

DAILY NEWS

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By Jason Sheftell

Liberty Harbor

Peter Mocco builds a Jersey City neighborhood from scratch

For developer Peter Mocco, the dream of Liberty Harbor began in the mid-1980s, when he acquired an 80-acre plot on Jersey City's south shore.

It will end with 12,000 residential units, 28 new city blocks, the finest in-house technology in any current development in the country, seven types of houses, a retail piazza and a winding main street called Liberty View Drive.

"I'm building a small town," says Mocco, a former mayor of North Bergen. "I want this place to have the same family values as small-town America."

Phase One of Liberty Harbor is almost 70% sold out, with people scheduled to move in this July. Available units range from studio apartments for \$325K to 2,500-square-foot five-story single-family townhouses costing \$1.2 million. A two-bedroom apartment in a townhouse costs around \$535,000.

"Liberty Harbor is about choice," says Mocco. "Buyers can choose from four kitchen and bathroom finishes for each type of house. And they're the finest finishes made."

Housing choices include four types of townhouses, ranging from glass-front to traditional red-brick five-story brownstones, four different-size traditional apartments and loft units in eight-story buildings. All parking will be underground.

The Hudson-Bergen Light Rail runs directly through the center of the development. A brand-new hospital and middle school are across the street.

From afar, Liberty Harbor resembles a full-scale model of a modern Mayberry, U.S.A. Close up, it looks like a movie set. The streets will be made of granite, not gravel. Street lamps and benches will be custom-made to invoke a feeling of 19th-century Paris or Rome.

It's a world where Mocco thinks people will relax on front stoops, children will ride their bikes carefree from house to house, and the elderly might wave to people on the street from their front windows.

André Duany, a leading urban planner who developed similar master plans in Miami and Providence, R.I., advised Mocco on street layouts and types of housing.

As a deterrent to crime, security cameras will broadcast live real-time images to accessible Web pages. Images will be recorded and stored for 30 days.

"From any computer in the world, you can see your front door, street corner or your neighbor's front door," says Mocco. "No criminal is going to do anything wrong here."

Forget crime, this may stop adultery.

Each unit will also be equipped with \$40,000 in technology, including a touch-screen panel giving residents access to concierge services, lighting, thermostats, television, movies-on-demand, shades, parking and other Liberty Harbor amenities. The entire complex will be wireless with as many as 10 gigabytes being pumped into each home.

"You could run a small trading floor

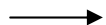
from your house," says Mocco.

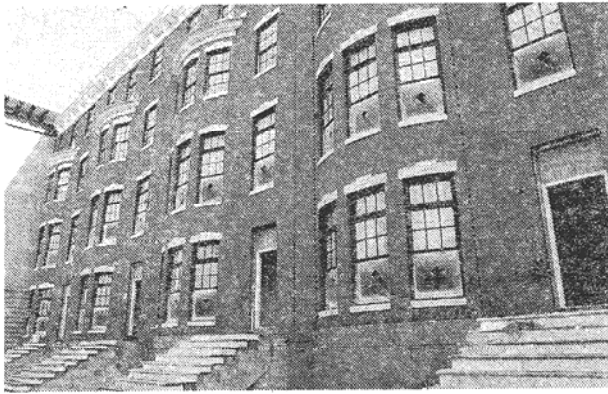
This sense of community, architecture and technology has already lured young buyers. Tamar and Jason Markham are moving to Liberty Harbor from a nearby brownstone apartment.

"We were sold in the first second," says Tamar, 28, who works in nearby Paulus Hook. "For my husband, it was the technology. For me, it was the kitchen finishes."

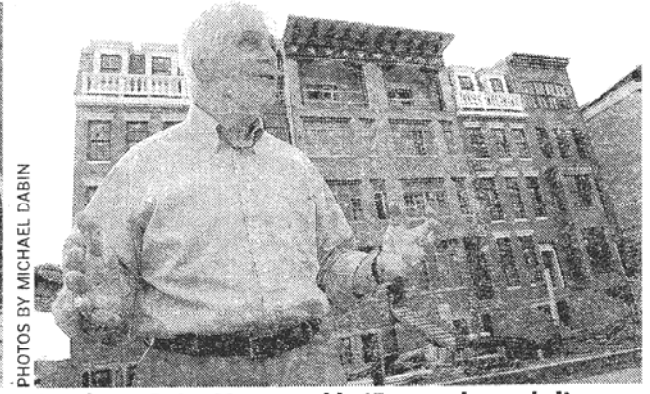
Mocco can't wait for the first round of residents to move in. "I want to bring back the block where everyone knows everyone else and is actually happy about it."

Liberty Harbor info? Call 201-639-0333, or libertyharbor.com, or the sales office at 333 Grand St. in Jersey City.





Two-family brownstones at Liberty Harbor.

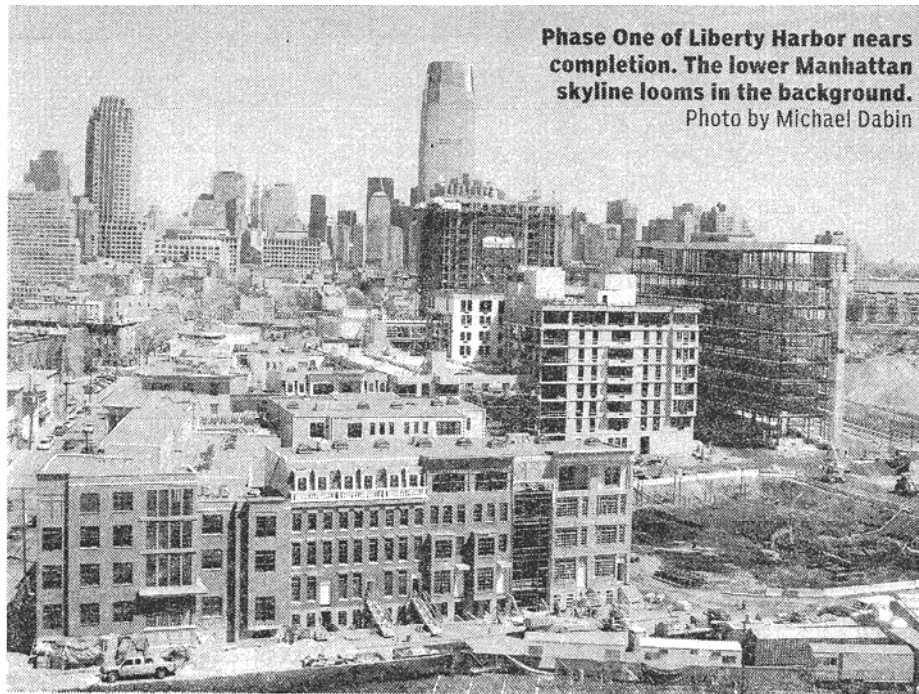


PHOTOS BY MICHAEL DABIN

Developer Peter Mocco on his 15-year planned site.

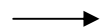


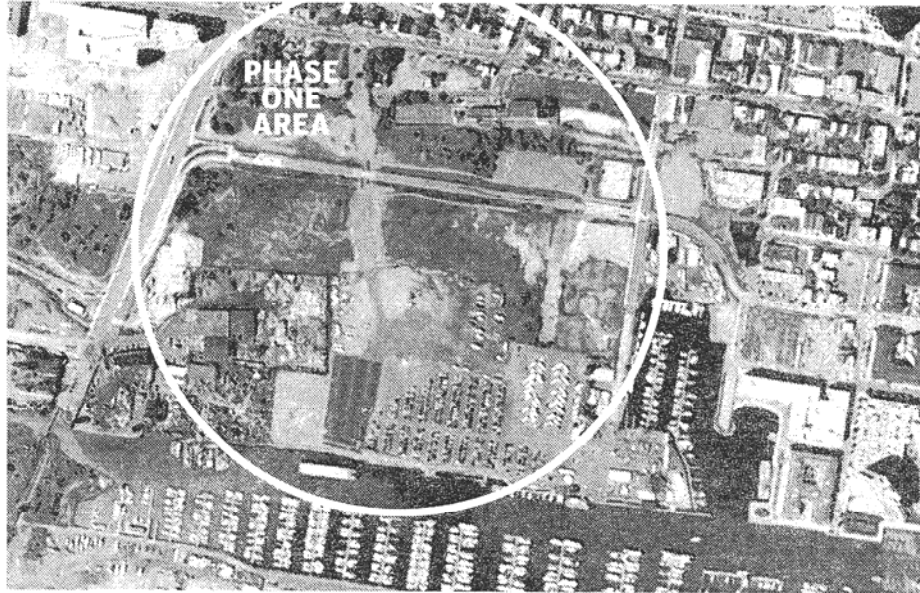
Mid-rise apartments are part of the neighborhood.



Phase One of Liberty Harbor nears completion. The lower Manhattan skyline looms in the background.
Photo by Michael Dabin

Below: an aerial view of the full 80-acre area being developed toward the waterfront.





GOOGLE MAPS