

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

Amendments to our neighborhood's R-1 Zoning Variances to the Palisade Preservation Overlay District



Planning Board Hearing

The April 8th RNA meeting coincides with the Planning Board hearing where two items have been placed on the agenda that will have long lasting impacts on our neighborhood. The regular April RNA meeting has been canceled and everyone is urged to attend the Planning Board hearing. Both items are crucial to the quality of life in our neighborhood and we must be present to voice our concerns. The Planning Board meets: April 8th, 5:30 pm, Council Chambers, City Hall-2nd floor, 280 Grove Street. For updated information and/or transportation call Cliff, (201) 386-9481.

R-1 Zoning Amendments (one and two family homes). Only two years after enacting a new Master Plan and a complete rewrite of the Land Development Ordinance major revisions are being proposed for the R-1 Zoning. What has changed so much in Jersey City in two years that major changes are needed for the R-1 Zoning District? Over 50% of Jersey City is zoned R-1 and it is the very heart and soul of our neighborhoods, Why hasn't there been broad and timely public notification through the media and to neighborhood associations of these proposed amendments?

The major thrust of these amendments basically broadens what is allowed in the construction of new homes. For us in the "Heights" it means that new "infill" housing will intrude even further into our streetscape and the privacy and quality of life in our rear yards. A quick overview of some changes: 1)Increase in the allowed building height from 35 feet to 40 feet, 2)Driveway curb cuts increased to a maximum width of 12 feet, with a garage opening a maximum of 16 feet, 3)Increase in the allowed front yard

setback from 10 feet to a sliding scale that would allow under certain circumstances the new building to be within 15 feet of the rear lot line, 4)Front yard parking would be allowed under certain circumstances, and 5) Accessory rear yard buildings (maximum 15 feet high) could be built as close as 3 feet from the rear lot line, instead of 7.5 feet.

Much of the "Heights" is a long established Victorian streetscape and trying to wedge a larger "suburbia style" slice of pie into it -- will be to our detriment!

Palisade Preservation Overlay District (PPOD). On March 12th neighboring residents and representatives from RNA met with the architects (Lindemon, Winkelmann & Assoc.) and lawyer (Schumann, Hanlon) for the development project at 76-78 Palisade Ave.. This 20 unit residential project is on an undeveloped site that poses no hardship to support a variance from the PPOD. At this time it appears that the developer is still going forward to request the PPOD variance for building within the required 30 foot setback from the top of the Palisade Cliffs. The Planning Board needs to be reminded that the preservation of the Palisade Cliffs as a natural resource will benefit all residents of Jersey City. Come to the hearing and speak out!

Upcoming Spring Events

Annual Riverview-Fisk Park Spring Clean-Up

April 26th. For more information call Joe Sadowsky (201) 792-4748

Annual Holland Street Spring Clean-Up and Planting

May 17th. For more information call Cindy Zuanich (201) 420-5174 or contact www.savethepalisades.org

19th Annual Park Fair June 7th. For more information

call Maria Tuzzo (201) 659-2245 or Margi Daly (201) 963-6564

iiii RNA meeting change !!!!
April 8th at 5:30 PM
at the Jersey City Planning Board
Help protect the Palisade Cliffs

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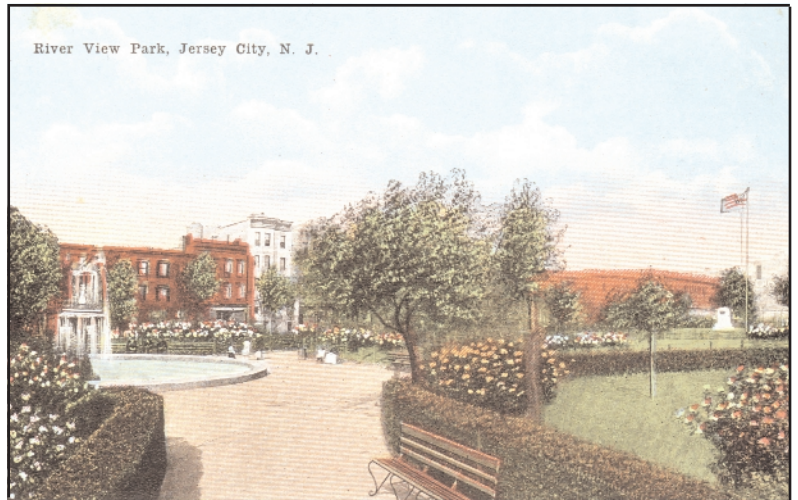
COMING EVENTS

!! Changes for the April RNA meeting

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The Jersey City Planning Board is hearing two items that will greatly impact our neighborhood. Due to the Board meeting on RNA's regularly scheduled evening, the RNA meeting is being changed in order for all members to voice their concerns before the Planning Board.

The April 8th meeting of RNA will now be at: 5:30 pm
Jersey City Planning Board
Council Chambers



Riverview Park 1920

(Note that this postcard shows a fountain where the current flagpole now stands.)