

**EXCERPTS from 650 Public Comments against LSP Massive Marina Boat Storage Warehouse**  
**Page #s from OPRA document(transcripts at 2 public hearings [www.dep.nj.gov/otpla/LLM-Lease/](http://www.dep.nj.gov/otpla/LLM-Lease/))**

**The Friends of LSP oppose the 60-year lease for the Suntex-owned Liberty Landing Marina because of its plan to build a massive boat storage warehouse for 500 boat dry racks in a 75 FEET HIGH COMMERCIAL BUILDING on 3 ACRES in its boatyard along LSP's northern entrance on Zapp Drive. The warehouse would damage LSP's character, history, openness, purpose and sacredness. The boat storage warehouse shouldn't exceed the half-acre requirement in the 1990 National Park Service Record of Decision.**

**p. 206-207 Building the proposed warehouse would be an unrecoverable and unforgivable act of vandalism to the character and very idea of Liberty State Park. Full stop.**

**p. 16** I live 3 blocks from LSP and have been a resident of Jersey City since 2015. This has been my urban oasis from my previous 50 years as a MD & NJ suburban. I adore JC because of the incredible mix of a densely populated area and LSP, which provides so much to our lifestyle.

**p. 44** If any modifications are considered, **require full public review, visual impact analysis, stormwater/flood-risk evaluation, traffic and safety assessment on Audrey Zapp Drive**, and a clear demonstration of consistency with the park's mission and federal/state open-space restrictions.

**p. 63-64** **The long-term consequences of such a development would be profound**, not only for the park but for the surrounding community and future generations. Once this kind of commercial intrusion is permitted, the park's integrity as a public space for recreation and natural beauty will be permanently compromised.

**Unresolved Bulkhead Costs Has the DEP conducted any detailed analysis on the long-term costs of maintaining or replacing the bulkhead?** It is essential that a formal engineering evaluation be completed to assess the true cost of the bulkhead replacement and **its impact on future lease terms. Without this critical information, any lease provision concerning bulkhead replacement is pure speculation and exposes the State to unacceptable risk.**

**p. 47** The pervasive, insidious, tiresome, hairbrained ideas that keep being floated are remarkable. A golf course? A stadium? Perhaps next to a racetrack? **And now, a giant eyesore of a boat storage facility?** This facility, in addition to being grotesque, **flies in the face of everything public space is meant to be and the idea should be abandoned - preferably with an apology for even bringing the idea up...**

**p. 72** **I'm a USCG certified captain, sailor, on-the-water instructor** and assessor and make my living in NY Harbor. Next to other facilities I use the options along Morris Canal and enjoy the unfettered access and use of Liberty State Park next door. **Shame on this continuous commercial attack on protected land. This has to stop for good. Now.**

**p. 75** This is a State Park and belongs to the people of New Jersey, it is not a private asset for Suntex. Allowing this would be a **Lose-Lose for the people of NJ** and anyone who cares about the environment, nature, the park, canal and river.

**p. 79** The plan to include a 75-foot high multi-story building would be a detriment to the community, both in character of the park's aesthetics and to all communities in Hudson County that visit the park. **I can speak for many middle-class and working-class families** who have traveled down Audrey Zapp Drive and elsewhere around Liberty State Park and directly observed many **boat owners openly abuse alcohol and partying loudly** while on their boats, openly disregarding local public drinking laws.

**p. 82-83 ...while minimal in design, the northern entrance offers one of the most extraordinary experiences on Earth: After passing under the overpass and through the curve as Johnston Avenue runs to Audrey Zapp Drive, the visitor can't help but feel the crush of over-built, urban life disappear behind, as the quiet openness and natural grace of Liberty State Park stretches in front. So letting such a massive building invade this setting is antithetical to the purpose of the Park.**

**p. 90 The yacht club does not pay property taxes to Jersey City, the school district, or Hudson County, despite being a commercial enterprise. Many yacht owners and their crews essentially live on their yachts. They are freeloading on the backs of Jersey City taxpayers. Would you be surprised if some of the gas, oil, and solvents used by the yachts and the Liberty Landing Marina found their way into the Morris Canal. Where do they clean their bilges?**

**p. 91 I am ... founder of Jersey City's largest arts non-profit, and I have raised my daughter in Jersey City - using the park for countless bike rides, picnics, and kite flying expeditions. Liberty State Park is one of the essential open spaces in Jersey City and to tarnish this sacred park space with a monstrous warehouse in the most visible entrypoint to the park is an ill-conceived idea.**

**p. 92 Their past stewardship of the marina at LSP does not bode well for 60 additional years of continued neglect of our very valuable national resource, open public land.**

**p. 101-102 ...this is the wrong location for a massive building that will overwhelm the processional entry to the park. It does not reflect a "cleanup" of existing elements of the marina, but rather represents an enormous expansion in exactly the wrong way: the wrong use... (giant indoor storage warehouse) in the wrong location. It would be easy for Suntex to improve its slips, improve the Hudson River Walk experience, and reorganize all of the existing elements without the enormous indoor storage facility.**

1) Does adding such a big facility overburden the already **crowded Hudson waterways**

2) Will there be **substantial additional gasoline storage on site**, presenting the appendant environmental hazards?

3) Will the increase in boat numbers add to the environmental stress on the waterways due to **the release of "treated" wastewater discharged from the boats**

**p. 130 So we don't need to have another warehouse plopped into one of the most beautiful, green, open and inviting places in New Jersey or anywhere on the planet: Liberty State Park.**

**p. 158 A massive structure at the intended location will greatly damage the park experience for runners, walkers, cyclists and numerous fans who desperately need to get out of the surrounding urban jungle and reset themselves mentally, spiritually and in many cases physically.**

**As a boat owner for 15 years, it never occurred to me to want to store the boat indoors in winter as this is not the norm. With warming winters in this region, indoor boat storage is not needed now or in the future. This storage structure is clearly targeted at extremely wealthy boat owners, at the expense of the culturally and economically diverse public who rely on this park to provide their children an outdoor experience away from all the development of Jersey City and surrounding areas.**

**p. 166 Park land should not be sold off for 60 years to help finance capital projects e.g. bulkhead repairs. The money involved as a percentage of NJ Budget is a pittance. This could establish a horrible precedent - every time there is a financial shortfall, NJ will sell off more land? Will Caven Point be**

next? Why doesn't the DEP just charge Suntex more in the form of higher rents? (Continued)

**Last, I witnessed the damage caused by Superstorm Sandy in 2012. The Morris Canal was one of the primary entry points for flood waters into Jersey City. The flood waters from this storm surge entered by this "back-door" gateway near where Jersey Avenue crosses the Canal. The flood waters then circled back and flooded downtown Jersey City.** It is now being proposed that a 3-acre, 75 ft. warehouse be built on the south rim of the canal near this critical entry point. How will this impact the flooding in a future storm event? I would think more flood waters will be diverted towards Jersey City. This needs to be considered further and I hope the Jersey City administration and staff consider the potential impact of this development along the canal.

**p. 310 Superstorm Sandy did significant damage along the Jersey City waterfront including Liberty State Park. It seems unwise to build such a large warehouse with ground-floor concessions and amenities right next to the water.** According to NJ DEP's Flood Indicator Tool (<https://dep.nj.gov/climatechange/flood-tool/>), the marina is in Flood Zone AE, a high-risk area with a 1% annual chance of flooding. Over the course of the proposed 60 year lease, it is not far fetched that another storm like Superstorm Sandy or worse will cause significant damage. With worsening climate change and rising insurance costs, could Suntex maintain the lease, or will the state eventually be left with the un-insurable, storm-wrecked remains of a massive warehouse?

**p. 172 NY/NJ Baykeeper opposes the monstrous scale and height of the proposed boat storage area in Liberty State Park.** We believe that NJDEP should follow the provisions of the Federal Land and Water Conservation Act as acknowledged in the 2008 National Park Service Record of Decision (ROD) affirms that 1990 ruling.

**p. 186-187 A Crown Jewel Under Siege: This boat storage facility ranks as one of the worst ideas imaginable for Liberty State Park's entrance on Audrey Zapp Drive. This warehouse would irreparably damage: Liberty State Park's essential character and historical significance. The natural openness and scenic views that draw visitors from across the country Hudson River and Manhattan views from Jersey Avenue Bridge and Phillip Street The wonderful feeling of open space along Audrey Zapp Dr**

**p. 191 Walking along Audrey Zapp Drive, enjoying the tree-lined path and the Grove of Remembrance would be profoundly affected if a hulking structure more than 9 stories high was positioned right across the road. Lastly, boat storage would benefit a tiny fraction of the users of Liberty State Park, while negatively affecting the vista and aesthetic feel for 100% of park users. That kind of cost/benefit comparison, alone, should suggest to you that this is not a good idea.**

**p. 216 My father, Robert Geddes, designed the park master plan in the early 1970s. As the Jersey City Times editorial (Sept. 15) noted, this oversized warehouse—larger than a Home Depot—has no place in our “crown jewel” state park. David Geddes**

**p. 228 As a lifelong resident with deep roots in Jersey City, I know how much Liberty State Park means to our communities. It is sacred ground — a sanctuary for nature, history, and culture—and should never be sacrificed for private interests. ... Distort the ecological and cultural resonance of land that belongs to the people, not billionaire marina developers.**

**p. 248 This massive commercial development feels like a corporate giveaway, undermining the principles of public trust and the long-term preservation of Liberty State Park. I urge you to actively oppose this lease agreement and champion the rights of current and future generations to enjoy this invaluable public asset unimpeded by such a destructive and inappropriate development.**

p. 249 We all enjoy views of the water, City and bright sunlight while enjoying the main promenade down to the park from downtown. This would be a huge burden to local residents to no longer see the water when walking by, to obstruct our view, to diminish the beautiful sunny quality of the park. There is no reason to impact the community who loves and cherishes our views and park for the benefit of people Rich enough to own a boat who need a giant structure to hold it...surely it is not worth the boat storage to diminish the ability of birds to migrate safely in and out of the park. Our elected officials are there to help promote the public good and the natural world...

p. 253 PLEASE FIGHT for OUR and FUTURE GENERATIONS' RIGHT to ENJOY LSP without this obscene and harmful corporate giveaway! NJ State Federation of Women's Clubs

p. 274. As a lifelong resident of Hudson county, I grew up going to Liberty State Park with my family. This action is not in the best interest of those who love this park and do not wish to see the encroachment of greedy developers.

p. 283 Building a boat storage monstrosity on our public park would be akin to spitting in the face of the general public. It also serves as a much-needed natural haven to our nearby healthcare heroes at JCMC, who use the park on their limited break time. They would not have the time to walk further to get to the parts of the park that are untarnished by an enormous building. I know how important the park is to the medical center because my mother is one of these stressed out nurses. Destroying a piece of land that serves the many in order to build something that only serves the few? It's truly reprehensible to even propose.

308. Thousands of public comments about LSP Redevelopment spoke against commercial interests building up and operating in the park, and to allow the proposed warehouse – complete with a large commercial showroom and concessions – would go directly against the public's repeatedly stated wishes. Such a warehouse betrays and violates the core purpose and mission of state Green Acres funds and federal Land, Water Conservation Funds (LWCF). If the DEP approves this unnecessary commercial warehouse - a literal parking lot for boats in our rare state park - it will harm and violate LSP as public land, and go against the wishes of the people.

p. 331 If Suntex has not cared for or loved the park adequately, what evidence is there, aside from profit, will it do better? The other reason I oppose this 60 year marina lease is that the massive boat storage warehouse for 500 boat dry racks is an affront not only to park visitors but also residents in the nearby area. What message is the Department of Environmental Protection sending to all by having this at the entrance of the park?

p. 332 I am a resident of New Jersey. I have lived in Morris, Essex, and Bergen counties over the past 21 years - and throughout my time in this state, regardless what city I lived in, I have cherished and visited Liberty State Park as an exemplary and rare piece of public land, relatively uncompromised by poorly considered decisions that erode the intent and value of public, non-commercialized space. This lease renewal and the ensuing development plans for the liberty landing marina do not stand to benefit the public at broad , and do not stand to ensure that LSP remains such a cherished and unspoiled park for generations to come.

p. 334 All the years of their tenancy, why did Suntex not maintain, with the same care their beautification proposal promised, the depicted areas of sudden concern? Allowing ourselves to be bribed into giving away our precious parkland will eventually lead to more and more commercial intrusion and the eventual loss of the PEOPLE'S PARK!

p. 342 There is precious little beauty and park space in our urban environment and we need to protect it at all costs. **Please do not take the open vistas that Jersey City residents depend for their mental health**, many of whom cannot travel to other places to get such open views of land and sky.

p. 344-345 A massive warehouse would block iconic views of the Manhattan skyline and New York Harbor — **destroying the ceremonial arrival** experience for millions of visitors.

This project benefits only a narrow group of wealthy boat owners while depriving millions of people of open space. Liberty State Park is not only the state's most important urban green space — **our "Central Park on the Hudson"** — **but also a globally significant destination.** It is used daily by local residents for recreation and respite, and it also welcomes national and international visitors who come to experience its open landscapes and its symbolic views of the Statue of Liberty and Ellis Island. **Its future must be guided by equity, ecology, and the public good. NJDEP's own master plan envisions expanded fields, trees, and community commons, not an industrial boat warehouse.**

p. 350 I enter the park through that entrance several times a week and also walk along the opposite side of the channel. **A building of that size would massively disrupt the character of the park--it's way too big and intrusive for such a beautiful, restful park.** I support plans to open the park up for recreation. But this building would be an **eyesore and a violation of the crucial design and tenor of the park.**

p. 355 As a 26 year resident of downtown Jersey City, **I've seen the park become more of a centerpiece of our day-to-day lives**, enjoyed by, not only Jersey City residents, but also by all others in our region. It would be such a shame to see this structure would be built in our park, **which benefits very few.**

p. 356 The park is a **free, open, expansive, green oasis surrounded by expensive, dense, tall, grey development.** The open space of Liberty State Park provides significant physical and mental health benefits to locals and out of town park visitors and a range of ecological services.

**One of the greatest things about Liberty State Park is how open it is, especially when comparing it to the aforementioned dense and looming surrounding cityscape.** Currently, visitors can feel the **unobstructed breeze and sun, look off into the distance, possibly forget the worries of the city, and breathe easy and relax.**

p. 361 I oppose the lease because **it seems like it's putting a city into liberty State Park.** The purpose of the park should be users should be able to escape the city. **I can't imagine this happening in Central Park or any of the great parks in our country.**

p. 372 **In this time of rising inequality, we rely on public servants actually to serve the public. Please keep this damaging and unnecessary building from eroding a vital public asset.**

p. 391 **...utterly dominate all lines of sight and negatively affect visitors' first impression of their park experience.** As someone who walks by the existing outdoor dry dock on a weekly basis, I understand that the current disorganized, unsightly situation could be much improved. Surely, however, such improvement can be realized **without constructing a large and obtrusive structure, while simultaneously respecting and protecting the park's mission of providing a beautiful, peaceful and educational outdoor experience for all state residents.**

p. 404 ...will forever change the perception of the park. **First impression matters, and the proposed design will create a seven story pillar of commercialization at the entrance to one of Jersey City's last remaining public, and open, green spaces.** ... their views will be completely obstructed by another tall building **that also suggests LSP is "open for business" to commercial projects.**

p. 426 Let's be clear: this is not some minor addition. This warehouse would **shatter the very essence of Liberty State Park**—its openness, its history, its character, its sacred purpose as a free and public space. Turning precious parkland into a **looming industrial storage site** is an insult to the people of New Jersey who rely on LSP as their backyard, their refuge, and their sanctuary.

Even worse, this plan **directly violates the spirit and the law.** The **1990 National Park Service ruling**, based on the federal funds that purchased this land, set strict limits—no commercial building over a half-acre—because the land was meant to serve one clear purpose: **public outdoor recreation.** **Suntex's greedy warehouse scheme tramples on that mandate and treats Liberty State Park like a private development zone rather than the sacred public treasure it is.**

**This is not just poor planning—it is an outright attack on the future of Liberty State Park. The community, taxpayers, and generations of families deserve better than to see their park carved up for corporate storage. This warehouse must be stopped.**

p. 477 This to me is **the opposite of what visitors from all over the country and our great state of New Jersey visit this crown jewel of a park for. The visitors are going to LSP to step into nature and to visit the Historic train terminal, the statue and Ellis Island. Those who facilitate this ill conceived plan will be vilified in the coming years for their lack of foresight, and weakness in the face of monied interests and their theft of an irrecoverable public good.**

p. 478 Apart from **the jarring visual assault**, the state of New Jersey has **zoning regulations** that attempt to keep industrial buildings separate from residential and public spaces. These regulations exist for good reasons. Over many years talented urban planners have worked with the public to put together **incredible designs for Liberty State Park and the Morris Canal Greenway.** Suddenly drawings appear for a huge 3 acre, for-profit, industrial facility that would **denigrate the designers' beautiful work and New Jersey taxpayers' money for these public projects. This last minute attempt to spring a huge building at the north entrance of the park is appalling.**

P. 500 **The entrance as you cross the Jersey Ave Bridge and start to look to the left offers a breathtaking view of the NYC skyline and Hudson Bay.** A large building like the one **planned really disrupts that experience and appears very out of character** with the park in the renderings.

pp. 503 I walk in the park almost every day, and **value the sweeping views as I enter from the Lafayette neighborhood of Jersey City.** I was shocked to learn just how high this building will be, along with its enormous footprint. This building is not for everyone, just the wealthy who own boats. The park should for all of us!

p. 539 Liberty State Park is an iconic treasure, serving as the urban oasis for Jersey City, Hudson County, and the entire state of New Jersey. **It offers millions of visitors—many from underserved urban communities—access to green space, recreation, waterfront views, and the profound cultural and historic symbolism of being across from the Statue of Liberty and Ellis Island. To sacrifice this legacy for an oversized boat warehouse would betray the park's mission and diminish one of New Jersey's most important public spaces.**

**p. 540-542 (3 page comment)** My concerns center on the proposed massive boat storage facility and the need for genuine lease renegotiation that prioritizes public interest over corporate profit.

**p. 546-547** But should it come at the cost of building a **visually intrusive structure** that is out of place in a park and could **set a precedent for similar commercial development in Liberty State Park?** And if this is permitted, it will be used as precedent in court should a potential developer decide to sue the DEP. We know **Paul Fireman has coveted Caven Point for years**, I fear allowing this drydock facility could give him ammunition to obtain it.

**p. 587** We need to preserve our open space and access to what makes LSP a "park for all." The parking lots were full of NJ residents and out-of-state visitors. **It is a destination site we should be proud of and maintain, not commercialize the facility for any group of investors.**

**p. 599** This boat warehouse serves the needs of only a select few. Is making a deal like this going to promote the legacy of Liberty State Park, as a park for all the People? I don't think so.

**P. 601** I look at Liberty State Park as the precious breathing lungs of this area of urban concentration. I feel that any development, especially a project as large as the proposed boat storage facility, **would greatly detract from the needed park atmosphere and be a great disservice** to the people of the area and the mission of Liberty State Park.

**p. 602** Again, it places a for-profit usage on Green Acres land. It is a usage that generally bars local residents from benefitting therefrom.

**p. 653** I am shocked! It looks like you are walking down a street of an industrial park instead of a natural, open park! Their renderings of the aerial view show how **ridiculous and incongruent** it is with the area - it is the only building in the area of the park and it is huge!

**p. 666** For Gods sake please protect our park!

It is absurd how hard we in Jersey City have to constantly fight to protect Liberty State Park, which functions beautifully AS IS not only for JC residents but also NJ residents, nyc residents, and tourists. **We do not want or need a giant hideous warehouse, thus destroys the views and openness and calmness as you enter the park. DO NOT SELL OUT**

**p 672** It spoils the views that are currently enjoyed by pedestrians and bicyclists as they come over the bridge from Jersey Avenue.

**676.** ...we should have something that looks like a **humongous parking garage or shopping mall blocking the entrance?** The view, the breeze, the light, will be canceled out by the ugly monument to greed and shoddy urban planning.

**678.** Such a massive facility would overwhelm the landscape at LSP's northern entrance...

**693.** This unnecessary over-development benefits a select few who own boats and Suntex while **undermining the visual aesthetic and focus of this historic space** that New Jersey hosts.

### **3 excerpts – On the Jersey Ave. bridge on 9/11 and also LSP's 9/11 Grove of Remembrance on Zapp Drive with about 740 trees for NJ victims.**

**p. 581 I remember 9/11 standing on the Jersey Avenue bridge with so many others who were looking toward Liberty State Park at an empty sky over Manhattan. We weren't able to get into the park because it was meant to be a triage area. People had come because the park was as close as they could get to the towers. They were fruitlessly trying to call their friends. It was heart breaking. That place in the world is not just a beautiful park entrance, it is a sacred site.**

**p. 410 Did you know New Jersey's Living Memorial - A Grove of Remembrance trees are located on the north side of Audrey Zapp Drive? Over eighty trees (out of 740 total), representing New Jersey residents who were killed in the 9/11 terrorist attacks are located on the north side of Audrey Zapp drive, and about 40 of them will be 'in the way' of construction and new landscaping. That, in itself, is more than enough reason to say NO to a massive boat warehouse in Liberty State Park.**

**p. 412 On this anniversary of the 9/11 terror attacks, I am thinking about the universal refrain "Never forget" that was voiced by politicians and the public alike in the days, months, and years afterward. I was proud to be among the hundreds of citizens who helped plant and maintain the Grove of Remembrance at Liberty State Park, which was then touted by Trenton leaders as a living monument to those who lost their lives in September 2001. I've had the good fortune to stand among those trees in the early morning, when there's a mist sitting low on the grass in the park, and to view the NYC skyline while thinking of our collective loss. It brings me peace.**

For this reason, I am writing to express my vehement opposition to any plan for a new boat storage facility at Liberty State Park. The idea that such a massive structure for private use might be granted a lease of sixty years is outrageous, in a word. And the entire plan stands in direct opposition to those pledges to never forget that we heard repeatedly in those early years. My understanding is that the boat storage project will necessitate the removal of at least forty trees planted in remembrance of 9/11 victims. These are trees that were tended and nurtured until they grew large enough to provide shade and shelter over family members who still visit the Grove of Remembrance to mourn their lost loved ones. It will obstruct park visitors' views of the water and the city skyline.

**Approving this project would be akin to spitting on the memory of the New Jerseyans we lost and to turning your back on those who love and use the green space along Audrey Zapp Drive for passive recreation and reflection.** The proposed terms of this lease are an insult. The public benefit is negligible, if there is one at all. It is an underhanded attempt to, once again, take public lands from the people and turn them over to the rich.