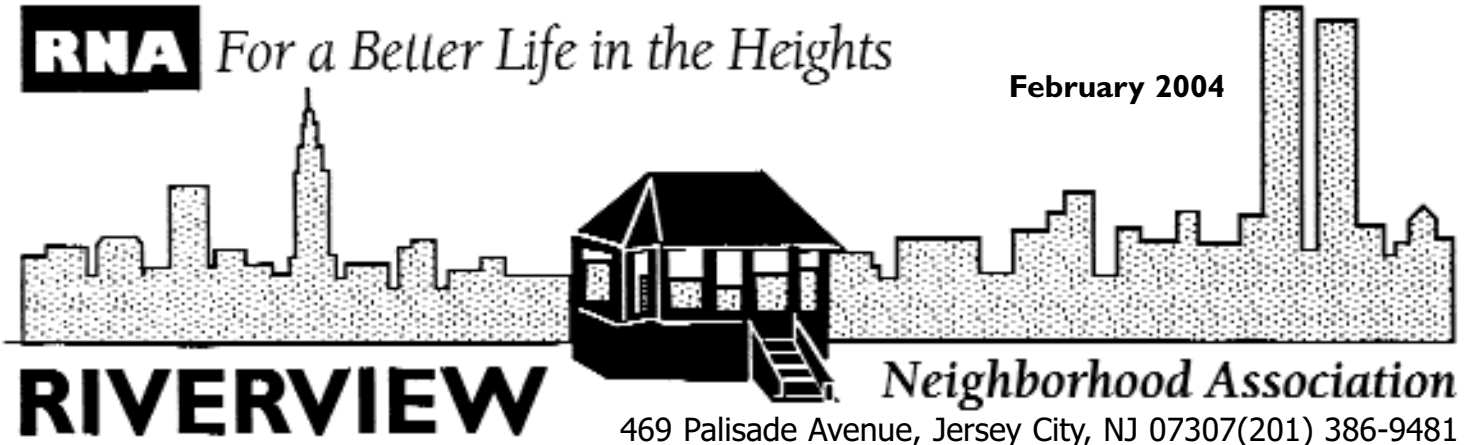


RNA*For a Better Life in the Heights*

February 2004

**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

Super Stop N Shop

The Planning Department has received plans for a proposed "Super Stop N Shop" in the Heights. The proposed site is at the west end of the block bounded by Summit, Laidlaw and Jefferson Avenues. The site is currently vacant and is zoned R-2 (townhouse). The surrounding area is zoned R-1 (one and two family housing) except for across the street in the area where the firehouse is. A use variance would be necessary as part of any approval.

The "Super Stop N Shop project has several components. There are five new townhouses to be built adjoining the existing ones on the block. The remaining balance of this 2.5 acre site will be parking lot and/or building structure. The actual store itself will be on the second floor of the structure, with access being provided by stair, elevator and inclinator. Parking will accommodate 218 vehicles at ground level, with most being under the store. The actual building structure will be approximately 70,000 square feet. To better understand the size of the building - take 28 typical Jersey City lots and completely cover all of them with one building. The average height of the building is 52 feet. The surrounding R-1 and R-2 zones allow for 35 feet and 40 feet, respectively.

As we all know, the existing Stop N Shop at Franklin Street and Central Avenue is a grocery store. The proposed Super Stop N Shop would have multiple uses. The "one-stop shopping" concept is being applied. Additional uses cited other than grocery shopping are: banking services, pharmacy, one-hour photo, floral shop and office supplies. Also being promoted is the 24-hour convenience.

Is a multiple use grocery store at this location and of this size a benefit to the Heights? There are numerous issues that need to be considered. The increased selection of food products, easier access by car, the employment of 275 people and an addition to the tax rateable base are all positives. Along with this comes negative impacts to the Heights. Will the location draw people away from the Central Avenue business district and threaten the survival of these small businesses? The

surrounding neighborhood is primarily residential and the site does border Reservoir #3 and Pershing Field Park. How will the greatly increased volume of tractor trailers, step-vans, and shopper's vehicles effect the quality of life? Existing homeowners in this residential neighborhood could now find themselves living next to a new commercial zone if a use variance is granted.

The location and size of this Super Stop N Shop will have an impact across all of the Heights. It is important that your input about this project is heard - come to the next RNA meeting!

ANNUAL RNA ELECTIONS

The nominations for RNA's Executive officers: **Chair, Vice-Chair, Treasurer, Secretary and Sgt.-At Arms** for the 2004-2005 term will be opened at the February 10th meeting. The nominations will remain open until the March 9th meeting, at which time they will be closed and the general elections will be held.

To be eligible to vote, you must be eighteen year old, paid your annual membership dues and live or own property within the constitutional boundaries of RNA. The Association's boundaries are Paterson Plank Road on the east, Palisade Avenue on the west, Cueno Place on the south and Congress Street on the north.

To run for office, an individual, in addition to the above qualifications, must be a current resident living within RNA's boundaries and be an active member of RNA.

RNA advises all residents to participate in this activity. It is critical that everyone have a voice in the decision making process in their community. It is also important to volunteer one's time and energy to improve the quality of life in their neighborhood.

Due to the increased cost of printing and mailing of the RNA newsletter and the general rise of all expenses, at the last meeting membership dues were raised to \$10.00 for local residents and \$15.00 for those receiving the newsletter out of Jersey City.

COME TO THE NEXT RNA MEETING
FEBRUARY 10TH AT 7:30 PM
REVIEW AND DISCUSSION OF THE PROPOSED
"SUPER STOP & SHOP" IN THE HEIGHTS



RIVERVIEW NEIGHBORHOOD ASSOCIATION
469 PALISADE AVENUE
JERSEY CITY, NJ 07307

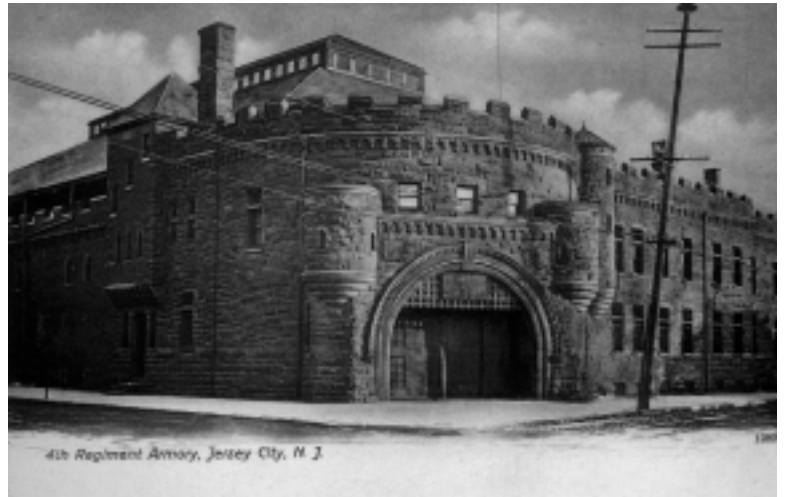
COMING EVENTS

RNA MEETING:

Tuesday, February 10th, at 7:30 pm
Location: Harbor View Health Care Ctr.
178 Ogden Avenue

AGENDA:

- 1) Police Report
- 2) Nominations for RNA executive officers for 2004-2005
- 3) Review and discussion of the proposed "Super Stop & Shop" for the Heights.



4th Regiment Armory, Jersey City, N. J.

4th Regiment Armory, Jersey City, NJ.
(Destroyed by a massive fire in 1898. The entrance archway was salvaged and is now in Pershing Field Park)