

The Star-Ledger

Sunday, March 4, 2007

Diverse living options in quality environment

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Special to The Star-Ledger

Proximity to major employment centers, excellent private and public schools, nearby cultural and recreational attractions, and a sophisticated lifestyle are among the attractions that continue to draw potential homebuyers to the northern New Jersey every year. New housing developments in this region offer a variety of design options in diverse settings—from urban, to rural, to suburban.

The epicenter of development remains in Hudson County, where builders continue to deliver upscale condominiums and townhomes for residents, many of whom are searching for a home that makes commuting across the river to Manhattan a snap.

One notable example is Trump Plaza Jersey City, a \$400 million-plus joint venture between Metro Homes of Hoboken and the Trump Organization. Dean Geibel, president of Metro Homes, says when completed, Trump Plaza will feature a

55-story and a 50-story tower, each housing more than 400 condominium homes. Construction began in September 2005 and occupancy is expected to begin by the end of this year. At the base of the towers will be a seven-story structure that will house a parking garage and 23,000 square feet of retail space.

NORTHERN OVERVIEW

“These will be the tallest residential buildings in New Jersey,” Geibel says, noting that sales have been brisk, with more than 200 units in the first tower already sold. “This will be a world-class living experience, providing residents with incomparable views of the world’s most famous skyline, outstanding amenities and convenient transportation links.”

Another significant housing development is taking shape in Jersey City. Liberty Harbor, a large-scale mixed-use community, is being built along the waterfront. Peter Mocco, the developer of Liberty Harbor, says sales opened last Fall for the

first phase of the 667 condominium residences. Liberty Harbor eventually will comprise as many as 10,000 homes and feature approximately 250,000 square feet of retail space. The community, located between the Jersey City historic districts of Paulus Hook and Van Voorst Park, will be spread out over a 28-block site.

“Construction is well under way, sales have been phenomenal and we expect our first move-ins by Spring,” Mocco says. “It’s very exciting to see the community taking shape. We have a new hospital, and grammar school and middle school right across from the community, on Jersey and Grand streets.”

Commuters can take the nearby PATH train or ferry service to get into Manhattan. NJ Transits light rail system also has two locations within Liberty Harbor.

Mocco says the community also is notable for its advanced technological features. “Everyone who lives at Liberty Harbor will have a view of real time. They can see computer views of what’s going on inside and outside their home, from any place in the world,” he says.



Another new development by Baker Residential is Old Farm Village at Panther Valley, 168-unit condominium community located in Warren County's Allamuchy Township.

In nearby Sussex County, Maione Homes opened sales for its final phase of homes at Clove Hill Manor, an active adult community for residents age 55 and older. John Maione, president of Maione Homes, says the abundance of recreational amenities is a big selling point in this area.

"Our community is near 15 golf courses and country clubs, including Ballyowen, considered one of the state's best courses," Maione says. "Ski resorts and lodges are also within minutes from the community. There are also opportunities to stroll around acres of beautiful parkland or take a quick ride to the local farm to pick up fresh produce."

Also in Sussex County, Weichert New Homes and Land and local builder James J. Eskin are jointly marketing Village View Estates in Lafayette Township. Home owners will be within walking distance of quaint shops and restaurants at Olde Lafayette Village and Lafayette Antiques Mill. Seven homes, set on lots ranging from 5 to 7 acres, are being built at Valley View Estates.

Toll Brothers is another builder that has been active in the northwest section of the state. Michael Glenn, a divisional vice-president with Toll Brothers, says new communities include Chapel Hill in Sparta, a neighborhood of 34 luxury homes.

"People love the open spaces that you find in places like Sparta, and Long Valley in Morris County, where we also have a few communities under development," Glenn says. "The schools are very good here, and there are so many recreational activities to enjoy. People feel this is a wonderful area to raise a family."

Back east in Essex County, Garden Homes has experienced strong buyer interest in Hillside Heights, a collection of 40 luxury homes in Livingston. The appeal of estate-style housing designs, luxurious living spaces and a convenient location are proving a winning combination, says Susanna Aquilino, community sales manager at Hillside Heights.

"Livingston is a dynamic community," she says. "The township boasts an outstanding school system, exciting entertainment opportunities, fabulous shopping and convenient proximity to major thoroughfares for an easy commute."

To the north, in the borough of Wood-Ridge in Bergen County, Somerset Development has been moving forward with Wesmont Station, a planned large-scale mixed-use development that will be built within the 154-acre former Curtiss-Wright manufacturing complex.

When completed, the 80-acre development will include more than 700 residential units, including a mix of housing types for residents of varying incomes. The site also will feature walking and bicycle trails, office and retail space, a middle school, ball fields, public space and a new train station, which will become part of NJ Transit's Bergen rail line, says Ralph Zucker, president of the Lakewood-based Somerset Development. The five building phases at Wesmont Station are expected to take about eight years to complete.

"If everything stays on schedule, we'll break ground this Spring," Zucker says, noting that

the first phase includes the construction of a 77-unit midrise designed for active adults age 55 and older. This will be the only age-restricted building at the development. ◆





Developer Peter Mocco has unveiled Liberty Harbor in Jersey City, a new community that ultimately will feature as many as 10,000 homes, 250,000 square feet of retail space, considerable public spaces encouraging vibrant street activity, already-existing mass transportation options—including PATH trains, ferries and light rail—and an unprecedented level of state-of-the-art technology, all adding up to the prototypical 21st century urban living environment.