



**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

# ! IN YOUR FACE, AGAIN !

## 800 Jackson Street, Hoboken

Courtesy of The City of Hoboken and the development entity Metro Stop Enterprises, LLC, the Heights community is facing yet another assault on the Palisade Cliffs. A combination of disastrous city planning and over development by Metro Stop is bringing a proposed development project to the base of the Palisades, next to the Light Rail elevator at Congress Street. Metro Stop is affiliated with Metro Homes and Dean Geibel of Hoboken.

Metro Stop is requesting about nine deviations from Hoboken's Northwest Redevelopment Plan. The end results would be a 300 foot long building running parallel to the Palisades and rising to a height of 152 feet. That height is approximately 4 to 5 stories above the top of the Palisade Cliff - another 1 1/2 stories above the Light Rail elevator tower!

Once again, another "end around" of the zoning laws is being pursued. The redevelopment plan is in the process of being amended before the site plan is reviewed by the Planning Board. By doing this there will be fewer variances. The new Hoboken Master Plan that is about to be enacted recommends this site be developed as a public park! At this time the amendments will go before the Planning Board for review and recommendation on April 8th. The City Council is scheduled to vote April 21st. For more info call (201) 963-0122 or visit the [www.betterwaterfront.com](http://www.betterwaterfront.com) website.

First, it was the two 17 story towers of 101 Marshall Street. Now, it is this "in your face" proposal for 800 Jackson Street.

*Monya McCarty*

## Community Updates

**Super Stop N Shop:** This proposed "Big Box" multiple use project will go before the Zoning Board on May 20th. A use variance to allow for the construction is needed. The proposed site is at the intersection of Summit and Jefferson Avenues, adjacent to Reservoir #3. Currently the site is zoned R-2 for residential development. The surrounding residential community, businesses on Central Avenue and Preservationist have voiced strong opposition to the project. Attend the zoning board meeting and help defeat this project!

**Jersey Avenue Redevelopment Plan (JARP):** This is the redevelopment plan that RNA and the Fund For A Better Waterfront defeated in the courts to prevent the special transit district that created Millennium Towers. Last month the City Council approved new amendments to the JARP. The City Council's amendments did not include any special district. But, the Planning Board is now holding hearings on new amendments that include a special commercial overlay district. This would effectively combine six city blocks for the construction of multiple Big Box retailing at the base of the Palisades. The traffic, pollution and competition to our local Heights businesses would be devastating. The next Planning Board hearing for a vote of recommendation or not, is scheduled for May 18th.

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Due to a conflict with the March RNA meeting night and the initial hearing of JARP amendments the election of RNA officers was postponed to the April meeting. Be sure and attend the April 13th RNA meeting.

COME TO THE NEXT RNA MEETING  
APRIL 13TH AT 7:30 PM  
ELECTION OF RNA EXECUTIVE OFFICERS  
FOR 2004-2005



**RIVERVIEW NEIGHBORHOOD ASSOCIATION**  
469 PALISADE AVENUE  
JERSEY CITY, NJ 07307

# COMING EVENTS

**RNA MEETING:**

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

AGENDA:

- 1) Police Report.
- 2) Election of RNA executive officers for 2004-2005.
- 3) Planning of the Park Fair & Flea Market.
- 4) Review of 800 Jackson Street monster development.



! Before and After !  
800 Jackson Street, Hoboken  
View from Palisade Cliff at Congress St.  
and Paterson Plank Road