TO BE RUN 10 MIN/MONTH)

WHO PAYS FOR MAINTENANCE CREW  
\$25,000/MO.

② HOW ARE EXISTING SEWER LINES GOING TO BE CHANGED TO STOP WATER FROM BACKING UP IN SEWER UNDERGROUND

Name: \_\_\_\_\_

Address or Email: JOHN.FEURY@AECOM.COM

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures

401 East State Street

Mail code: 501-01A

P.O. Box 420

Trenton, NJ 08625-0420

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# REBUILD BY DESIGN HUDSON RIVER

■ RESIST ■ DELAY ■ STORE ■ DISCHARGE ■

## Environmental Impact Statement Concept Screening Public Meeting

### COMMENT/QUESTION FORM

*looks great to me all the ideas*

Name: Jay JARA

Address or Email: 1734 Willow Ave, Weehawken, NJ 07086

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
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STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Mr. and Mrs. Theodore Garatziotis  
1025 Maxwell Lane, Apt 603  
Hoboken, New Jersey 07030

David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail Code 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Dear Mr. Rosenblatt:

As residents of Hoboken since 2002, we have grave concerns about the Rebuild by Design Project.

All five concepts for the Rebuild by Design project are completely unacceptable. No one in Hoboken (other than the Mayor) asked for these funds or asked to pursue a strategy to combat hurricane storm surges. There has been no scientific proof presented that this surge is ever statistically likely, and moreover, no proof has been presented that these extreme concepts would successfully combat these storm surges, if they were to ever happen.

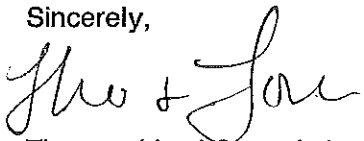
Please do not destroy the one valuable asset this city has which is its view and the charm of the tree-lined streets. Also as owners of an expensive piece of property right across from the waterfront, please do not destroy our value in our property.

All of the concepts contain a wall and/or an erosion to the quality of life for all Hoboken residents.

I respectfully reject all five concepts and ultimately reject these funds.

Thank you for your time in reading this letter.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Theo & Loni', written in dark ink.

Theo and Loni Garatziotis

Mr. David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton  
NJ 08625-0420

19 December 2015

Re: 'Rebuild By Design' Hudson River flood protection proposals

Mr. Rosenblatt:

This concerns Concept A of the 'Resist Delay Store Discharge' flood protection proposal for the city of Hoboken.

It is an outrage that Concept A has even been proposed as a means of protecting Hoboken from riverine flooding. Concept A does not protect a significant proportion of northeast Hoboken, much of which flooded during Sandy, and would disfigure and likely destroy as viable properties several residential blocks in the area.

Concept A is relatively cheap and would cause severe distress to only a proportion of the Hoboken population. Those considerations apparently make it attractive to Mayor Zimmer and others but do not render it either fair or effective.

I understand that a considerable amount of uncertainty, inaccurate information and even misinformation now surrounds Concept A. A number of facts, however, are not in dispute.

Concept A would not even attempt to protect some 14% of Hoboken taxpayers. By protecting the rest of Hoboken but abandoning the northeastern section of it, property values there inevitably will decline relative to values elsewhere in the city.

Concept A would drive a wall ranging in height from a projected 3.5 to 8.5 feet down the center of one of the most significant corridors of domestic architecture in Hoboken. The term 'projected' is appropriate because as more modeling and other studies are undertaken the dimensions of the wall may change. We do not know what shape it actually would take.

The existence of any such wall, however, would deface the corridor. More significantly, questions have been raised about the viability of the corridor as a residential area if it is divided by a wall. Those questions remain unanswered by the city or DEP. How will fire equipment and emergency vehicles gain access to the

blocks? How will refuse and recycling be removed? Who will want to purchase properties blighted by such concerns and by the very existence of the wall itself? In light of those and other impediments to habitability, does the city intend to condemn the housing along the corridor?

Finally, the properties on the block are all more than 100 years old. The structural ability of these properties to withstand significant construction of walls in this neighborhood is highly questionable. Recently as the Garden Street was being repaved our entire property was shaking dangerously as the heavy machinery went up and down the street. Imagine heavy machinery digging deep into the sidewalk very near homes. What is the guarantee one or few of these properties won't collapse or crack thereby causing irreparable damage to all the properties?

During the meeting held at the Hoboken Historical Museum on 10 December Mayor Zimmer had the appalling judgment to ask whether we would sacrifice the entire city of Hoboken for Garden Street. That is an insulting question that demands a false choice. We do not want to sacrifice the city. We do not, however, want to sacrifice a portion of it, as Concept A does sacrifice a portion of it.

Besides our property in Garden Street which is our primary residence, we also own another property in the South West portion of Hoboken in the SkyClub building. We bought that property knowingly that it is in a flood zone and we still took the risk of buying it. As a property owner in SkyClub that "may potentially" benefit from this wall, we vehemently reject the idea of putting residents of Garden Street in harm's way to help preserve our property in SkyClub.

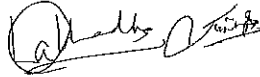
It is true that we live on Garden Street-between Twelfth and Thirteenth Streets-and on the west side of the street. We therefore would be blighted by a wall only if the '500 year storm' solution is chosen, and whether or not it is chosen we would share whatever flood control benefit Concept A confers on the city.

Those considerations do not justify Concept A. We do not want to watch as the houses of our neighbors across the street and on Bloomfield Street flood, nor do we want to watch them flood over a wall between us. We do not want our neighbors to the north to see their homes blighted by a wall, and do not want to look out at a wall at all.

Again, and more significantly, we cannot countenance the notion that a flood protection system would be designed to sacrifice our neighbors. At the 10 December meeting Mayor Zimmer insisted that we "are the lucky ones" because we "did not flood" during Sandy. She was wrong - many of us were flooded and would be flooded if Concept A were adopted. We do not, for example, want our friend's restaurant and neighborhood gathering place at 14<sup>th</sup> and Hudson Streets to flood again; it would, however, flood.

We will not accept the unnecessary and inequitable blighting of our neighborhood and therefore cannot accept Concept A. No response to the devastation of a city should require devastating one of its most significant neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lakshna Jha', written over a horizontal line.

Lakshna Jha  
Sujit Jha

Via e-mail and USPS

*Re: Comments regarding 5 concept plans for Hoboken*

Dear Mr. Frank Schwarz,

Being a long time Hoboken Resident I have seen a lot of changes to the town I first moved to in the late 1980's. The over-development continues to this day and it is out of control. That development helped exacerbate the effects of Sandy in 2012. Sandy's water surge would have flowed to the back of town where there once was industry and not made its way so far up north where we saw flooding for the first time in areas that never had water. The surge hit the large developed buildings that were in the way.

What is done is done. The development needs to stop now and be checked because Hoboken naturally floods since it is an island that basically filled in its marshes decades ago. I happen to live on the island part so I am not in danger of flooding and did not flood with Sandy. The five concepts really should be three since C and D are not realistically affordable. Plus putting up partial walls will not help but cause other problems by causing flooding in other areas that never flooded because it would block the water only so far and then the water would flow around the first opening in the wall. For seawalls to work they must be implemented around an entire area completely, enclosing it like in the Netherlands. That is not what these plans show. They are band-aids that will cause greater wounds to the city.

What would work would be under sea gates at the mouth of the Hudson near the tip of Manhattan which would stop the water from flowing up the Hudson to the towns of Hoboken, Jersey City and Weehawken. But that is a cost that is in the billions. Plus using what is called deployable walls/gates are estimated to be in the billions of dollars for cost, so that idea should not even be entertained for the citizens of Hoboken because it is not a reality because of the expense.

We must be realistic and responsible. Using walls will be a great expense to maintain and where will the money come from for that in the future? The money allotted to the city of Hoboken should be used to upgrade its pathetic infrastructure which has a combined sewer and rainwater overflow and causes tremendous flooding in our low sea level town. Plus the sewage pipes need to be cleaned and upgraded to accommodate all the thousands of more people who now live in Hoboken. I spoke to someone at the North Hudson Sewage Authority and they say that our current sewage system has a capacity for adding only 2000 more people to the system. With at least 1000 new residential units going on line right NOW and in a few months, we will overtake that 2000 figure quickly and then what will we do with a city of about 60,000 people (by the next census), who need to flush their toilets and have to deal with the flooding caused by the continual covering of all the land by concrete because of the high-rise developments? We had a very bad water main break right before Thanksgiving (too many people using the water with dishwashers, washing machines) and they could not fix it for five days. We had to hook up to Weehawken's water supply just so we could flush toilets and wash. These are real issues that need to be attended to before any wall should be erected. It is what it is. We flood. Weather is changing. We can not stop the inevitable. Let us not waste the government's money. Let us use it for the infrastructure which in turn will mitigate some of the more severe effects of the flooding that naturally occurs in Hoboken on a regular basis. Sandy was an anomaly. It will never happen again. Yes, we will possibly get a hurricane in the future decades, but that is the way it is for the people who have over-developed near the rivers and oceans in the United States. There are no guarantees. A plan for incomplete walls is only a waste of money. Remember it is a 1% chance for a hundred year flood. We have other more pressing problems that need to be addressed right now. Plus many residents will sue with lawyers against any wall near their homes or waterfront. Much money will be siphoned off to lawyers in the end. Let us act rationally and not emotionally.

Mary Ondrejka  
Hoboken resident for 28 years



# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

My family moved to Hoboken from the city two years ago, and one of the main reasons we decided to and not a suburb, was because of the incredible waterfront and views of the city. I cannot emphasize enough how damaging changes to the waterfront would be to real estate and other negative economic impacts to local businesses. The waterfront is crucial to the economy and growth of the community. There are other options for this money to help, building 8-12 foot sea walls would have economic damage that would be difficult to overcome.

As a city and growing community, we must preserve and value areas that make this city so special and unique. The waterfront is one of them, we should be looking for ideas and ways to improve it, not destroying it!

Please consider alternatives!

Name: Brian Giordano

Address or Email: 1025 MAXWELL LANE BRIAN.T. Giordano@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

#### Additional Drop-In Open Houses & Walking Tour:

##### Hoboken Walking Tour

December 14

6pm

Historical Museum

1301 Hudson St., Hoboken

##### Drop-In Open Houses:

December 15

6:30 - 8:30pm

St. Lawrence Church Community Room

22 Hackensack Ave., Weehawken

December 17

6:30 - 8:30pm

Hoboken Housing Authority Senior Building

221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

December 22, 2015

Dear Rebuild By Design,

When I moved across the country on my own and decided to settle in New Jersey a decade ago, I was so relieved to find Hoboken. It was tough being so far from family and friends, learning to navigate urban life, and experiencing seasons for the first time! But when I first stepped foot in Hoboken, it immediately felt like home.

I started out renting downtown in a lovely little studio on First Street between Clinton and Grand. I never anticipated staying here permanently, but five years passed so fast that it seemed it was time to invest in property.

Fortunately, my parents were looking to invest in property too, so we decided to go in on something together. And despite their hesitations and skepticism about the New York City-area, they embraced Hoboken on their visits as well. (On one of my Dad's visits, he made so many friends around town that he got more "Hello"s than I did when we walked around after I got back from work!)

After much research (and a serious dip into savings), we settled on Maxwell Place — and competed to get a spot pre-construction because it seemed like the only safe investment. Back then, all three of us had to be on two phone lines to finally get through and get a number to get spot! But it was the only space they felt comfortable investing in on the entire east coast. We were so grateful.

And now, six years after moving in, they've been pleased with their investment — and I've felt so lucky to be a homeowner in the Hoboken community. And proud 11-year Hoboken resident.

The plan last year to put the sewage pump literally in my front yard put a huge dent in our Hoboken Happiness, but we accepted the inconvenience and possibly devaluation in property because the pump would help our neighbors.

My understanding at the time was that it would help alleviate all the problems with the flooding, being a waterfront community, so to hear this plan about the 12-foot wall was quite a shocker. The fact it was even proposed and presented to the City of Hoboken is unbelievable. The whole draw of Hoboken, which has been at the root and core of the New Jersey Gold Coast community, is the waterfront — and literally blocking it seems like the ultimate detriment to our community.

I know there has been so much muddled in the politics of this issue that I'm confused about what the truth is — and wanted to inquire what exactly is happening, so that I don't fall prey to all these rumors. Unfortunately, holding all these meetings during the holiday week and requiring a "deadline" of comments by the end of the year just seems like this plan is trying to fly under the radar while everyone is distracted.

Because of my work schedule, I wasn't able to make any of the meetings as soon as they were announced. Had I been able to, I would have been at all three — particularly the one that spilled outside the Hoboken Historical Museum. I think the fact this many people were able to make an impact should say something about the community's response to this and I hope you won't let that all just go without taking it into account, as it felt like it happened with the pump.

Of course, I understand Hoboken needs to alleviate the flood problem. We can't have Sandy happen again. But I'm just wondering if there's a way to put it in a more discreet place to minimize the impact on the residents who are so grateful to call Hoboken our lovely and serene home. Looking forward to the answers!

Thank you,  
Rachel Chang  
1125 Maxwell Lane  
Hoboken NJ 07030  
201-683-0171

A handwritten signature in black ink, appearing to read "Rachel Chang", with a large, stylized flourish at the end.

# REBUILD BY DESIGN HUDSON RIVER

RESIST DELAY STORE DISCHARGE

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

I am a resident/owner at the  
Maple Place Condos. I want to  
urge you to eliminate concepts  
C + D from consideration.

I would also like you to be  
advised that I am opposed to any  
concept that includes a sea wall  
on the waterfront.

Name: Marie Cassese

Address or Email: \_\_\_\_\_

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Comments must be received or postmarked by December 31, 2015.

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221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION

# REBUILD BY DESIGN HUDSON RIVER

RESIST DELAY STORE DISCHARGE

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

The proposed sea walls in all the concepts will limit access to the beautiful waterfront that has come to define & be enjoyed by all of Hoboken as well as its visitors. The waterfront area is a signature asset of our city and has contributed to the many accolades the city has received over the last few years. The proposed sea walls will obstruct views and change the open access to pathways from Weehawken to Jersey City.

The spectacular waterfront development has brought residential housing units and many commercial establishments to Hoboken, plus the associated tax revenues. Walling off this part of the city could lead to an economic decline as real estate values fall, commercial revenues drop, and as property tax revenue declines.

I believe any sea walls will be a negative impact to all of Hoboken, so it is vitally important that concepts C & D be ELIMINATED from consideration moving forward.

Thank You,  
Philip Cardamone

Name:

PHILIP CARDAMONE

Address or Email:

TPINC06@YAHOO.COM

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

If I recall my experience of Hurricane Sandy correctly, the majority of the flooding and water damage occurred within the inner parts of the city. Within these areas, the massive amounts of rainfall overwhelmed the plumbing/sewage/drainage system and soaked in dependent areas. I don't believe the damage was from a major surge of seawater from the Hudson River. Even now when there is a moderate amount of rainfall, water will pool and collect within the inner parts of the city. The watermain break a few weeks ago demonstrated this. Therefore, I don't see how a seawall running along Frank Sinatra Drive will help to protect the city of Hoboken from flooding. I feel that the grant should be utilized to improve the drainage/sewage/plumbing of the inner parts of the city, which would be more effective at protecting us from damage similar to what occurred during Sandy.

Name: Matthew Kutner

Address or Email: kutner.matthew@gmail.com

Please leave this form at the Sign-in table, or you can submit by:

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION

# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

Please take a look at this report done by Stevens Institute, a tech college with one of the best maritime programs in the country. It was done by the State of N.J. hudson / hudson-river-  
waterfront-sandy-surge-  
mitigation-finding

Why is Hoboken ignoring this report? Why doesn't any of the Hoboken proposals consider this report or modeled against it?

This report suggest changes be made not only in Hoboken but at the same time changes be made to neighboring towns to control Hoboken flooding

Why is Hoboken going at this proposal process alone without a n effort to coordinate with neighboring cities? And if city coordination is necessary to mitigate flooding in Hoboken shouldn't the State oversee + coordinate the joint effort among cities? Who decides? taxpayers?

Name: LAURA PARELLO

Address or Email: laura.j.parello@pwc.com

Please leave this form at the Sign-in table, or you can submit by:

Email: rbd-hudsonriver@dep.nj.gov

- or -

Mail: David Rosenblatt

Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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221 Jackson St., Hoboken



STATE OF NEW JERSEY

DEPARTMENT OF ENVIRONMENTAL PROTECTION



Deborah Meyer  
1206 Garden Street  
Hoboken, NJ 07030

December 24, 2015

Mr. David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton  
NJ 08625-0420

Re: 'Rebuild By Design' Hudson River proposed concepts for Hoboken, NJ

Mr. Rosenblatt:

I am writing to comment and to ask questions about Concept A of the 'Resist Delay Store Discharge' flood protection proposal for the city of Hoboken.

My seven comments are:

1. The wall to be built down Garden Street ("the Garden Street Wall") will place homes in the Hoboken flood plain that have not been flooded in the 30 years that I have lived in Hoboken.
2. The Garden Street Wall will cause the destruction of homes to the east of the Wall when storm surges flow westward across northeast Hoboken, hit the wall, and rebound back east into the Hudson River.
3. In the case of storm surges from the north or the south or storms with very heavy rainfall, the Garden Street Wall will likely trap flood waters to the west of the Wall and will cause unintended flooding and the destruction of buildings the Wall was supposed to protect.
4. The Garden Street Wall will limit access by firetrucks and ambulances to the homes along the Wall, thereby causing the loss of lives.
5. The Garden Street Wall will impede the access by police to the area, the collection of garbage and the removal of snow, thereby contributing to unsafe and unsanitary conditions.

6. The 3-5 year construction period will lead to extended loss of quality of life in the area. Many children use Garden Street to go to the Elysian Charter School and the Montessori School and they will be walking through the construction zone.
7. Hoboken's water and sewage system is outdated. Every time it rains, Hoboken storm sewers flood. Without a new system, unpredictable flood waters will simply flood Hoboken through the sewers even with walls like the Garden Street Wall.

My eleven questions are:

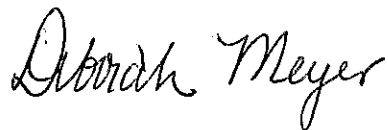
1. Given that the State of New Jersey retained engineering firm Dewberry, was this a competitive bid where criteria included expertise in hydrology and sustainable design for densely populated low-lying urban areas?
2. Why did the State of New Jersey not select multiple firms to report ***directly to the State*** with competing design proposals?
3. Why did the State of New Jersey and the City of Hoboken demand that the residents of Hoboken review the concept proposals (unveiled in detail for the public for the first time on December 10) during the month of December when many people are busy with the holidays?
4. Why were the concept proposals not disclosed in detail to the public in October before the Hoboken City Council elections?
5. Why did the State ("the State") and the City of Hoboken ("the City") demand that the residents of Hoboken review these complex and technical proposals in one month (December?). Why not give residents until March 31, 2016?
6. Why did the State and the City demand that the residents of Hoboken opine on the proposed concepts without being able to see three dimensional scale models of the walls or gates?
7. Why did the State and the City demand that the residents of Hoboken opine on the proposed concepts without being able to see any preliminary cost estimates?
8. How do taxpayers know the \$230 million grant will be enough to build Concept A and maintain any structures with requiring additional tax revenues or City borrowing?

9. Why has the City rejected citizen comments to build a wall around the water treatment facility in Hoboken, if that is the true underlying concern?
10. Have the State and City considered ~~that~~ the extent to which over-development of the City has created flooding problems and left the city too densely populated to have orderly evacuations in the case of storms or other emergency situations?
11. Why did the State and City not consult with Stevens Institute of Technology or any of the universities with internationally ranked Civil Engineering Departments (for example, MIT, Columbia, Princeton and Pennsylvania State in the Northeast US)?

Thank you for reading my comments and questions.

I will be submitting these comments and questions on line as well.

Sincerely,

A handwritten signature in cursive script that reads "Deborah Meyer". The signature is written in black ink and is positioned above the printed name and address.

Deborah Meyer  
1206 Garden Street  
Hoboken, NJ 07030

RESIST □ DELAY  $\frac{1}{2}$  STORE  $\frac{1}{4}$  DISCHARGE □

Thursday, December 10, 2015  
Wallace School

## This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. On the right side, there is a vertical margin line, creating a narrow right margin. The paper appears to be from a notebook or a standard ruled sheet. There is no handwriting or other markings on the page.

Address or Email: \_\_\_\_\_

- or -

*Comments must be received or postmarked by December 31, 2015.*

**Hoboken Housing Authority Senior Building**  
221 Jackson St., Hoboken



STATE OF NEW JERSEY

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

# REBUILD BY DESIGN HUDSON RIVER

RESIST • DELAY • STORE • DISCHARGE •

## Environmental Impact Statement Concept Screening Public Meeting

Thursday, December 10, 2015  
Wallace School

### COMMENT/QUESTION FORM

See Attached



Name: Rachel Chang  
Address or Email: 1125 Maxwell #1002 Hoboken NJ 07030 rachelc77@yahoo.com

Please leave this form at the Sign-in table, or you can submit by :

Email: [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)

- or -

Mail: David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

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#### Additional Drop-In Open Houses & Walking Tour:

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221 Jackson St., Hoboken



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

December 22, 2015

Mayor Dawn Zimmer  
94 Washington Street  
Hoboken, NJ 07030

&

Mr. David Rosenblatt  
Director, Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail Code: 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

Re: Rebuild by Design-Hudson River

Dear Mayor Zimmer and Mr. Rosenblatt,

Thank you for the opportunity to share comments about the "Rebuild by Design-Hudson River" Plans proposed for Hoboken. We were able to attend the session held at the Hoboken Historical Museum but unfortunately due to the size of the group that attended, and the layout of the event, few answers could be provided. We were on business travel for the Jackson Avenue event and could not attend and are submitting our comments here.

First, let me begin by saying we want to help protect Hoboken, a place we have come to love in our over four years living here. However, we oppose all five plans and do believe there could be a much more creative, less drastic approach to protecting Hoboken from a potential Hurricane Sandy-like "surge" other than any plan that would create permanent 10-18 foot walls either on the Streets of Hoboken or Hoboken's waterfront. Second, we question why only one firm was chosen to provide five options rather than five firms (or some number) chosen to compete to provide the best possible option to consider. In the corporate world, when a firm is looking for a "service", a "request for proposal" is prepared and competing firms submit their best options in hopes of winning the bid. That does not appear to have happened here.

Yes, Hoboken had flooding due to Hurricane Sandy and homes, cars and businesses were damaged (we, in fact, lost our car to the flooding). Yes, we lost power for many days. But so did hundreds of thousands of others throughout NJ and NY as well as 20 plus states. Yet, others are not considering permanent 10-18 foot walls throughout their towns, including our neighbors across the river in NYC.

We left a very desirable neighborhood in the West Village four years ago and friends questioned "why we would ever leave NYC for Hoboken". We wanted a little more space but an urban setting. We explored Hoboken at the recommendation of friends who have lived on Bloomfield Street for 25 years and encouraged us to consider it. We were drawn to Hoboken specifically for the beautiful and

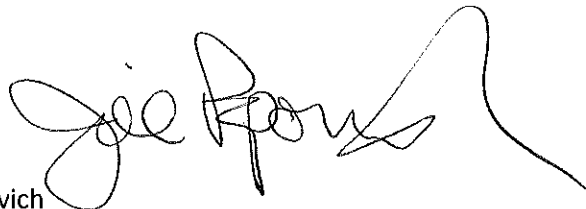
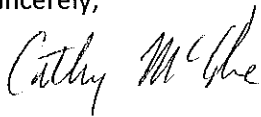


unobstructed views of Manhattan and the short commute to Manhattan. Though the price for our condo at Maxwell Place was more reasonable than NYC for the space, it was still a considerable amount as are our taxes.

We have come to love many things about Hoboken and support Hoboken locally—the restaurants, boutiques and shops, fitness, etc. The beauty of Hoboken's magnificent waterfront is enjoyed by all residents who run, walk, play with their dogs, push their babies in strollers and more. To create a wall of any sort that goes down a tree-lined street like Garden Street or obstructs the open, unobstructed views and access of the waterfront would impact not just those of us that live on the waterfront but all residents that benefit from the beauty. This would forever change the appeal, character and charm that Hoboken has worked hard over the years to create. This would detract outsiders from moving in, detract from Hoboken as an emerging "destination" vacation and business meeting place, reduce home values and hence, reduce tax revenue to the city.

Options A-E have been presented as concepts and concepts that have not been thought through as to their long term impact on Hoboken. Building permanent walls is an extreme measure to combat a once in a one hundred year event and we implore you to explore other more creative and less drastic options. There are new and innovative ways to manage floods that do not permanently deprive the community of enjoying the very things that have created a surge of gentrification here. Preserving what has made this community special for our families, friends and visitors should be the first priority and non-negotiable on proposals.

Sincerely,



Cathy McCabe & Jill Popovich  
1125 Maxwell Lane, unit 570  
Hoboken, NJ 07030

## Doss, Gary

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**From:** Smith, Lawrence  
**Sent:** Wednesday, February 17, 2016 9:36 AM  
**To:** Doss, Gary  
**Subject:** FW:

Lawrence I. Smith PP, AICP  
Senior Planner  
Dewberry  
600 Parsippany Road, Suite 301  
Parsippany, New Jersey 07054  
973.576.9647  
973.428.8509 fax  
[www.dewberry.com](http://www.dewberry.com)

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**From:** DEP rbd-hudsonriver [mailto:rbd-hudsonriver@dep.nj.gov]  
**Sent:** Wednesday, February 17, 2016 9:18 AM  
**To:** Smith, Lawrence <lismith@Dewberry.com>  
**Subject:**

**From:** Anne Lockwood [<mailto:annehlockwood@gmail.com>]  
**Sent:** Thursday, December 31, 2015 3:45 PM  
**To:** DEP rbd-hudsonriver  
**Cc:** [vchaudhuri@hobokennj.gov](mailto:vchaudhuri@hobokennj.gov); Sean R. Kelly  
**Subject:** Comments regarding RBD impact in Hoboken

Dear David Rosenblatt,

Thank you for your presentations to our Hoboken community. I attended the excellent December 10th presentation at Wallace School, and the difficult gathering at the Museum on the 14th.

Regarding the specific concepts presented for RESIST, we think Concepts A, C and D should be eliminated from consideration. Eliminate Concept A because of the serious community concerns expressed regarding flood walls intruding into the residential neighborhood of upper Garden Street. Eliminate Concepts C and D because of their high construction costs, poor constructability, and poor maintenance and operation ratings. We think Concepts E and B should proceed with design development.

**Suggestion:** To achieve greater resistance to flooding into neighborhoods due to coastal surge, can the concepts of culverts and/or canals in vulnerable areas be expanded and developed? That is, could Dewberry and DEP dramatically expand the use of the water storage tanks that are already represented in the DELAY, STORAGE and DISCHARGE concepts to include more redirection of incoming surge waters via canals and/or culverts?

We have all been watching the terrible images of the flooding in the UK and in the US midwest. Walls, berms and barriers seem to have limited success without tremendous redirection of waters.

Thank you for your consideration.

Anne Lockwood and Sean Kelly  
1027 Garden Street  
[201-723-7815](tel:201-723-7815)

cc: Vijay Chaudhuri



PO Box 1965  
Hoboken, NJ 07030  
betterwaterfront.org  
201.217.0500

December 3, 2015

David Rosenblatt, Director  
NJDEP  
Office of Flood Hazard Risk Reduction Measures  
401 East State Street  
Mail Code 501-01A  
P.O. Box 420  
Trenton, NJ 08625-0420

RE: Comments on *Delay Store Discharge* & the *Resist 5* concepts for Hudson River RBD

**Submitted via email to [rbd-hudsonriver@dep.nj.gov](mailto:rbd-hudsonriver@dep.nj.gov)**

Dear Mr. Rosenblatt:

My apologies, but I am not available to attend tonight's CAG meeting; thus, I am providing my comments in this letter.

*Delay Store Discharge*

Are we doing enough to address the *Delay Store Discharge* portion of this RBD project? Storing 250,000 gallons does not sound like much. Even adding the BASF site and SW Parks would likely have a minimal impact given a major storm like an Irene (flash flooding) or Sandy (surge).

Have the following sites been considered for additional storage: the Long Slip Canal, the NJ Transit/Light Rail property in Jersey City north of 18th Street, and parks/reservoirs in Jersey City, Union City or Weehawken above the Palisades Cliffs? What about requiring major development projects at the north and south ends of Hoboken to provide substantial underground storm-water storage?

Was any consideration given for additional pumps or secondary storm-water/sewer treatment facilities?

How much we invest in *Delay Store Discharge* vs. *Resist* depends in part on the likelihood of another Sandy surge event. Was it a once in a thousand year event as some scientific studies have found? Has the Hudson River RBD team made a determination as to the probability? Understanding this will help to made decisions about how much to invest in the respective strategies. Investing 90% of the funds to build seawalls and/or flood walls might not make sense if it was an exceedingly rare event. Building walls that have a life of 50 years have a

limited value if we are talking about a 500-year storm. This also raises the issue of maintaining the seawall/flood wall structures.

### *Resist Concept A & Concept B*

Concept A's flood wall for north Hoboken is clearly the best option, as made manifest by last week's tour. This wall running along Park Avenue and then to Garden Street would provide excellent protection against a surge for the Shades in Weehawken and north Hoboken. It will gain widespread acceptance in the community compared to the other options. High walls along the waterfront walkway at the Hudson Tea Building, Hoboken Shipyards and Maxwell Place are likely to meet fierce resistance from residents and owners. At minimum DFE, the wall could be 8 to 12 feet high. Thus at street level and from ground-floor retail/residential views to the river and New York City skyline would be completely blocked. These views are an invaluable asset and add greatly to the value of these properties. Being able to enjoy the view from the top of a "T" wall would not be sufficient to overcome the opposition to such an idea. As pointed out during the tour, there are also problems, perhaps insurmountable, in getting property owners to agree to build such a wall.

The flood walls at the south end of town for *Concept A & B* are problematic. The Hoboken Railyard Redevelopment area is slated for 2.3 million square feet of commercial and residential development on a ten-acre site south of Observer Highway and Hudson Place at the south end of Hoboken. The Hoboken City Council approved this redevelopment plan a year ago in December 2014. To place a flood wall abutting the southern portion of Observer Highway would conflict with the City's planned development on this NJ Transit property. It would also require multiple deployable gates where the north-south streets intersect the site.

It is certainly reasonable to expect private developers/owners who build at the water's edge to provide adequate flood-proofing for their properties. This, of course, would be needed with *Concept A* at north Hoboken/Weehawken. New development needs to be built to a safe elevation. The code in Hoboken now requires this. I don't know about Jersey City, but the massive project to be built in Jersey City's Newport, south of the Long Slip Canal must meet that standard. The project would be provided additional protection by setting the buildings back from the water's edge, creating a waterfront walkway/bulkhead/seawall facing the water at a safe elevation, and elevating the upland area behind. (See model below.)



*Jersey City's Newport north project slated for development south of Long Slip Canal.*

The legends for the various concepts are difficult to read. It is difficult to distinguish the red from the purple, pink, etc. For instance, is the red a “T” wall, a raised path or a flood wall?

#### *Resist Concept C & D*

Is the Hoboken Terminal seawall extending out into the Hudson River cost prohibitive? Does it raise permitting issues? Would NJ Transit be responsible for its maintenance? I understand that NJ Transit is working on flood-proofing the terminal which makes sense, especially given the difficulty of providing a seawall or flood wall to protect it.

I believe the seawall/flood wall south of the Terminal makes sense at this location to prevent a surge from entering Hoboken at the South end of town. But it does raise the issue of what the impact will be to Newport in Jersey City. What about extending this seawall to the south along the riverfront and tying into an elevated Newport north site?

For *Concept C*, the “1st Street” label is incorrect. The image shown is the 4th Street area.



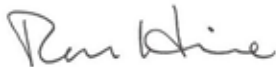
*Concept E*

The flood wall along the southern border of the Hoboken Railyard Redevelopment Area appears to be viable but it is not clear to me how it would work at either end. To the west, it appears that a surge would be directed toward Marin Blvd. and south Hoboken -- how would it be blocked? And what about the wall extending north (along Washington Street?) -- how would that work and how high it would be? If this is to be one of the alternatives, it would be good to do a tour of the south end of town.

I assume the red line at the South Waterfront depicts a deployable flood wall. I think you should consider extending it another block south to include the Post Office Redevelopment site which is currently being planned by the City of Hoboken.

I hope that this is helpful. If you have any questions regarding my comments, do not hesitate to contact me.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Ron Hine". The signature is fluid and cursive, with the first name "Ron" being more prominent than the last name "Hine".

Ron Hine  
Executive Director