

RNA*For a Better Life in the Heights*

November 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

3rd Annual Hallo ween Dog Parade

Once again it was time for the ghoulish pooch parade around Riverview - Fisk Park starting at the gazebo, down to historic Holland Street and back to the gazebo. Sunday was the third annual Halloween Dog Parade sponsored by www.SavethePalisades.org, www.fetchitpetsupplies.com and www.arffjc.org. Over 30 dogs of all breeds and mixes were costumed as a fire-fighter, Old Mother Hubbard, the devil and various cartoon super heroes. Another great job by Cindy Zuanich and her ghouls.



Jimi Hendrix

Community Updates

Cliff-Side Project: At this time, it is the intent of the developer, CITY LIVING by Toll Brothers, to provide insurance for all the properties from Griffith Street to Franklin Street, between Ogden Avenue and the Palisade Cliff - during the stabilization of the Cliff Face and the actual construction of the project. Part of the requirements for those wanting to be insured will be that the

names on the deed/title correspond to the names on the Jersey City Tax Assessor's Office list and that the mailing address is correct. If you have not begun, now is the time to start finding and getting your paperwork in order. This list from the Tax Assessor's Office will also be used by the developer for mailings of legal notices and documents. If you have changed the ownership on your property's deed/title because of marriage, divorce, estate planning or any other reason, it is important that the necessary paperwork is filed as soon as possible with Hudson County. If you have a new neighbor let them know about the next RNA meeting so they can become informed! All property owners from Griffith Street to Franklin Street, between Ogden Avenue and the Palisade Cliff should attend all RNA meetings to stay up to date with the changing events and what they need to do to protect their property rights.

"Paper" Mountain Road: Due to litigation between the City of Jersey City and a private party, the ownership of "Paper" Mountain Road and the responsibility of liability for a personal injury are now in question. This road is the "unimproved" road/right-of-way along the top edge of the Palisade Cliff from Griffith Street to Franklin Street. The City appears to be denying ownership even though tax maps and an 1871 ordinance that changed the name from Ogden Road to Mountain Road seem to indicate that it really is City property. So far, none of the thirty-plus property surveys along Mountain Road indicate private ownership. This new wrinkle in the ownership could possibly affect the Cliff-Side project "Developer's Agreement" and its related franchise agreement plus pose new property ownership/liability issues for those individuals adjoining Mountain Road on the top of the Cliff. A judge's ruling is expected in December or January. RNA will try to have more information at the November meeting.

Loew's Theatre in Journal Square: On October 15th, Acting Mayor L. Harvey Smith signed a lease agreement with the Friends of the Loew's (FOL). Eighteen years of effort to save, protect and restore this landmark will culminate on November 10th with the City Council's vote on the lease approval. Everyone is urged to attend and support what civic volunteers have done and what more they can do, when given the opportunity! Mayor Smith took the first step, now we need to show our support to the City Council!

101 Marshall Street/Gateway Project: These two seventeen story towers at the base of the Palisade Cliff in Hoboken are two more monuments to what Hudson County can build with a variance, another variance and then more variances and then finally - even more approvals after construction is completed. At this point, the New Jersey Appellate Division recently affirmed Superior Court Judge D'Italia's decision dismissing the Hudson County Alliance and the City Council of Hoboken's complaint against the various ownership entities of the project, the Hoboken Board of Adjustments the Hoboken Construction Official and the North

COME TO THE NEXT RNA MEETING
NOVEMBER 9TH AT 7:30 PM
BRING YOUR NEW NEIGHBOR AND
INTRODUCE THEM TO RNA.



VERVIEW NEIGHBORHOOD ASSOCIATION
9 PALISADE AVENUE
RSEY CITY, NJ 07307

COMING EVENTS

NA MEETING:

Tuesday, Nov. 9th, at 7:30 pm
Location: Harbor View Health Care Ctr.
178 Ogden Avenue

AGENDA:

- 1) Police Report.
- 2) Update on Cliff-Side project.
- 3) Who owns the "paper"
Mountain Road along
the Palisade Cliff?



3rd Annual Halloween Dog Parade in Riverview - Fisk Park
Italian Greyhound costumed as the "Yellow Duck"
Sunday, October 31, 2004