

**RESOLUTION AUTHORIZING SEWER CONNECTION APPLICATION #23100202
111 OBSERVER HIGHWAY, HOBOKEN, NJ**

MOTIONED BY: Velazquez

SECONDED BY: Friedrich

WHEREAS, the North Hudson Sewerage Authority (hereinafter "Authority") is a public body, duly formed under the Sewerage Authorities law, constituting Chapter 138 of the Laws of New Jersey of 1946, as amended (Chapter 14A of Title 40 of the New Jersey Statutes Annotated) and possesses the powers set forth therein; and

WHEREAS, the Authority has received a request, application #23100202 from Observer Highway Urban Renewal, LLC, New York, NY 10119 for the purpose of approving their application for a sewer connection of an estimated 68,748 gallons per day to the North Hudson system associated with their development of a building containing 457 residential units including 283 one bedrooms , 87 two bedrooms, 87 three bedrooms and 1,927 square feet of commercial space to be located at Block 139, Lot 1.02, Hoboken, New Jersey; and

WHEREAS, the Facilities Review Board has considered this request and proposal and recommends the approval of the full Board.

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that the committed flow to the Adams Street WWTP does not exceed the presently permitted design capacity, nor will the addition of flow proposed by this application cause the permitted design capacity to be exceeded.

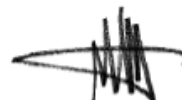
BE IT FURTHER RESOLVED that, upon Applicant’s satisfaction of the necessary conditions as specified herein above, the Authority Engineer is authorized to approve the necessary Certification as required by the NJDEP to grant a Sewer Connection approval for a total additional flow of approximately 68,748 gallons per day.

DATED: APRIL 18, 2024

RECORD OF COMMISSIONERS’ VOTE

	YES	NO	ABSENT
Commissioner Gardiner	X		
Commissioner Kappock	X		
Commissioner Marotta	X		
Commissioner Friedrich	X		
Commissioner Guzman	X		
Commissioner Velazquez	X		
Commissioner Barrera			X
Commissioner Zucconi	X		
Commissioner Assadourian	X		

THIS IS TO CERTIFY THAT THIS RESOLUTION WAS DULY ADOPTED BY THE NORTH HUDSON BOARD OF COMMISSIONERS ON APRIL 18, 2024.



SECRETARY



Observer Highway Urban Renewal
Attn: Brian Barry
One Penn Plaza, Suite 1801
New York, NY 10119

Your Reference:
Application 23100203

Our Reference:
Project 101715-001/SC179

**111 Observer Highway, Hoboken
Block 139, Lot 1.02**

Status: Conditional Approval Recommendation

Application: Sewer Connection and Stormwater Detention Review

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April 10, 2024

Dear Mr. Barry,

Mott MacDonald has received the following documents for review regarding the above referenced project.

- One (1) NHSA Sewer Connection Application signed and sealed by Daniel Sobieski, PE of Colliers Engineering & Design.
- One (1) Stormwater Management Report for Hoboken Yards – Site 2, Block 139, Lot 1.02, City of Hoboken, Hudson County, New Jersey. Prepared by Daniel Sobieski, PE of Colliers Engineering & Design, dated June 13, 2023
- One (1) Engineer's Report for Sanitary Sewer for Hoboken Connect Site 2, Block 139, Lot 1.02, City of Hoboken, Hudson County, New Jersey. Prepared by Daniel Sobieski, PE of Colliers Engineering & Design, dated June 30, 2023
- Preliminary NHSA Drainage Area Modification Map, consisting of 1 page, prepared by Colliers Engineering & Design, Dated September 18, 2023.
- State of New Jersey Department of Treasury Certificate of Formation for Observer Highway Urban Renewal LLC, Filed August 18, 2022
- Limited Liability Company Operating Agreement of Observer Highway Urban Renewal, LLC Dated January 10, 2023.
- One (1) set of Engineering Drawings titles "Preliminary/Final Major Site Plan" for Hoboken Connect Site 2, Block 139, Lot 1.02, City of Hoboken, Hudson County, New Jersey Consisting of 15 pages. Prepared by Daniel Sobieski, PE of Colliers Engineering & Design, dated June 13, 2023 and last revised April 10, 2024
- One (1) Survey Plat of Hoboken Terminal Yard, Block 229, Lots 1 & 2 (Site 1) & Portion of Block 139, Lot 1.02 (Site 2), City of Hoboken, Hudson County, New Jersey Consisting of 2 pages. Prepared by Glen J. Lloyd, PLS of Colliers Engineering & Design, dated August 14, 2020.

- One (1) set of Architectural Drawings titled “Hoboken Connect Site 2”, Hoboken, New Jersey, consisting of a total of 40 sheets that are prepared by Paul Albano of SLCE Architects, LLP, dated July 13, 2023.

Mott MacDonald has reviewed the project documents and summarizes the relevant features as follows:

- This project site consists of a 37,345 square foot area, located at the south side of 111 Observer Highway, Block 139, Lot 1.02, Union City, NJ, south of Observer Highway, north of the NJ Transit Rail, at the south end of Bloomfield and Washington Streets. The property is owned by New Jersey Transit. The developer, Observer Highway Urban Renewal, has a 99 year lease on Lot 1.02 for the development of the subject property. The proposed project includes the construction of a 27-story residential apartment building inclusive of office and lobby space, pool, 283 1-bedroom studio units, 87 2-bedroom units, and 87 3-bedroom units. There is also 1,927 square feet of retail space on the ground floor and offices/lounge space. The estimated new sanitary flow is 68,748 gallons per day (gpd).
- This applicant is a Class A User that discharges to the NHSA combined sewer system within the H2 drainage basin and then flows to the Adams Street Wastewater Treatment Plant for final treatment.
- The proposed sanitary sewer connection consists of 12-inch DIP extending from the new building and connecting to the North Hudson Sewerage Authority (NHSA) 30-inch clay combined sewer within Observer Highway via doghouse manhole connection.
- This site is greater than 20,000 square feet, and by NHSA Sewer Use Policies and Procedures, the applicant is required to collect storm flow from the street as measured by the area from the centerline of Observer Highway affronting the property. The additional area required for stormwater detention is 25,905 SF. The collection from the street includes installation of one double B inlet within Observer Highway diverting flow through a Contech (Model 404-8) Swirl Separator to the site Stormwater Management System. Five Type E storm inlets are proposed throughout the property along the access driveway surrounding the proposed residential apartments.
- The site design includes 1,480 SF green roof area and 460 square feet for a proposed rain garden. Blue roof system treating 4,690 SF of roof area was also included in the design, but allowable for stormwater management credit.
- All site stormwater and the additional street drainage are routed along the perimeter of the site boundary conveyance and storage system to the StormTrap storage tank, 21.8 feet by 47.45 feet by 11.33 feet in height, consisting of 75,280 gallons of storage below the overflow weir. Additional site storage pipe includes 17 LF of 24-inch pipe, 384 lf of 18-inch pipe, and 404 lf of 12-inch diameter pipe, new six onsite inlets and piping totaling 12,110 gallons. The total onsite detention is 87,390 gallons which meets the requirements of the NHSA.
- The outlet control structure (OCS) has an overflow weir set to 5.83 feet. The pumping system designed with a 1 HP Pentair Pump, designed to 150 gpm at approximately 10 feet TDH. The overflow weir will allow stormflow to pass in the event of pump failure. In addition, the pumps shall be controlled by the NHSA through the Mission MyDro850 unit.



Mott MacDonald has reviewed the requirements for this application and recommends that the applicant receives a conditional approval, with final approval pending submission of the final engineering drawings and completion of the NHSA easement to the stormwater management pumping system, storage, and controls.

Very truly yours,

Mott MacDonald

A handwritten signature in blue ink, appearing to read 'Kevin P. Wynn' followed by a stylized flourish.

Kevin P. Wynn, PE
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kevin.wynn@mottmac.com

cc: Fredric J. Pocci, P.E., NHSA
Donald R. Conger III, PE, NHSA
Phillip Reeve, Jacobs
Doris Alejandro, Jacobs
Karen Karvazy, P.E., Mott MacDonald