

RNA*For a Better Life in the Heights***July 2005****RIVERVIEW***Neighborhood Association*

469 Palisade Avenue, Jersey City, NJ 07307(201) 386-9481

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

“The Cliffs” Development Project

Two and a half years after receiving approvals from the Zoning Board this project appears to be entering the final stages of pre-construction preparation. This is the 128 unit rehabilitation project at 100 Paterson Plank Road, the old Koven building, at the base of the Palisade Cliff.

In the past several months numerous meetings have been held by the “Affected Property Owners” and other community residents to review the Developer’s Agreement. Recommendations for changes were then proposed to the Jersey City Planning Department and the Developer - Brass Works Urban Renewal Co., LLC. Negotiations concerning insurance coverage, monitoring of homes & property during the Palisade Cliff stabilization work/building rehabilitation, construction schedules and other issues that affected the adjoining property owners and the community as a whole have been addressed.

It is expected that the Developer’s Agreement will go before the City Council for approval on July 13th at School PS 28 at 10:00 am. This approval will be in the form of a resolution, which will require only one reading and one vote by the City Council. Individuals wanting to make any further comments should attend this meeting.

If the Developer’s Agreement is approved by the City Council, “Affected Property Owner”s will be immediately receiving a notice from the Developer concerning home & property inspections for their additional insurance coverage. Read this letter carefully!! Individual property owners must respond directly to the Developer!! RNA will continue its role to disseminate information and meet with the City and the Developer during the course of this project to reflect the concerns of the residents, but you must stay involved to legally protect your personal property rights. RNA cannot do this for you!

This project is expected to take a minimum of 18 months to complete. Rodent baiting began May 31st. Although the time frame is not firm now, property inspections are expected to begin in late July and continue thru August. At this time the Developer is planning to begin work on the Palisade Cliff face stabilization in September or October. This project will impact all of us on a daily basis. Paterson Plank Road and Mountain Road will be partially or completely closed at times, affecting everyone who commutes

on these routes. RNA will have monthly meetings with the Developer to be advised before hand about such closings and other construction schedules. In addition, the Developer has agreed to directly contact residents in the event emergency work is necessary. Contact Cliff Steinbring to be put on this phone/email list and for any other questions (201) 386-9481.

Community Updates

Riverview-Fisk Park Playground: The plans for the complete renovation of the children’s playground are moving ahead. During July the bidding process and contract should be completed.

900 Monroe Street: This 12 story project is at the base of the Palisade Cliff in Hoboken, just north of the Congress St. light rail stop, was opposed by residents of Hoboken, Jersey City and Union City. Significant variances such as use and height were applied for. Within two weeks after Hoboken’s incumbent mayor and slate of council-at-large candidates won the runoff election, this project was approved. Enough said about the “creative zoning” process.

Theodore Conrad Award

Dickinson graduate Anil Balraj is the 2005 winner of the Theodore Conrad Award for Highest Achievement in History. Anil is vice president of the National Honor Society, president of the Family, Career and Community Leaders of America, and member of the New Jersey Academy of Science. He won a gold medal at the Hudson County Science Fair, and he was one of only twenty students selected by NASA to participate in a summer internship program at the University of Wisconsin. Anil has volunteered over 150 hours of service to the elderly at St. Joseph’s Home for the Blind. He plans to attend the Rutgers school of Pharmacy.

The Theodore Conrad Prize was established in 1998 by Barbara Petrick to honor the memory of Ted Conrad, distinguished local historian and a founding member of RNA. It is awarded each year to a Dickinson graduate who achieves the highest average in history.

There will be no RNA meeting in August - see you September 13th. If there are major developments on “The Cliffs” project and a special meeting is needed, the Affected Property Owners will notified.

COME TO THE NEXT RNA MEETING
JULY 12TH AT 7:30 PM
BRING YOUR IDEAS FOR
NEIGHBORHOOD PROJECTS

RIVERVIEW NEIGHBORHOOD ASSOCIATION
469 PALISADE AVENUE
JERSEY CITY, NJ 07307



COMING EVENTS

RNA MEETING:

Tuesday, July 12th, at 7:30 pm
Location: Harbor View Health Care Ctr.
178 Ogden Avenue

AGENDA:

- 1) Police Report.
- 2) Update on “The Cliffs” project.
- 3) Discussion of tree removal in Riverview-Risk Park and what needs to be done to have them replanted.



21st Annual Park Fair & Flea Market
Riverview - Fisk Park
Sponsored by the Riverview Neighborhood Association