

**Green Acres Program
State House Commission Final Application
Local Parkland—Major Diversion/Disposal**

Major Disposal/Diversion Final Application Requirements

PART 1 (To be submitted prior to scheduling the public hearing)

- ☒ 1. **Appraisals** for the parkland proposed to be disposed of or diverted and the replacement land proposed as compensation (if applicable), performed in accordance with the requirements of N.J.A.C. 7:36-8.3 or 19.3, as applicable. (*N.J.A.C. 7:36-26.11(b)1*). **Note:** No appraisal is required if the applicant has obtained an appraisal waiver pursuant to *N.J.A.C. 7:36-26.10(l)*
- See Attachment A
- ☐ 2. A **title report** for the proposed replacement land, as applicable, to determine existing restrictions, encumbrances, easements, liens, or other factors which may affect the market value of the land. (*N.J.A.C. 7:36-26.11(b)2*).
- N/A
- ☒ 3. **Land survey plan** for the parcel(s) of land to be disposed of or diverted and the proposed replacement land(s), if applicable, prepared in accordance with *Appendix II* of the Green Acres Program Rules *N.J.A.C. 7:36*. (*N.J.A.C. 7:36-26.11(b)3*).
- See Attachment B
- ☒ 4. **A metes and bounds description** for the parcel(s) of land to be disposed of or diverted and the proposed replacement land(s), if applicable, prepared in accordance with *Appendix II* of the Green Acres Program Rules *N.J.A.C. 7:36*. (*N.J.A.C. 7:36-26.11(b)4*).
- See Attachment C
- ☒ 5. The **Final Compensation Proposal** prepared pursuant to *N.J.A.C. 7:36-26.10*. (Please refer to Attachment III: Preliminary Compensation Proposals for Major Disposals or Diversions of Parkland of the Pre-application package for guidance) (*N.J.A.C. 7:36-26.11(b)5i-iv*)
- See Attachment D
- ☒ 6. The **Proposed Public Notice** for the public hearing and the proposed location of and language to be placed on the Public Notice Sign required pursuant to *N.J.A.C. 7:36-26.11(h)*. (**Attachment I: Sample Public Notices**) (Please also review the **Public Hearing Sign Guidance Document** – available at www.nj.gov/dep/greenacres/pdflaunch.html) (*N.J.A.C. 7:36-26.11(b)7*)
- See Attachment E
- ☐ 7. Any additional information requested by Green Acres to clarify the final application requirements including any portions of the Pre-application package that have been revised. (*N.J.A.C. 7:36-26.11(b)8*)
- N/A
- ☒ 8. Maps. (**Attachment II: Map requirements; and Attachment III: Sample Reference Map**) (*N.J.A.C. 7:36-26.11(b)6*)
- See Attachment F
- ☒ 9. **Please attach this cover sheet and Attachment II: Map Requirements checklist.**

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10. Please provide the following copies:

- Two printed copies of the entire application excluding Items 1-4 and 8
- The original, one printed, and one digital copy of Items 1 and 2
- Three printed copies and three digital copies, one each in .dxf and .dwg file formats and a .pdf file format of the scanned signed survey, as outlined in *Appendix II* of the Green Acres Program Rules, of Items 3 and 4
- Items 5 and 6 in Microsoft Word Format
- One printed set and one digital set, in .pdf file format, of maps submitted under Item 8 (note that one set constitutes the number copies indicated in Attachment II: Map requirements)
- All other application material in .pdf format

Digital copies may be submitted on a Standard or Mini CD-R produced to be read by any CD-ROM drive or on a USB Flash Drive.

NOTES:

- The applicant shall submit the first part of the final application within 180 days of receiving permission to proceed to final application. (N.J.A.C. 7:36-26.11(a))
- The final application must be deemed complete for public hearing purposes by Green Acres before a public hearing on the application is scheduled. (N.J.A.C. 7:36-26.11(c))
- This package is also available at:
www.nj.gov/dep/greenacres/pdflaunch.html#legal_stewardship.

Submit the above items prior to advertising or holding the required public hearing. The Green Acres Program will review the submission and determine if the submission is complete for the public hearing. After the public hearing is held, please submit the following items to complete the application:

PART 2 (To be submitted following completion the public hearing and public comment period)



- 1. Proof of publication, mailings and postings** of the notice of public hearing required under N.J.A.C. 7:36-26.11(e) & N.J.A.C. 7:36-26.6(h)1-3. (N.J.A.C. 7:36-26.11(i)1) (**Attachment IV: Public Notice Requirements**)

Note: For a county's convenience a portion of **Attachment IV** details how counties can couple the requirements of N.J.S.A. 40A:12-13.5 et seq. with Green Acres requirements.



- 2. The transcript** of the public hearing. (N.J.A.C. 7:36-26.11(i)2)



- 3. A summary of public comments** made at the public hearing and/or provided in writing during the public comment period and the applicants response to the public comments. (N.J.A.C. 7:36-26.11(i)3)



- 4. Governing body resolution.** (**Attachment V: Sample Resolution**) (N.J.A.C. 7:36-

**Green Acres Program
State House Commission Final Application (Part I)
Local Parkland – Major Diversion**

**City of Hoboken, Hudson County
Hudson Tunnel Project**

1. APPRAISAL

In accordance with NJDEP’s Green Acres regulations, two separate appraisers prepared separate appraisal reports for 1600 Park and Harborside Park. After review, NJDEP issued a Certification of Market Value for Harborside Park on July 6, 2026. This certification was based on the June 30, 2026 Appraisal Report prepared by Sterling DiSanto & Associates (see Volume II Attachment A). NJDEP concluded the market value of proposed diversion area at Harborside Park is \$483,500.

NJDEP issued an Average of Appraisal Values on July 15, 2026 for 1600 Park, based on the June 30, 2026 Appraisal Report prepared by Sterling DiSanto & Associates and the June 4, 2026 Appraisal Report prepared by McHale & Associates (see Volume II Attachment A). NJDEP concluded the average of the appraised values for the proposed diversion area at 1600 Park is \$460,000.

Based on the Certification of Market Value and the Average of Appraisal Values issued by NJDEP, the combined value of the proposed diversion areas at Harborside Park and 1600 Park is \$943,500 ($\$483,500 + \$460,000 = \$943,500$).

2. TITLE REPORT FOR REPLACEMENT LAND

Not applicable—monetary compensation is proposed rather than replacement land.

3. LAND SURVEY PLAN

A land survey plan prepared by Naik Consulting Group, P.C. for the proposed diversions is provided in Attachment B. Three signed and sealed versions are provided in each enclosure submitted to New Jersey Department of Environmental Protection (NJDEP).

4. METES AND BOUNDS DESCRIPTION

Metes and bounds descriptions for the subsurface easements are provided in Attachment C, along with the right of way parcel descriptions. Three signed and sealed versions are provided in each enclosure submitted to NJDEP.

5. FINAL COMPENSATION PROPOSAL

City of Hoboken is proposing the permanent diversion of subsurface easements measuring approximately 0.429 acres within the City of Hoboken’s 1.965-acre 1600 Park (Block 256, Lot 1.01 in the City of Hoboken; Block 11, Lot 1 and 2 in the Township of Weehawken) and approximately 3.38 acres within the City of Hoboken’s 25.377-acre Harborside Park (Block 265, Lot 1 and Block 269.04,

Lot 1 in the City of Hoboken).^{1,2,3} The subsurface easements under 1600 Park and Harborside Park are required for the construction, maintenance, and operation of the new Hudson River Tunnel. The top of the tunnel structure would be permanently located approximately 90 feet underneath the surface-level parklands. The depth from ground level to the top of the easement ranges from approximately 72 feet to 83 feet (see Figures 1-3 in the Pre-Application as illustrative examples). The extent of the easement is greater than the tunnel itself to account for variations in subsurface conditions during construction.

The permanent subsurface easement consists of the right to construct, operate, maintain, reconstruct, repair, replace and relocate subsurface rail, fixed guideway systems, and appurtenances, the right to operate passenger rail and fixed guideway vehicles, systems and services as set forth in the description, along with the right to install and maintain transmission data or utility lines or any other form of communication or transmission. No surface work would be undertaken at either parkland. There are restrictions associated with construction above and adjacent to the subsurface easement which require coordination, review and concurrence by Amtrak, NJ TRANSIT, its transferees, successors, and assigns. A fee simple interest is not being sought under the proposed diversions. The area above the Hudson River Tunnel would remain part of 1600 Park and Harborside Park, and the acquisition of the easements would not have an impact on the public's access to or use of the parkland. Construction of Harborside Park and the NJDEP Rebuild By Design project will not be impacted by the diversions.

In exchange for the diversion of these subsurface easements, monetary compensation will be provided to the Garden State Preservation Trust in the amount of two times the appraised value of the subsurface easements in lieu of a replacement property. As stated above, the combined appraised value is \$943,500; therefore, \$1,887,000 in monetary compensation will be provided to the Garden State Preservation Trust.

6. PROPOSED PUBLIC NOTICE

A draft proposed public notice for the public hearing is provided in Attachment E.

7. MAPS & REQUIREMENT CHECKLIST

Maps and the Requirements Checklist are included in Attachment F.

8. ADDITIONAL INFORMATION

No additional information was requested by Green Acres at the time of this submission.

¹ Block 267, Lot 1 has been consolidated into Block 265.

² Note: the Project applicant engaged an engineering survey firm in preparing this application. The acreages for each block and lot presented in this application are based on the firm's conclusions which use the most recent information available. However, it is noted the City of Hoboken and Township of Weehawken's tax assessor records reflect slightly different acreages for these blocks and lots. This discrepancy does not affect the total acreage of subsurface easements being diverted.

³ 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.