

Friends of LSP Bullet Points against DEP's lease allowing Suntex' plan for a massive boat storage warehouse - which would be the WORST DECISION in LSP's HISTORY

The Friends of LSP oppose the new 60-year lease for the Suntex-owned Liberty Landing Marina because of its plan to build a massive boat storage warehouse building for 500 boat dry racks on 3 ACRES and 75 FEET HIGH in its boatyard along LSP's northern entrance on Audrey Zapp Dr. The warehouse would damage LSP's character, history, openness, purpose, sacredness and integrity of this priceless park behind Lady Liberty.

- The massive warehouse would be along the northern peaceful entrance to the park and across from the 9/11 Grove of Remembrance. People come to LSP to get away from bldgs.
- The building clearly violates the powerful meaning of the free People's Park behind Lady Liberty and is a giveaway to a multibillion-dollar corporation.
- The DEP's proposed lease would cast aside and dishonor 49 years of the overwhelming majority broad public consensus for non-privatized open space and open views in this sacred urban oasis and nationally significant park.
- Commissioner LaTourette is betraying his own strong statements against LSP privatization: "I will not relent in the legal truth of the fact that the privatization of public land is not a thing, period, full stop!" and "the privatization of a public asset - that is owned by no one, because it belongs to everyone- is not a thing!" The massive commercial boat storage warehouse is a major expansion of LSP privatization and commercialization.
- It sets a very dangerous precedent, especially with billionaire Paul Fireman still wanting a sports and entertainment complex and planning to continue their lies with the new governor
- The boat storage warehouse shouldn't exceed the maximum HALF Acre requirement set by the 1990 National Park Service Record of Decision on this federally funded "Land Water Conservation Fund" marina land in its conversion decision.
- The gargantuan warehouse size betrays the core purpose and mission of state Green Acres funds; and federal Land Water Conservation Funds (LWCF) for public outdoor recreation.
- Central Park or no other great park in the world would allow a huge commercial building.
- The monstrous commercial building will be a constant, disgusting visual assault on park users from our city, state, nation and world on Zapp Drive and on the Canal walkway.
- The DEP must not take the marina's bulkhead money in a quid pro quo warehouse deal. The Marina getting a 60-year lease will bring them plenty of profits without the warehouse and it should still pay for half of the bulkhead or the state should fund the bulkhead with a Treasury capital appropriation and/or Economic Development Authority (EDA) bonds.
- The boat warehouse ignores and insults the 100-year history of the Central Railroad of NJ and Lehigh Valley Railroad and of the Morris Canal along the northern side of LSP.
- Suntex should be a good corporate citizen and give back the 10-acre lawn for informal, flexible playing fields, as they've been urged to do, but if they don't, the DEP should just take it back for the community benefit. Suntex, in effect, is blackmailing the DEP by threatening "NO 10-acre lawn return" if NO boat storage warehouse".
- If the DEP just builds the active recreation fields on the marina's leased lawn as lease allows, Suntex wouldn't sue to block it as it would jeopardize its main prize of getting the 60 year lease and with its beneficial terms, replacing the 21 years it has left in its current lease.
- The monstrous commercial building would replace the open outdoor view of varied boats in the boatyard with Jersey City buildings in the background.
- Any new lease should prohibit this or any marina having docks on the park's southside.