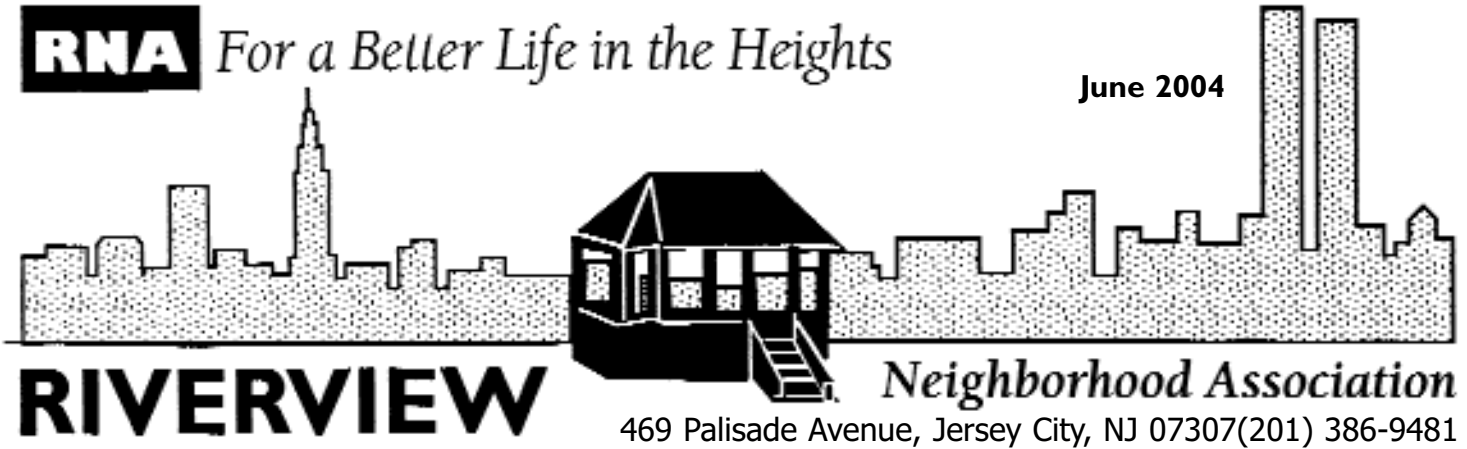


**RNA***For a Better Life in the Heights*

June 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

## Honorable Glenn D. Cunningham

September 13, 1943 - May 25, 2004

The Riverview Neighborhood Association extends its deepest condolences to Mrs. Sandra Cunningham, the family and friends of our Mayor and New Jersey State Senator, Glenn D. Cunningham.

## Community Updates

**800 Jackson Street:** After being tabled by the Hoboken City Council on April 21st, the amendments that would have allowed this development project to greatly exceed the height of the Palisade Cliff have not been rescheduled. Since the April 21st meeting, Hoboken's Mayor David Roberts has voiced support that this development site be kept as open space/parkland. In response to the community's concerns that the proposed building would jeopardize the safety and security of the adjoining light rail station/elevator tower, New Jersey Transit has responded. In a May 4, 2004, letter to Mayor Roberts, N. J. Transit in part states: "From a security perspective, the location of the proposed building wall at the property line and its close proximity to the platform impacts law enforcement's ability to monitor the platforms. Consideration of active and passive security as well as access to the platform, is essential in the event of an emergency. Lines of sight must be maintained from public areas to the elevator tower and the entire length of the station platforms. From a planning perspective, we believe that this proposal unnecessarily crowds and hides the station. In July 2002 we worked with the City of Hoboken as part of our Transit-Friendly Communities for New Jersey project. Nothing of this scale and proximity was contemplated at that time."

For more info contact Monya: (201) 963-0122.

**234-236 Ogden Ave:** The May 11th Superior Court hearing for the rooftop recreation area/tennis court was rescheduled for Monday, June 7 at 3:30 pm. For more info contact Clif: (201) 386-9481

**Jersey Avenue Redevelopment Plan (JARP):** At the May 18th Planning Board hearing the amendments that would create a commercial overlay district for "Big Box" retailing were pulled from the agenda. At this time there has not been a new date set.

**Super Stop N Shop:** This proposed "Big Box" multiple use project will go to the Zoning Board on July 15th at 6:00 pm. This Zoning Board hearing will be held at Public School #28, located at Hancock Avenue and South Street. Everyone is urged to attend and speak out against this project that threatens our zoning and the businesses of Central Avenue and all the Heights.

## Cliff-Side Project

On May 25th, representatives of RNA met with the Planning Department and the developers of the Cliff-Side project/100 Paterson Plank Road. Manhattan Builders was the development entity that was granted approvals for this project in February 2003. Since then, Manhattan Builders has been acquired by Toll Brothers, Inc.. Toll Brothers is a nationwide developer of residential properties.

This was a preliminary meeting to discuss the notification of effected property owners, construction timelines, rat baiting, the Developer's Agreement and the establishment of a channel of communication during the pre-construction and construction process.

**It is very important that all property owners located on the east side of Ogden Ave, between Griffith and Franklin Streets are active participants in all future RNA meetings! Everyone needs to be informed and aware of what is happening!**

COME TO THE NEXT RNA MEETING  
JUNE 8TH AT 7:30 PM  
"CLIFF-SIDE" PROJECT  
PRE-CONSTRUCTION SCHEDULING



RIVERVIEW NEIGHBORHOOD ASSOCIATION  
469 PALISADE AVENUE  
JERSEY CITY, NJ 07307

# COMING EVENTS

## RNA MEETING:

Tuesday, June 8th, at 7:30 pm  
Location: Harbor View Health Care Ctr.  
178 Ogden Avenue

## AGENDA:

- 1) Police Report.
- 2) Update of 800 Jackson Street.
- 3) Discussion of "Cliff-Side" project and the proposed pre-construction scheduling.



"Fairmont Apartment House"  
Jersey City, N. J., 1920 postcard  
(Located at 2595 Kennedy Boulevard, between  
Duncan and Fairmont Avenues.)