

**Green Acres Program
State House Commission Pre-application
Local Parkland – Major Diversion
Hudson Tunnel Project
Appendix E**

**COMPLIANCE WITH STATE DEVELOPMENT AND REDEVELOPMENT
PLAN**

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COMPLIANCE WITH STATE DEVELOPMENT AND REDEVELOPMENT PLANS

The Hudson Tunnel Project (Project) —including the subsurface easements being sought under the proposed diversions—will be consistent with the state, county, and local public policies regarding the importance of transportation infrastructure to the region. The Project will promote or support many of the goals that are common to the municipal master plans described below. Common themes include: the promotion of modal choice; improvement of transit; increasing resiliency; increasing sustainability and promoting economic development. The National Railroad Passenger Corporation (Amtrak)’s Northeast Corridor (NEC) is a critical link in the regional transportation network for intercity travel and for commuting and its continued uninterrupted service is a key factor to allow municipalities to continue on a path of economic development. The reliability of the transportation system is important for economic and environmental sustainability.

NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The proposed diversions are consistent with the goals of the *Draft Final New Jersey State Development and Redevelopment Plan*, as the diversions are integral to the construction of the new Hudson River Tunnel. The State Development and Redevelopment Plan recognizes the importance of “maintaining and expanding public transportation to areas of planned higher-density development that provide opportunities to take advantage of the efficiencies of mass transit in ways that support residential and non-residential development.”¹ With the lack of redundant capability across the Hudson River into Penn Station New York (PSNY), any service outage, either unplanned or for planned maintenance, can substantially reduce or suspend rail service, causing delays that cascade up and down the NEC and throughout NJ TRANSIT’s commuter system, disrupting service for hundreds of thousands of passengers. Because of the importance of the North River Tunnel to essential commuter and intercity rail service between New Jersey and New York City, rehabilitation of the existing North River Tunnel needs to be accomplished as soon as possible and without material reductions in weekday service. The construction of the new Hudson River Tunnel would preserve the current functionality of the NEC service and New Jersey Transit Corporation (NJ TRANSIT)’s commuter rail service between New Jersey and PSNY. There is also an overall need expressed in the plan to increase energy efficiency and promote alternative modes of transportation. This goal is supported by public transit improvements, such as the Hudson Tunnel Project.

¹ New Jersey State Planning Commission, *Draft Final New Jersey State Development and Redevelopment Plan*, Approved September 15, 2025, https://www.nj.gov/state/bac/planning/documents/update-to-state-plan/dfsdrp_20250915.pdf, Accessed November 2025.

HUDSON COUNTY MASTER PLAN

The proposed diversions are consistent with the goals of Hudson County's 2002 Master Plan², 2008 Master Plan Update³, and 2016 Master Plan Reexamination Report⁴. Within these plans, there were multiple goals that focused on improvements to the transportation network, including the promotion of mass transit. These transportation oriented goals include: providing a safe and efficient transportation system; providing transportation improvements which support economic development; promoting alternate transportation modes including bicycling, tele-commuting, transit, and walking; coordinating land use activities with the transportation network; supporting system coordination, efficiency, and safety; reducing traffic and mitigating congestion on local roads and highways and improving air quality; protecting and improving quality of life; and reducing greenhouse gas emissions from mobile sources. The construction of the new Hudson River Tunnel will support Hudson County's Master Plan by providing transportation improvements which support economic development. The new Hudson River Tunnel will strengthen the NEC's resiliency to support reliable service by providing redundant capability under the Hudson River for Amtrak and NJ TRANSIT NEC trains between New Jersey and the existing PSNY. Overall, these goals will be supported by the Hudson Tunnel Project's improvements to an area of the NEC that is a critical link in the region's transportation network.

HOBOKEN MASTER PLAN

In 2018, the City of Hoboken adopted the 2018 Master Plan Reexamination Report⁵, updating the 2004 City of Hoboken Master Plan and the previous update document, the 2010 Master Plan Reexamination Report. In conjunction with the 2018 Master Plan Reexamination Report, the city also issued the 2018 Master Plan Land Use Element⁶. The 2018 Master Plan Reexamination Report focuses on sustainable growth and development that retains the city's historic and cultural assets, with five goals, one of which included maintaining transportation connections as well as enhancing sustainability and resiliency. The Hudson Tunnel Project supports these goals by enhancing the NEC's resiliency to support reliable passenger rail service by providing redundant capability under the Hudson River.

² Hudson County Planning Division, *Hudson County New Jersey Master Plan 2002*, <https://www.hcnj.us/wp-content/uploads/2021/09/2002-Hudson-County-Master-Plan.pdf>. Accessed August 2025.

³ Hudson County Planning Division, *Hudson County New Jersey Reexamination of Master Plan*, August 1, 2008, https://www.hcnj.us/wp-content/uploads/2021/09/Hudson_County_Master_Plan_Reexamination_Report_2008.pdf. Accessed August 2025.

⁴ Hudson County Planning Division, *2016 Master Plan Reexamination Report*, <https://www.hcnj.us/planning/past-studies-and-documents/>, Accessed August 2025.

⁵ City of Hoboken, *2018 Master Plan Reexamination Report*, <https://masterplan-cityofhoboken.opendata.arcgis.com/pages/documents--resources>, Accessed September 2025.

⁶ City of Hoboken, *2018 Master Plan Land Use Element*, <https://masterplan-cityofhoboken.opendata.arcgis.com/pages/documents--resources>, Accessed September 2025.