

July 27, 2026

Ms. Nancy Lawrence
New Jersey Department of Environmental Protection
Office of Transactions and Public Land Administration
Public Land Compliance Section
401 East State Street, Seventh Floor
Mail Code 401-07, P.O. Box 420
Trenton, NJ 08625-0420

Re: Hudson Tunnel Project – Request for Green Acres Major Diversion

Dear Ms. Lawrence:

On behalf of the City of Hoboken, New Jersey Transit Corporation (NJ TRANSIT) is pleased to submit this application request for a major diversion of parkland in the City of Hoboken and the Township of Weehawken, New Jersey. The City of Hoboken is proposing the permanent subsurface diversion of approximately 0.429 acres of parkland under the City's 1600 Park (Block 256, Lot 1.01 in the City of Hoboken; Block 11, Lots 1 and 2 in the Township of Weehawken) and approximately 3.38 acres of parkland under the City of Hoboken's Harborside Park located on Block 265, Lot 1 (including former Block 267, Lot 1) and Block 269.04, Lot 1 for permanent subsurface easements totaling approximately 3.809 acres.¹

This diversion is necessary for the Hudson Tunnel Project. The Hudson Tunnel Project is considered part of the Gateway Program. The Gateway Program is a comprehensive program of phased strategic rail infrastructure improvements designed to preserve and improve current services and create new capacity that will allow the doubling of passenger trains on the Northeast Corridor (NEC) between Newark, New Jersey, and Pennsylvania Station New York (PSNY). The objective of the Gateway Program is two-fold: (1) to update and modernize existing infrastructure and repairs to infrastructure elements that are damaged due to age or events such as Superstorm Sandy; and (2) to increase track, tunnel, bridge, and station capacity, eventually creating four mainline tracks between Newark and PSNY to allow the doubling of passenger trains in this section of the NEC. Tunneling to construct the project will take place approximately 90 feet below the parks and no surface work will be undertaken in either parkland. Construction activities will occur near both parks, however there will be no permanent impacts to the parks' recreational function or value.

¹ Note: Since the time of the 2022 scoping hearing, additional property surveys have been completed. The acreages presented in this application reflect the most recent information available.

In exchange for this diversion of subsurface easements, monetary compensation will be provided by the Hudson Tunnel Project to the Garden State Preservation Trust in the amount of two times the appraised value of the subsurface easements that is satisfactory to the City and is qualified and accepted by Green Acres in lieu of a replacement property to complete the Diversion and the City's obligation to provide for same (\$943,500 x 2 = \$1,887,000).

Should you have any questions, please contact me at 973-491-7017 or JGeitner@njtransit.com. Thank you for your time and assistance.

Sincerely,

John Geitner
Chief – Environmental Programs
New Jersey Transit

Enclosures

Cc: Cathleen Wolf, City of Hoboken (with enclosures)
Megan Brunatti, NJDEP Commissioner's Office
Fred Rapagna, New Jersey Transit
Kevin Rittenberry, New Jersey Transit
Stuart Leerman, Esq, Riker Danzig
Anthony Navarro, Amtrak
Freda Manuel, Amtrak
Craig Schulz, Amtrak
Benjamin Engle, Gateway Development Commission
Maria Torres, Gateway Development Commission
Rivka Handelsman, Gateway Development Commission
Mary Ann Mason, Gateway Development Commission - mPa
Tamia Rodriguez, Gateway Development Commission - mPa