

# RIVERVIEW *Neighborhood Association*

154 Ogden Avenue, Jersey City, NJ 07307 201-876-1980



June 2006

RNA

*For a Better Life in the Heights*

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RNA IS NOT AFFILIATED WITH ANY POLITICAL PARTY, ORGANIZATION or ELECTED OFFICIAL

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## **Hoboken Redevelopment Plans Can Harm Heights**

The City of Hoboken has begun the process to establish a large redevelopment zone in the Southwest portion of the city encompassing the area south of Paterson Avenue and west of Henderson Street. Properties in this area include the portion of All American Recycling (Ponte's) that is in Hoboken, the Academy Bus property, the Rey Food buildings, Hoboken Beer & Soda and many others.

If the area is declared a redevelopment area, Hoboken is likely to change the zoning to residential high-rise from industrial, eliminate or reduce the park land called for in the Hoboken Master plan and other density changes as it has done in the Northwest and along the waterfront. In addition to high-rise construction, greater density in this area will exacerbate traffic and flooding problems so familiar to Heights residents.

The area to be studied includes over 6 acres of property identified in the Hoboken Master Plan for park. Assuming the Planning Board approves the study area at its meeting on June 6, 2006, the next meetings would then be at the Hoboken City Council. Jersey City residents should not ignore this issue. To obtain a copy of the Southwest Redevelopment Study Area, go to [www.hobokennj.org](http://www.hobokennj.org) and click on Hoboken Redevelopment Info on the right-hand side of the page.

## **Parks Master Plan**

The City of Jersey City has hired T&M Associates to write a master plan for all of Jersey City's parks.

RNA members attended the one public meeting held for all of Ward C & D's parks and the city-wide meeting held at City Hall. However, to ensure that our park needs get on the record, we will meet with the City Architect's office and submit written comments about Riverview-Fisk Park and Janet Moore Park.

Specifically, we have requested that Riverview Park remain primarily a passive park and that its historic integrity be maintained. Further, we have requested that the city follow through with previous plans to restore the gazebo and lower walkways and improve general park maintenance.

Any resident who wishes to discuss the Parks Master Plan is encouraged to come to the next RNA meeting and/or submit comments to Brian Weller at the Department of Architecture at [wellerb@jcnj.org](mailto:wellerb@jcnj.org)

## **Illegal Construction to Be Removed**

On May 23rd, the Jersey City Planning Board voted to approve the application for development at 202-204 Ogden Ave. but with several unique stipulations. The developer must remove the illegal 4th Floor, provide copies of the original signed plans upon which building permits were issued, and meet with the community (if we choose to do so) prior to construction permits being issued. The approval still needs to be memorialized by the Planning Board.

Demolition permits have been issued for removal of the 4th Floor but as of June 3, 2006, it has not been completed. At the hearing, the developer stated that due to the Stop Work order that had been in place since February, and the status of its approvals, it was having financial difficulty and could not continue until financing was more stable.

RNA members were instrumental in bringing this project to the attention of city officials, getting the Stop Work order issued, forcing an application to be made to a board, and making the demolition of the 4th Floor a stipulation of approval. Elected and city officials were bombarded with your phone calls, emails and letters back in February and RNA and community members were present and vocal at the Planning Board hearing. A further update on this project will be provided at the June 13th RNA meeting.

## **Reservoir 3 - Fishing Derby?**

The City has still not approved requests by the Jersey City Reservoir Preservation Alliance (JCRPA) to open Reservoir 3 for tours and other events. A Fishing Derby is tentatively scheduled for June 19th sponsored by the Jersey City Department of Recreation with Andy Gray but cannot proceed without Council approval. Those interested in the Fishing Derby can inquire with the Department of Recreation or look for information at [jcrreservoir.org](http://jcrreservoir.org). A rally is scheduled for June 28th at City Hall, 280 Grove, at 5:30 p.m.

## **Community Updates**

**The Cliffs project — 100 Paterson Road:** According to the terms of the developer's agreement, construction permits are not to be issued until land is acquired to widen the bottom of Mountain Road from the Ponte's (recycling plant) by the developer or taken by the City. An update on the status of this land transfer will be provided at the June 13th RNA meeting.

**RALLY TO UNLOCK THE RESERVOIR  
WEDNESDAY, JUNE 28 AT 5:30PM.  
AT CITY HALL 280 GROVE STREET**

NON PROFIT  
U.S. POSTAGE  
PAID  
JERSEY CITY, N.J.  
07302  
PERMIT NO. 153  
CAR-RT. PRESORT

**RIVERVIEW NEIGHBORHOOD ASSOCIATION  
154 OGDEN AVENUE  
JERSEY CITY, NJ 07307**

# COMING EVENTS

## **RNA Meeting:**

Tuesday, June 13th at 7:30 PM  
Location: Harbor View Health Care Ctr.  
178 Ogden Avenue

## **Agenda:**

- Police Report
- Update on 202-204 Ogden Ave
- Parks Master Plan
- Hoboken SW Redevelopment Area - high rises

## **Reservoir Rally at City Hall**

Weds. June 28 at 5:30 p.m.  
Grove Street & Montgomery  
For more information:  
[www.jcreservoir.org](http://www.jcreservoir.org) or 201-656-5235

## **Membership Dues**

Membership dues and donations help sustain the RNA. Annual dues are \$10 for residents and \$15 for those outside RNA boundaries. Please contribute at an RNA meeting or make checks payable to **Riverview Neighborhood Association** and mail c/o RNA, 154 Ogden Ave., 3E, Jersey City, NJ 07307.



Spring '06 Holland Street Cleanup Crew  
To see more images go to:  
[www.savethepalisades.org/pages/SP06CLEAN.htm](http://www.savethepalisades.org/pages/SP06CLEAN.htm)