



RAVINDER S. BHALLA
MAYOR

OFFICE OF THE BUSINESS ADMINISTRATOR

DEPARTMENT OF ADMINISTRATION

CITY HALL

94 WASHINGTON STREET
HOBOKEN, NEW JERSEY 07030
(201) 420-2000 EXT. 1100

STEPHEN D. MARKS, PP, AICP
BUSINESS ADMINISTRATOR

September 26, 2019

Jose Paulino and Emily Templeton
Division of Codes and Standards - Relocation Assistance Program
New Jersey Department of Community Affairs
101 South Broad Street, P.O Box 802
Trenton, New Jersey 08625

**RE: Port Imperial Marine Facilities, LLC (formerly Union Dry Dock)
Property Acquisition**

Dear Mr. Paulino and Ms. Templeton:

Enclosed please find an updated and fully executed Workable Relocation Assistance Plan (WRAP) covering the period September 4, 2019 through September 4, 2020 for the acquisition of the Port Imperial Marine Facilities, LLC property (formerly and a.k.a. Union Dry Dock). If you recall, the City submitted a WRAP for this property on March 22, 2018 and received a determination letter from the Department dated April 9, 2018, but no formal City action has been taken since that time.

There are no residences or existing operating businesses that are being relocated and therefore no relocation benefits are required under this program during the above period. The City of Hoboken is filing this amended WRAP in order to comply with State statutes in the event it becomes necessary for the City to acquire the former Union Dry Dock site through condemnation.

On September 4, 2019, the Hoboken City Council adopted an ordinance on second reading which authorizes the acquisition of the property through a negotiated purchase or by condemnation, if a negotiated purchase cannot be completed. The acquisition of the Port Imperial Marine Facilities, LLC or former Union Dry Dock property is required for use as public open space and recreation in order to complete the Hudson River Waterfront Walkway that falls within the City of Hoboken and runs contiguously throughout all waterfront property in the City, with the exception of the former Union Dry Dock property (located at 901 Sinatra Drive, Block 259, Lot 1).

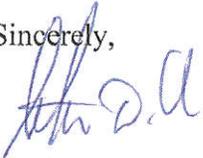
The Hoboken City Council has also authorized the issuance of bonds for the acquisition of the former Union Dry Dock site.

Jose Paulino and Emily Templeton
Division of Codes and Standards - Relocation Assistance Program
New Jersey Department of Community Affairs
September 26, 2019
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Please review the attached updated WRAP at your earliest opportunity and let me or our consultant Stuart Portney from The Metro Company, LLC know if you have any questions or if you require additional information. Mr. Portney can be reached at 201-435-6500 or at portney@metroco.com.

Thank you very much for your attention to this matter. I look forward to a prompt approval of our WRAP.

Sincerely,



Stephen D. Marks
Business Administrator

cc: Stuart Portney, P.P., President, The Metro Company, LLC

**UPDATED
WORKABLE RELOCATION ASSISTANCE PLAN**

**CITY OF HOBOKEN
DEPARTMENT OF ADMINISTRATION**

September 4, 2019 – September 4, 2020

FORM 1

WORKABLE RELOCATION ASSISTANCE PLAN

AGENCY City of Hoboken DIVISION Department of Administration

RELOCATION OFFICER Stephen D. Marks TELEPHONE 201-420-2059

ADDRESS _____ E-mail ADDRESS smarks@hobokennj.gov

94 Washington Street

Hoboken, NJ 07030

DISPLACEMENT PERIOD 9/4/19 TO 9/4/20

	INDIVIDUALS Not Applicable		FAMILIES Not Applicable	
	TENANTS	OWNERS	TENANTS	OWNERS
CODE ENFORCEMENT				
Number Displaced Previous Period				
Number of Cases in Existing Rental Assistance Workload				
Number to be Displaced this Period				

	INDIVIDUALS		FAMILIES		BUSINESSES
ACQUISITION	TENANTS	OWNERS	TENANTS	OWNERS	
Number to be Displaced	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -

Other Displacement Programs in Municipality NONE

- If other displacement programs occurring in the municipality are listed below, the displacing agency must provide information on how relocation activities are being coordinated to ensure that the rights of all displacees are being protected. In addition, the displacing agency must identify whether there will be any overlap in the residential and/or commercial sites that are required for the displacement programs and how the municipality will compensate for the overlap.

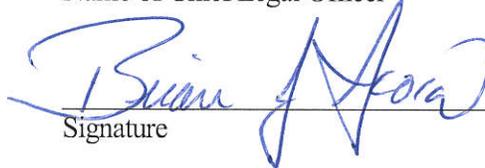
PROGRAM	NUMBER OF FAMILIES/INDIVIDUALS	NUMBER OF BUSINESSES

The above agency or unit of government has the authority to conduct this program pursuant to the Relocation Assistance Law (P.L. 1967, c.79; N.J.S.A. 52:31B-1 et seq.), and the Relocation Assistance Act (P.L. 1971, c.362; N.J.S.A. 20-4-1 et seq.) as amended, and the Regulations for the Provision of Relocation Assistance (N.J.A.C. 5:11-1 et seq.).

Date September 26, 2019

Brian Aloia

Name of Chief Legal Officer


Signature

I have prepared and will implement this plan in accordance with the Rules and Regulations adopted by the Department of Community affairs pursuant to the Relocation Assistance law (P.L. 1967, c.79; N.J.S.A. 52:31B-1 et seq.), and the Relocation Assistance Act (P.L. 1971, c.362; N.J.S.A. 20-4-1 et seq.) as amended. A copy of this plan and supporting documentation will be available for public inspection during regular hours.

Date _____

Stephen D. Marks

Name of Relocation Officer


Signature

I certify that this plan has been prepared and will be implemented in accordance with the relocation laws and regulations. Until approval of this plan by the Commissioner of the Department of Community Affairs, no involuntary displacement will occur and, in the event of an emergency, the Commissioner will be notified prior to any displacement.

I fully understand that filing this Workable Relocation Assistance Plan for approval by the Commissioner is not a request for State financial assistance to assist in funding relocation costs that may be engendered by the estimated displacement contained within.

Date _____

Ravinder S. Bhalla, Mayor

Name and Title of Chief Executive Officer


Signature

PROJECT DESCRIPTION

The City of Hoboken intends to acquire or condemn, if necessary, the Port Imperial Marine Facilities, LLC property (formerly the Union Dry Dock property) on the Hudson River waterfront between 9th and 10th Streets in an area known as Castle Point just south of Maxwell Place Park and north of Stevens Institute of Technology. The site has 581.56 feet of frontage along the Hudson River. The address is 901 Sinatra Drive, Block 259, Lot 1, Hoboken, New Jersey.

The acquisition of the subject property is required for use as public open space and recreation in order to complete the Hudson River Waterfront Walkway that falls within the City of Hoboken and runs contiguously throughout all waterfront property in the City, with the exception of the former Union Dry Dock property.

This property contains 8.202 acres of land including 4.075 acres of upland and 4.127 acres of land below the mean high water mark (MHW). Site improvements include three finger piers extending eastward into the Hudson River and several vacant, small masonry support buildings, including an electrical equipment structure, a maintenance shop, a business office with employee locker room, and equipment storage shed. Except for the office building, the structures are unfinished. The office building was formerly the business office for Union Dry Dock, which has ceased all business operations and vacated the site November 2017.

An affiliate of the Port Imperial Ferry Corp., Port Imperial Marine Facility, LLC (NY Waterway), acquired the property on November 3, 2017. On December 6, 2018, NY Waterway received a permit from the U.S. Army Corps of Engineers authorizing it to remove two existing dry docks and other floating equipment; replace those structures with a 72' x 243' travel lift barge and a 33' x 120' shop barge; and install ramps and spud piles necessary to secure and utilize equipment. On May 16, 2018, NY Waterway received a Waterfront Development In-Water Individual Permit Water Quality Certificate form from the NJDEP authorizing the same construction activities. The work authorized by these permits has not yet begun. NY Waterway must also receive site plan, conditional use and zoning compliance approvals from the City of Hoboken. NY Waterway disagreed and to that end filed an action against the City seeking an injunction to prevent the City from requiring those approvals. On July 26, 2019, the Hudson County Superior Court denied that injunction meaning NY Waterway would need the local approvals necessary to implement improvements on the site. NY Waterway is still not operating on site as they have yet to apply for said approvals from the City.

The site is presently vacant and currently there are no owner and/or tenant businesses operating on the site. There are also no residences, since the former use of the property was as a marine dry dock. Therefore, no relocation benefits are required under the City's acquisition program. The City of Hoboken is filing this WRAP in order to comply with State statutes in the event it becomes necessary for the City to acquire the former Union Dry dock property through condemnation.

On September 4, 2019 the Hoboken City Council adopted an ordinance on second reading which authorizes the acquisition of the property through a negotiated purchase or by condemnation, if a negotiated purchase cannot be completed. The financing for the acquisition of the former Union Dry Dock facility is also in place via a bond ordinance adopted by the Hoboken City Council for this purpose.

FORM 2 HOUSING REQUIREMENTS AND HOUSING RESOURCES

A. HOUSING REQUIREMENTS NOT APPLICABLE

HOUSING REQUIREMENTS OF INDIVIDUALS AND FAMILIES TO BE DISPLACED																	
Individuals		Families by Family Size									Individuals and Families-Bedrooms Needed						
Non-Housekeeping	Housekeeping	2	3	4	5	6	7	8	9	Total	1	2	3	4	5	6	Total

B. HOUSING RESOURCES NOT APPLICABLE - NONE REQUIRED

	Subsidized Housing		Rentals		Sales	
	Needed	Available	Needed	Available	Needed	Available
0 Bedroom						
1 Bedroom						
2 Bedrooms						
3 Bedrooms						
4 Bedrooms						
5 Bedrooms						

C. SOURCE OF INFORMATION FOR AVAILABLE UNITS

- Include the sources from which the types and numbers of available units were obtained.
 1. Subsidized Units/Houses
 2. Rental Units/Houses
 3. Units/Houses for Sale

FORM 5 ESTIMATE OF RELOCATION COST

AGENCY City of Hoboken

DISPLACEMENT PERIOD FROM 9/4/19 TO 9/4/20
 Month/Year Month/Year

A. PAYMENTS TO FAMILIES AND INDIVIDUALS (NOT APPLICABLE)								
Type of Payment	Families		Individuals		TOTAL			
	Number	Amount	Number	Amount	Number	Amount		
1. Fixed Moving Expense								
2. Actual Moving Expense								
3. Rental Assistance-1st Year								
4. Down Payment Assistance								
5. Replacement Housing Payments								
6. Previous Displacement Rental Assistance (Year 2)								
7. Previous Displacement Rental Assistance (Year 3)								
8. TOTAL								
B. PAYMENTS TO BUSINESSES, NONPROFITS, AND FARMS (NOT APPLICABLE)								
Type of Payment	Business		Non-Profit		Farm		TOTAL	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
1. Actual Moving Expenses								
2. Actual Loss of Property								
3. Payment in lieu of Moving								
4. TOTAL								

Estimated cost of Relocation Payments for families and individuals Block A, Line 8 \$ N.A.

Estimated cost of Relocation Payments for businesses, non-profits, and farms Block B, Line 4 \$ N.A.

Total Estimated \$ N.A.

The legally responsible agency named herein has appropriated, reserved, set aside or otherwise committed sufficient funds to cover the estimates contained in this budget.

Funding Source Not Applicable

- Include a statement that indicates whether the displacing agency is requesting that the Department of Community Affairs set aside funds not to exceed 50 percent of the estimated costs and whether the displacing agency will submit for reimbursement.

Sent _____
Received _____
Reviewed _____

Relocation Assistance Program

WRAP Checklist

1. **Name of Agency or Municipality** City of Hoboken
2. **Name of Contact Person** Stuart Portney
Title 94 Washington Street
Phone 201-435-6500
FAX Hoboken, NJ 07030
E-Mail portney@metroco.com
3. **Displacement Period** 9/4/19 to 9/4/20
4. **Reason for Displacement** Acquisition/ Capital Project
 Code Enforcement
5. **Address(es) provided of buildings affected?** Yes
 No
6. **Number of People Being Displaced** **Individuals** _____
Families - 0 -
7. **Number of Businesses Being Displaced** **Businesses** - 0 -
8. **Does the WRAP determine the extent of the need of the displacees?** Yes
 No

Comments: Not Applicable

9. **Does the WRAP identify available replacement housing?** Yes
 No

Comments: Not Applicable

Sent _____
Received _____
Reviewed _____

10. Does the WRAP identify available replacement business locations? Yes
 No

Comments: Not Applicable

11. Does the WRAP identify whether there is coordination of relocation activities with other displacing agencies? Yes No

Comments: Not Applicable

12. Does the WRAP identify how hardships to displacees will be minimized? Yes No

Comments: Not Applicable

13. Does the WRAP ensure the availability of decent, safe, and sanitary replacement housing? Yes No

Comments: Not Applicable

12. Does the WRAP provide the source, amount, and availability of funds necessary for relocation? Yes No

13. Estimated cost of relocation for individuals and families \$ _____

14. Estimated cost of relocation for businesses \$ _____

15. Total Project Estimate \$ _____

Sent _____
Received _____
Reviewed _____

16. Are State funds requested? Yes No

17. Estimated amount of assistance requested (if applicable) \$ _____

18. Original signatures on application? Yes No

Other comments:
