



**US Army Corps  
of Engineers**  
Philadelphia District

Wanamaker Building  
100 Penn Square East  
Philadelphia, PA 19107-3390  
ATTN: CENAP-OP-R

# Public Notice

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Public Notice No.	Date
<b>CENAP-OP-R-2013-1157-24</b>	<b>April 3, 2020</b>

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Application No.	File No.
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In Reply Refer to:  
**REGULATORY BRANCH**

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This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344). The purpose of this notice is to solicit comments and recommendations from the public concerning issuance of a Department of the Army permit for the work described below.

**APPLICANT:** GMT Realty, LLC  
101 South King Street  
Gloucester City, New Jersey 08030

**AGENT:** S.T. Hudson Engineers, Inc.  
900 Dudley Avenue  
Cherry Hill, New Jersey 08002

**WATERWAY:** Newton Creek (near its mouth at the Delaware River)

**LOCATION:** Latitude: 39.906874° N; Longitude: -75.123666° W  
The project site is Pier 7 at the Gloucester Marine Terminal, along the south side of Newton Creek at its confluence with the Delaware River, at 160 Essex Street, Block 2.01, Lot 3, in Gloucester City, Camden County, New Jersey.

**ACTIVITY:** The applicant proposes to rehabilitate 600 feet of Pier 7 at the Gloucester Marine Terminal. Pier 7 is located along Newton Creek and is connected to Pier 7A, which is located on the Delaware River side. Both piers are upstream of the Walt Whitman Bridge and are utilized together to handle all products from vessels that berth there. Pier 7 is comprised of a 65-foot wide low-deck timber platform, which widens to 135-feet on the western end where it meets Pier 7A. It consists of timber piles, decking, a concrete seawall at the face, and an inshore timber sheeting bulkhead that is supported by an existing dead-man / tie-rod system. Although the width of the original low-deck structure was 65-feet, with approximately 250 linear feet of where the pier is 135-feet in width, most of the wider section has been silted in, to the point that water no longer flows underneath.

The total area of low-deck to be replaced is approximately 1.48 acres, but approximately 0.5 acres of area that has silted in under the low-deck structure. In 2013, the eastern portion of Pier 7 collapsed. This office verified Nationwide Permit 3 (NWP-3) on July 23, 2014, for maintenance repairs, including rehabilitation of the pier by installing six hundred (600) new 12-

inch steel piles and a new concrete deck and seawall within the footprint of the existing structure. The NWP-3 was re-verified on May 22, 2019. These activities have been completed.

The State of New Jersey, Department of Environmental Protection (NJDEP), Division of Land Use Regulation (DLUR) issued a Waterfront Development Permit and Water Quality Certificate for maintenance repairs and pier rehabilitation on May 5, 2014 (NJDEP File Number 0414-1309-0003.1). This permit was extended by NJDEP on May 22, 2019 (until May 4, 2024). A new application has been submitted to NJDEP for the new proposed work described in this notice.

In December 2016, the central portion of the Pier 7 low-deck collapsed. Due to the age and unstable condition of the low deck that remains, jersey barriers have been installed to preclude the use of this area. It is anticipated that the remaining 400-feet of remaining low deck is in danger of collapsing if not repaired soon.

The proposed activities include removing the remaining low-deck structure of Pier 7 and installing a 600-linear foot steel sheet pile wall along Newton Creek. The seawall, timber decking, pile caps, fill, and pavement of the existing low-deck would be removed; however the existing piles would remain in place. To avoid any debris consisting of pieces of broken seawall or piles from the collapse, the proposed sheet pile wall would be constructed 5-feet waterward of the existing structure. The sheet pile wall would be supported by a dead-man and tieback system on the landside, and then back-filled with clean fill. The proposed area of fill waterward of the high tide line is approximately 0.98 acres of area presently or formerly covered by the low-deck structure.

The applicant has stated the following as their position with regard to (a) avoidance and minimization of impacts to aquatic resources, and (b) compensatory mitigation for such impacts:

- a) "Impacts to wetlands and waters of the State of New Jersey were avoided and/or minimized through an iterative design process. This process is described below. A major component of the proposed project is to provide stabilization to the GMT Terminal by removing a failing low deck structure and constructing a sheet pile wall. As such, complete avoidance of impacts to waters of the State of New Jersey and U.S. is not possible. However, by stabilizing this area of the terminal, further degradation will not occur by precluding further failure of the low deck. Jurisdictional wetlands have not been mapped within the project area, so impacts to wetlands have been completely avoided. Impacts to waters were minimized to the greatest extent practicable. Water disturbance will be minimized by removing the low deck structure from landside and using a vibratory hammer to install the piles for the sheet wall, before setting with an impact hammer."
- b) "The proposed activities involve the placement of fill in the Newton Creek for the installation of a sheet pile wall at an existing marine terminal. The amount of fill is 0.98 acres. Mitigation credits are being proposed to compensate for the fill activities. The proposed mitigation credits will provide the required compensation for unavoidable impacts to aquatic resources and will provide resources of equal or higher function and value than the impacted site. The purchasing of mitigation credits will provide the required compensation for the proposed project."

**PURPOSE:** The applicant's stated purpose for the project is: "to stabilize this area of the terminal for safe operations."

A preliminary review of this application indicates that species listed under the Endangered Species Act (ESA), or their critical habitat, pursuant to Section 7 of the ESA, may be present in the action area. The Philadelphia District will evaluate the potential effects of the proposed actions on ESA listed species and will consult with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service as appropriate pursuant to Section 7 of the ESA, as amended. Any such required ESA Section 7 consultation will be concluded prior to the final decision on this permit application.

The decision whether to issue a permit will be based on an evaluation of the activity's probable impact including its cumulative impacts on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and welfare of the people. A Department of the Army permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the proposed work should be submitted, in writing, within 30 days to the District Engineer, U.S. Army Corps of Engineers, Philadelphia District, Wanamaker Building, 100 Penn Square East, Philadelphia, Pennsylvania 19107-3390.

The Philadelphia District will complete any necessary compliance activities associated with Section 106 of the National Historic Preservation Act.

The Magnuson-Stevens Fishery Conservation and Management Act (MSA) requires all federal agencies to consult with NOAA Fisheries on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). A preliminary review of this application indicates that no designated EFH is present within the project area. The project location is within the "tidal fresh zone" of the Delaware River (i.e. less than 0.5 ppt even under low flow conditions). As such, it does not experience salinity levels

within the general habitat parameters for any managed species. However, several prey species used by managed species would make use of this reach of the Delaware River. With the inclusion of a seasonal restriction prohibiting pile-driving between March 1 and June 30, inclusive, of any year, impacts to these prey species would not be more than minimal. The Philadelphia District will evaluate the potential effects of the proposed actions on EFH and will consult with NOAA Fisheries as appropriate. Such consultation, if necessary, will be concluded prior to the final decision on this permit application.

In accordance with Section 307(c) of the Coastal Zone Management Act of 1972, applicants for Federal Licenses or Permits to conduct an activity affecting land or water uses in a State's coastal zone must provide certification that the activity complies with the State's Coastal Zone Management Program. The applicant has stated that the proposed activity complies with and will be conducted in a manner that is consistent with the approved State Coastal Zone Management (CZM) Program. No permit will be issued until the State has concurred with the applicant's certification or has waived its right to do so. Comments concerning the impact of the proposed and/or existing activity on the State's coastal zone should be sent to this office, with a copy to the State's Office of Coastal Zone Management.

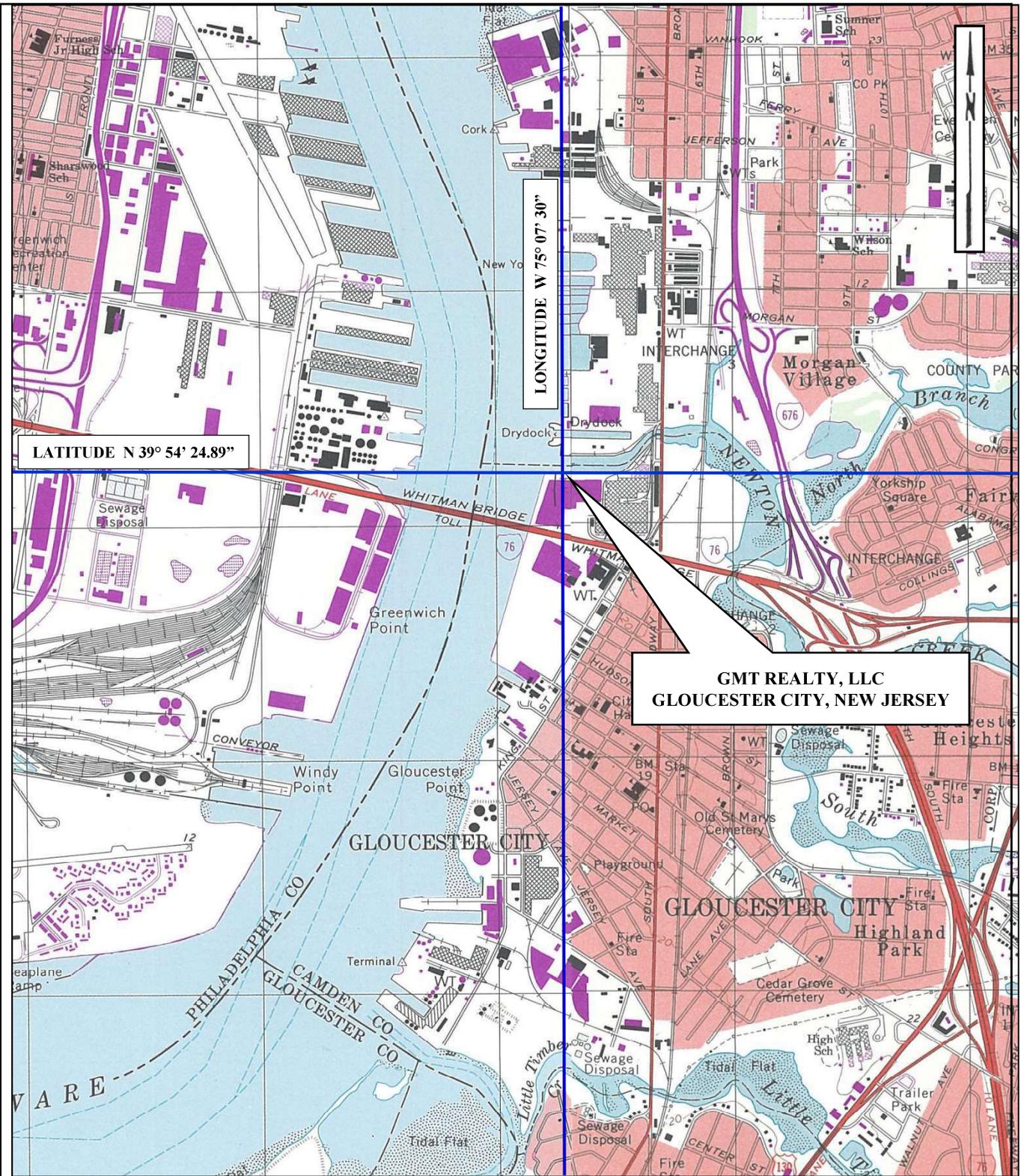
In accordance with Section 401 of the Clean Water Act, a Water Quality Certificate is necessary from the State government in which the work is located. Any comments concerning the work described above which relate to Water Quality considerations should be sent to this office with a copy to the State.

The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act.

Any person may request, in writing, to the District Engineer, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state in writing, with particularity, the reasons for holding a public hearing.

Additional information concerning this permit application may be obtained by calling James Boyer at (215) 656-5826 or by electronic mail to [James.N.Boyer@usace.army.mil](mailto:James.N.Boyer@usace.army.mil).

Edward E. Bonner  
Chief, Regulatory Branch



**PROJECT SITE LOCATION MAP**

UNITED STATES GEOLOGIC SURVEY QUADRANGLE

PHILADELPHIA, PA-NJ & CAMDEN, NJ-PA

SCALE 1:24000

USACE

H-7896-01



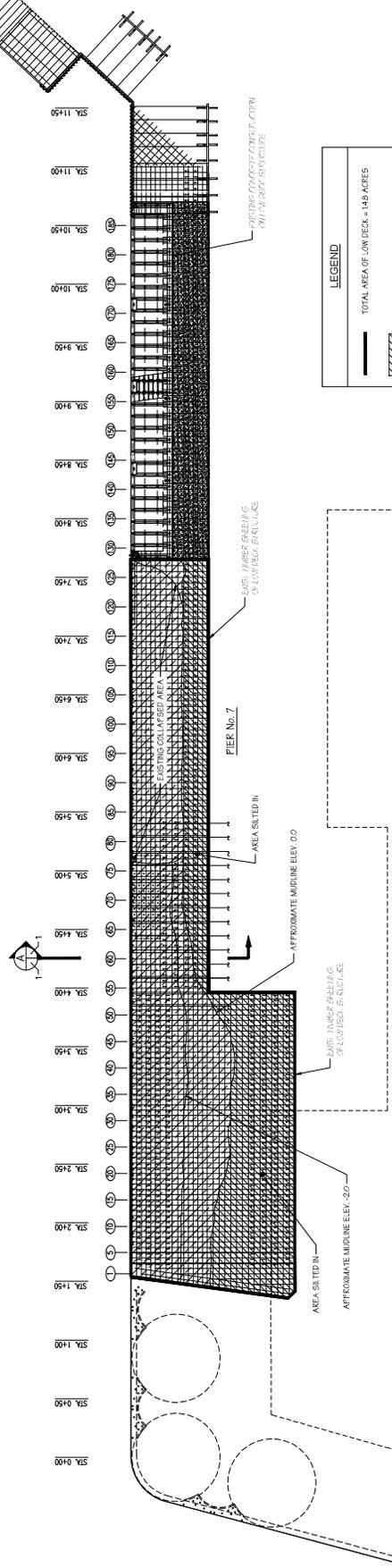
S. T. HUDSON ENGINEERS, INC.

ISSUED PRINTS

SOUTH JERSEY FORT CORPORATION  
PIER 6

DELAWARE RIVER  
SCALE: 1/8" = 1'-0"

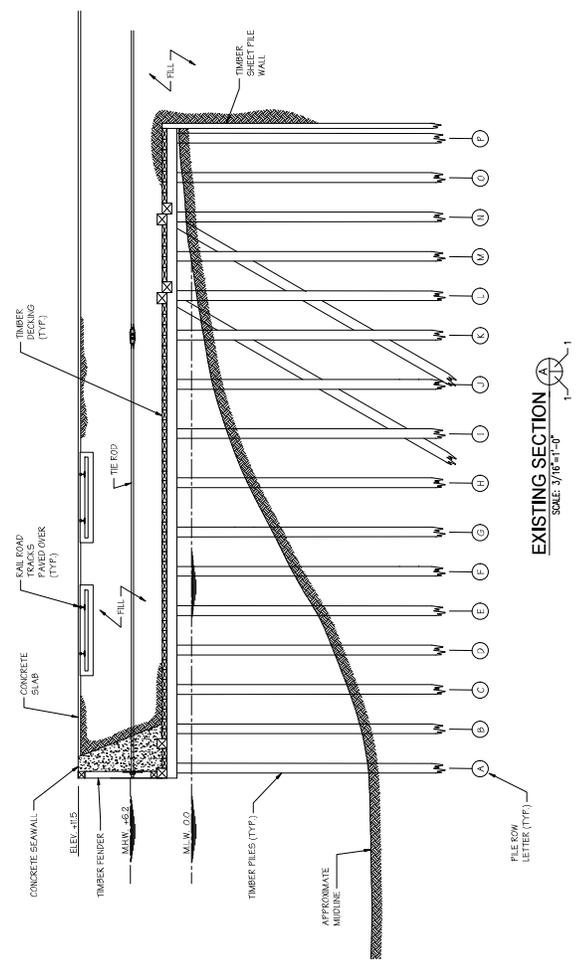
NEWTON CREEK  
SCALE: 1/8" = 1'-0"



**LEGEND**

[Solid black area]	TOTAL AREA OF LOW VEGA. = 1.49 ACRES
[Hatched area]	AREA SALTED NATURALLY = 0.50 ACRES
[Hatched area]	PROPOSED FILL AREA = 0.99 ACRES

**EXISTING OVERALL PILE PLAN - PIER No. 7**  
SCALE: 1/4" = 1'-0"



**EXISTING SECTION**  
SCALE: 3/16" = 1'-0"

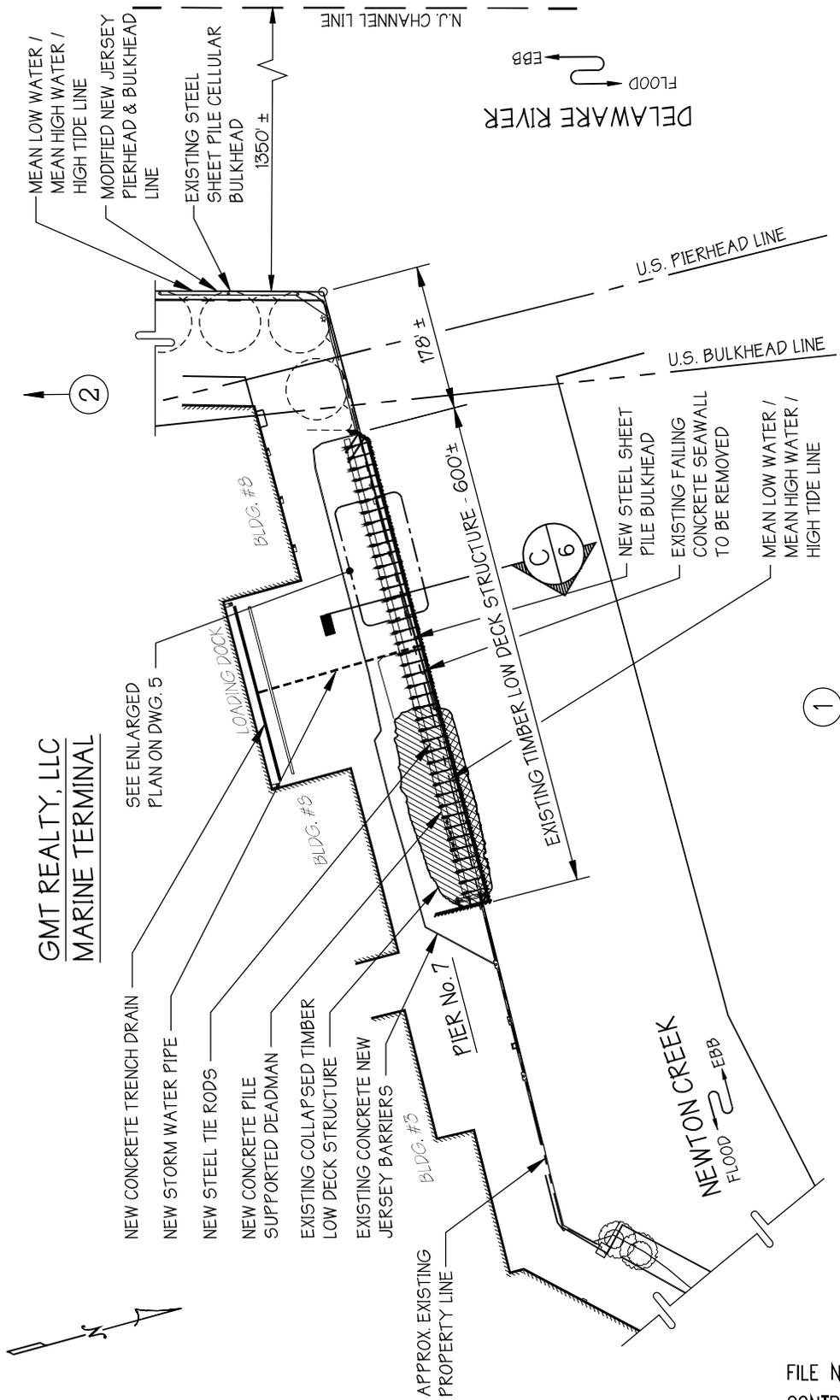
ST. HUDSON ENGINEERS, INC.  
PROFESSIONAL ENGINEERS & CONSULTANTS  
3000 DUNDY AVENUE  
COLUMBIA, SC 29204  
PHONE 803-342-8800  
FAX 803-342-8833

GMT REALTY, LLC  
400 AND ESSER STREETS  
COLUMBIA, SC 29201  
PHONE 803-733-2233

Project	CONGESTER MARINE TERMINAL - PIER No. 7
Client	GMT REALTY, LLC
Drawn	STAFF
Checked	FILE G-1167
Approved	FILE H-7843
Scale	AS SHOWN
Sheet No.	1
Total Sheets	1

**MUDLINE DELINEATION**

**GMT REALTY, LLC  
MARINE TERMINAL**



**ADJACENT PROPERTY OWNERS:**

1. SOUTH JERSEY PORT CORPORATION
2. GLOUCESTER CITY MARINA

**DATUM CHART**

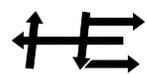
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M.H.W. ELEV = +6.20
NAVD 88 = +3.20
M.L.W. ELEV = +0.0
M.L.L.W. ELEV = -0.19

**PLAN**  
SCALE: 1" = 200'

FILE No. G-2138  
 CONTRACT No. H-7896-01  
 DATE March 27, 2020  
 SHEET No. 1 of 6

**NOTE:** FINAL DESIGN REQUIRED FOR CONSTRUCTION. THIS DRAWING IS FOR PERMITTING PURPOSES ONLY.

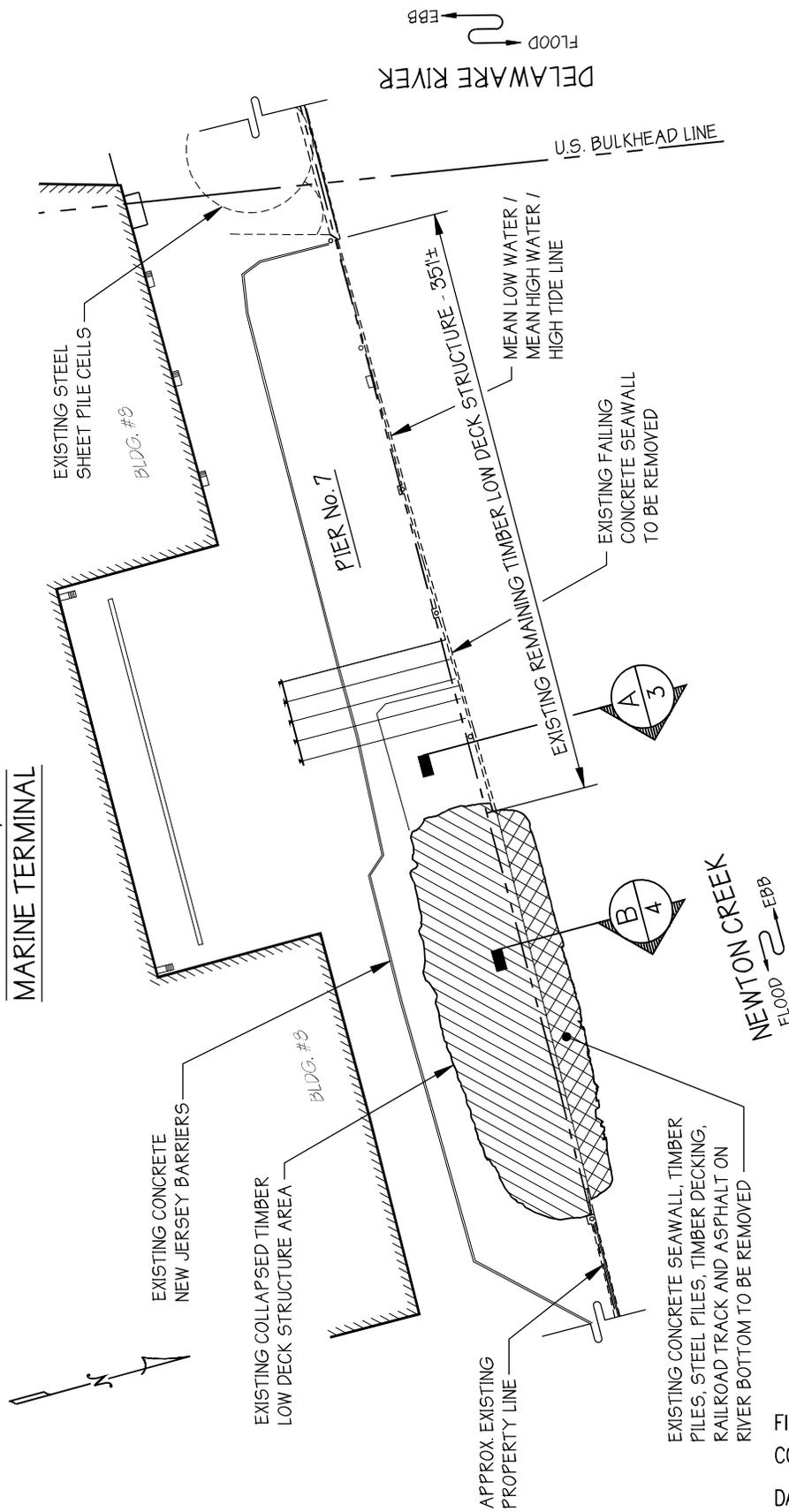
**S.T. HUDSON ENGINEERS, INC.**  
 PROFESSIONAL ENGINEERS & CONSULTANTS  
 900 Dudley Avenue  
 Cherry Hill, NJ, 08002  
 Phone 856-342-6600  
 Fax. No. 856-342-8323



PROPOSED: STABILIZATION OF PIER No. 7
AT: GLOUCESTER CITY
COUNTY OF: CAMDEN
APPLICATION BY: GMT REALTY, LLC

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# GMT REALTY, LLC MARINE TERMINAL



## REMOVAL PLAN

SCALE: 1" = 100'

FILE No. G-2138  
 CONTRACT No. H-7896-01  
 DATE March 27, 2020  
 SHEET No. 2 of 6

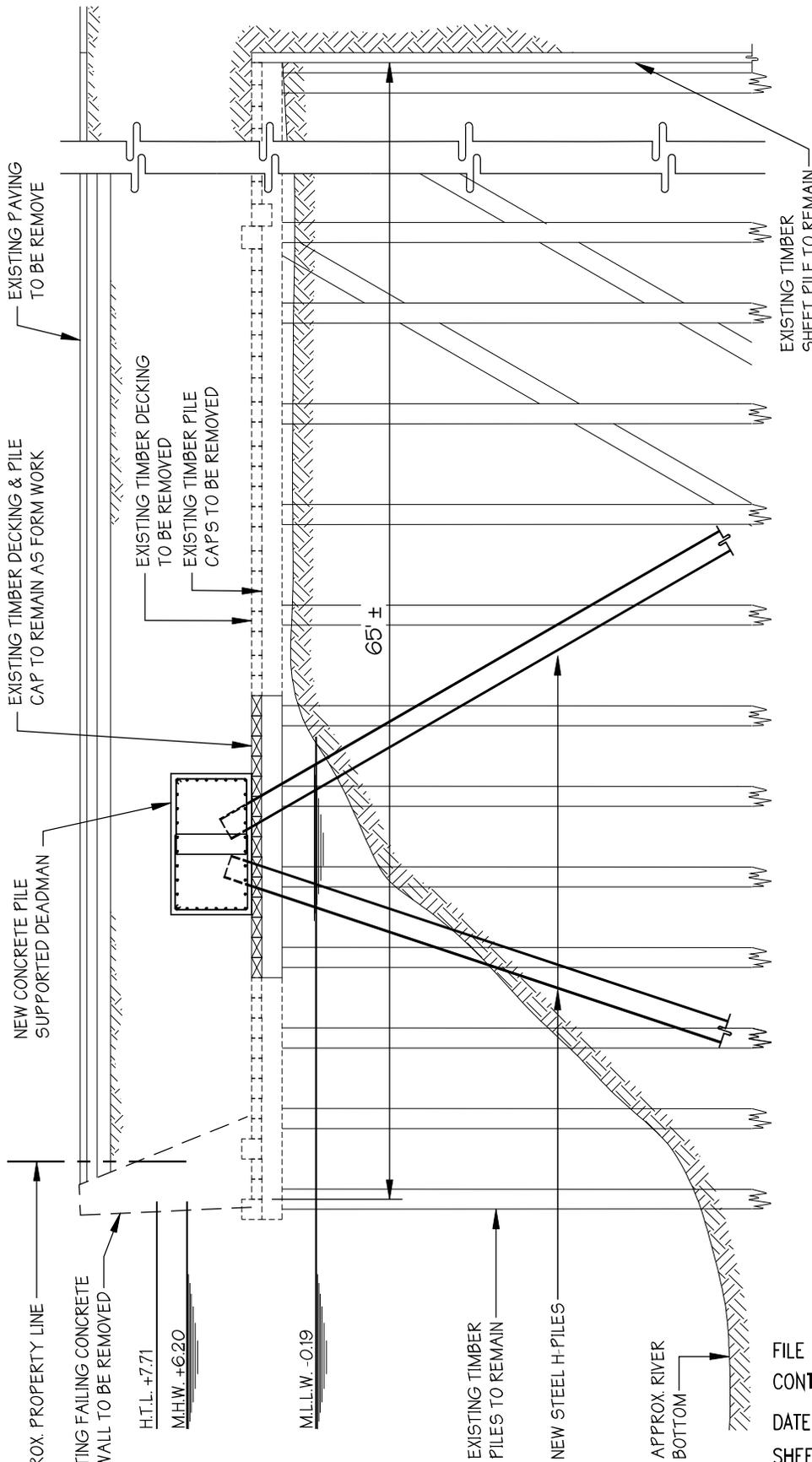
**NOTE:** FINAL DESIGN REQUIRED FOR CONSTRUCTION. THIS DRAWING IS FOR PERMITTING PURPOSES ONLY.

**S.T. HUDSON ENGINEERS, INC.**  
PROFESSIONAL ENGINEERS & CONSULTANTS



900 Dudley Avenue  
Cherry Hill, NJ, 08002  
Phone 856-342-6600  
Fax. No. 856-342-8323

PROPOSED: STABILIZATION OF PIER No. 7
AT: GLOUCESTER CITY
COUNTY OF: CAMDEN
APPLICATION BY: GMT REALTY, LLC



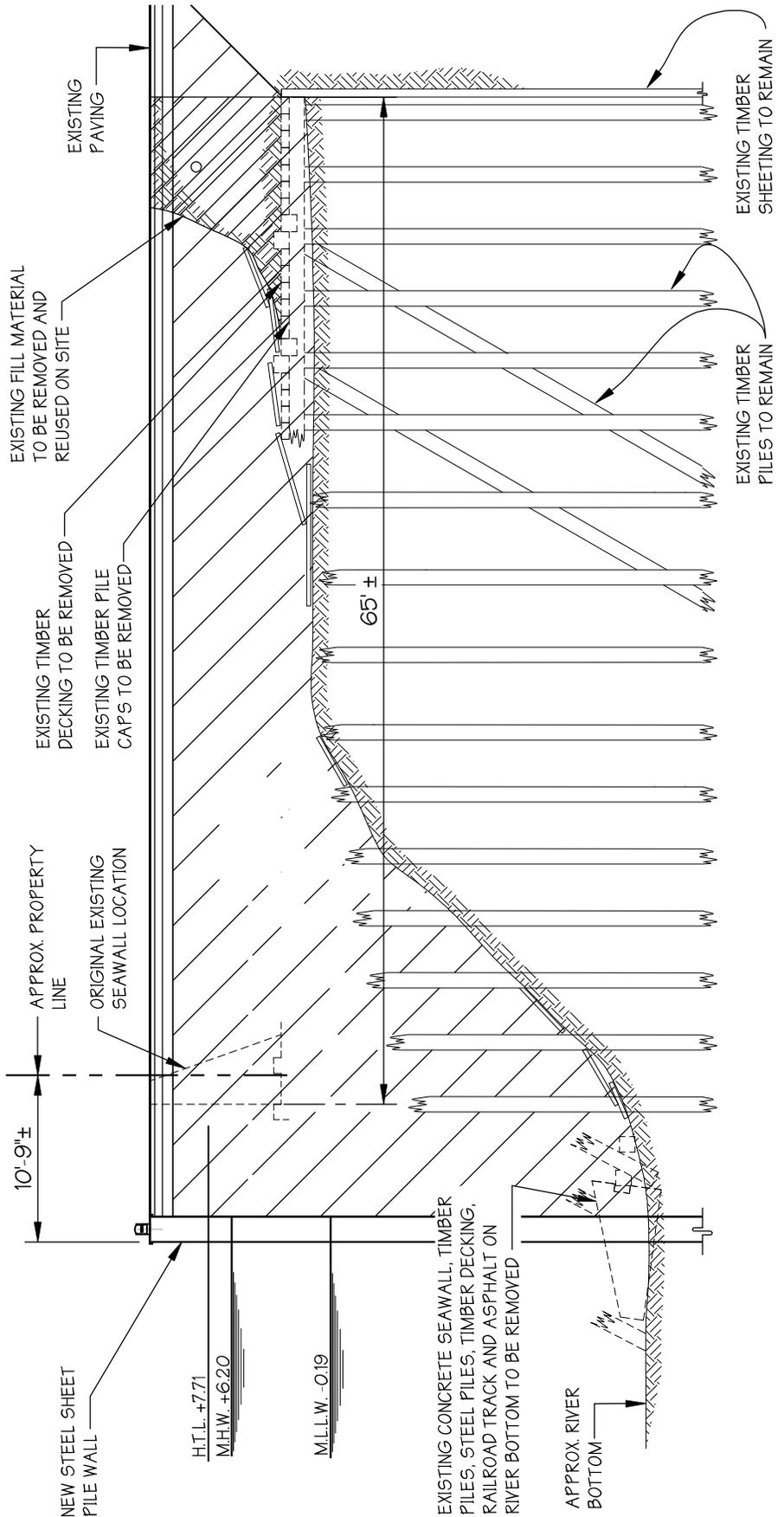
A / 2  
**TYPICAL REMOVAL SECTION**  
 SCALE 1/8" = 1'-0"

**NOTE:** FINAL DESIGN REQUIRED FOR CONSTRUCTION. THIS DRAWING IS FOR PERMITTING PURPOSES ONLY.

**S.T. HUDSON ENGINEERS, INC.**  
 PROFESSIONAL ENGINEERS & CONSULTANTS  
 900 Dudley Avenue  
 Cherry Hill, NJ, 08002  
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FILE No. G-2138  
 CONTRACT No. H-7896-01  
 DATE March 27, 2020  
 SHEET No. 3 of 6

PROPOSED: STABILIZATION OF PIER No. 7	
AT:	GLOUCESTER CITY
COUNTY OF:	CAMDEN
APPLICATION BY:	GMT REALTY, LLC



**REMOVAL SECTION**  
 SCALE 3/32" = 1'-0"  
 B  
 2

FILE No. G-2138  
 CONTRACT No. H-7896-01  
 DATE March 27, 2020  
 SHEET No. 4 of 6

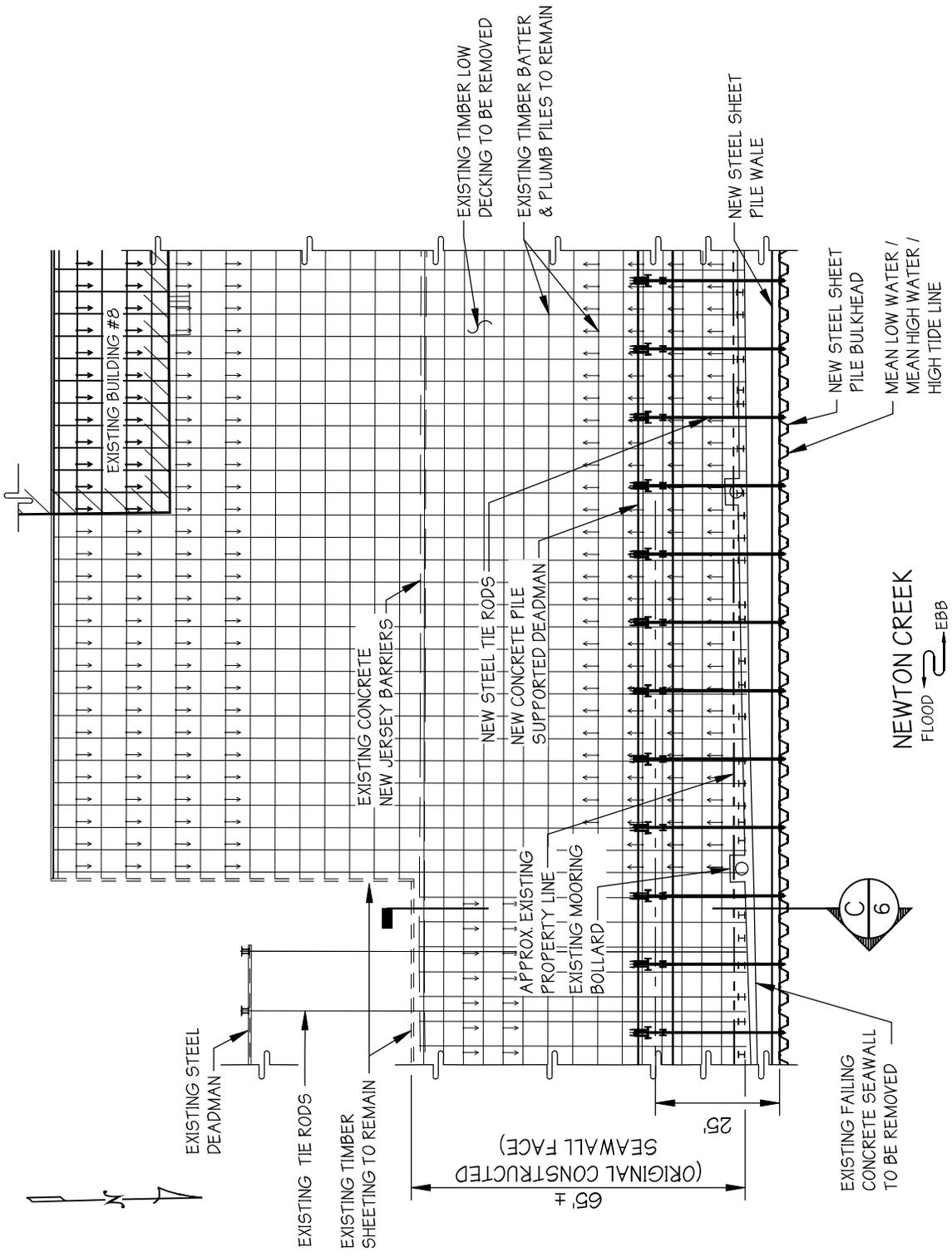
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**S.T. HUDSON ENGINEERS, INC.**  
 PROFESSIONAL ENGINEERS & CONSULTANTS



900 Dudley Avenue  
 Cherry Hill, NJ, 08002  
 Phone 856-342-6600  
 Fax. No. 856-342-8323

PROPOSED: STABILIZATION OF PIER No. 7
AT: GLOUCESTER CITY
COUNTY OF: CAMDEN
APPLICATION BY: GMT REALTY, LLC



# ENLARGED PARTIAL PLAN

SCALE: 1/32" = 1'-0"

FILE No. G-2138  
 CONTRACT No. H-7896-01  
 DATE March 27, 2020  
 SHEET No. 5 of 6

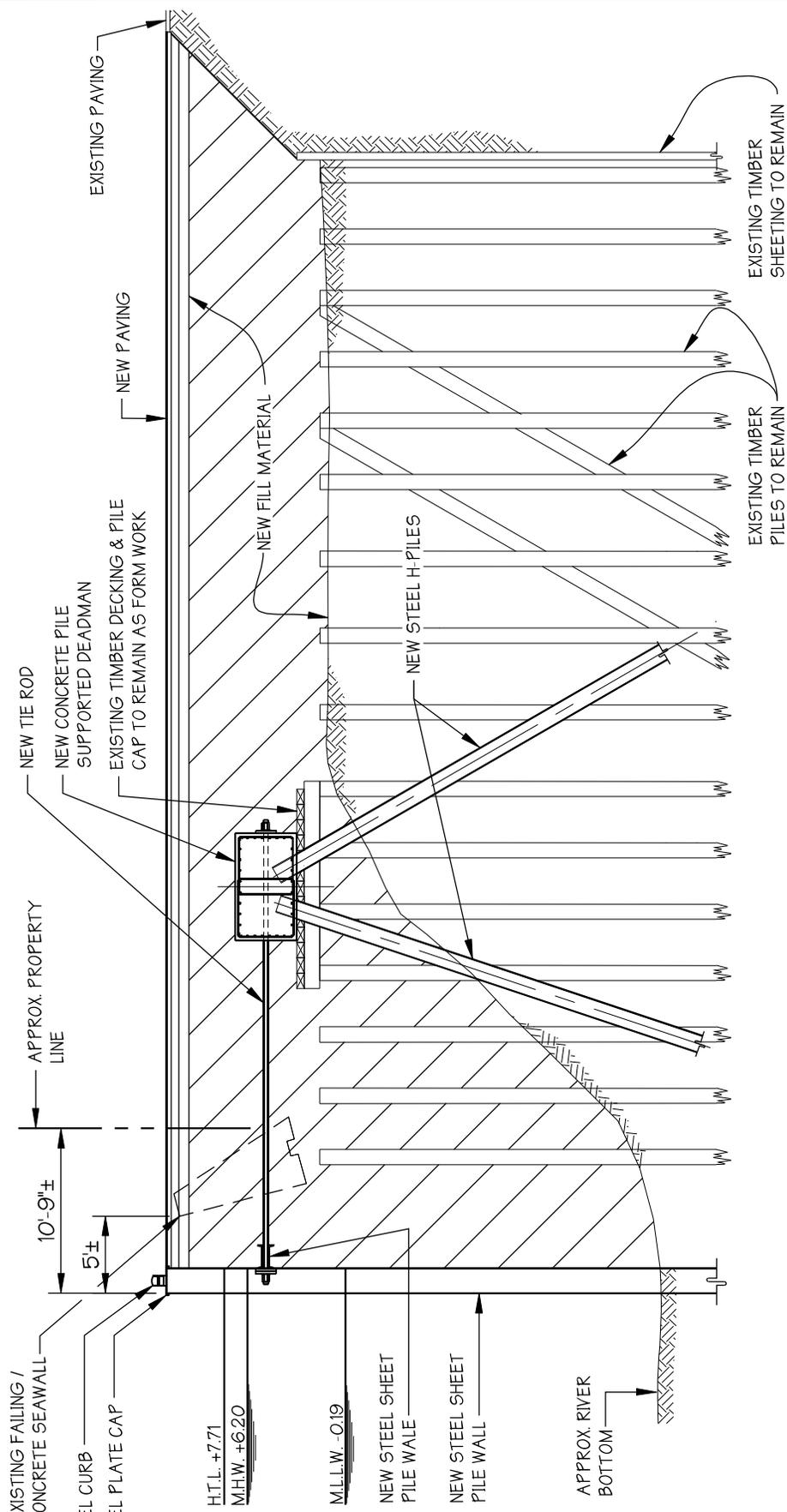
**NOTE:** FINAL DESIGN REQUIRED FOR CONSTRUCTION. THIS DRAWING IS FOR PERMITTING PURPOSES ONLY.

**S.T. HUDSON ENGINEERS, INC.**  
 PROFESSIONAL ENGINEERS & CONSULTANTS

900 Dudley Avenue  
 Cherry Hill, NJ, 08002  
 Phone 856-342-6600  
 Fax. No. 856-342-8323

PROPOSED:	STABILIZATION OF PIER No. 7
AT:	GLOUCESTER CITY
COUNTY OF:	CAMDEN
APPLICATION BY:	GMT REALTY, LLC

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**SECTION**  
SCALE 3/32" = 1'-0"

FILE No. G-2138  
 CONTRACT No. H-7896-01  
 DATE March 27, 2020  
 SHEET No. 6 of 6

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