

ATTENTION: CONCERNED RESIDENTS OF JERSEY CITY, NJ

This is an urgent, one-time opportunity to impact the way the Newport Community is developed. Our goal is to improve the quality of life for all Jersey City residents who would like to enjoy its spectacular waterfront.



Newport's developer, the Lefrak Organization ("Lefrak"), has opened the Newport Redevelopment Plan for its first revision since 1988. The plan covers 600 acres owned by Lefrak, including 30 undeveloped acres in the "Northeast Quadrant" located northeast of the Holland Tunnel entrance. Historically, the City of Jersey City has granted Lefrak all that it has asked, and now this developer seeks major amendments to the original plan. We are now taking action to ensure that the interests of both the entire Jersey City community and the Lefrak Organization are represented simultaneously in a revised plan before it gets approval by the Jersey City Council on November 28, 2001 or any future date.

The Lefrak Organization requested amendments that give it the right to:

- Increase office and retail space construction.
- Reduce residential space construction.
- Add two (2) additional ferry terminal sites.
- Construct more office space on and near the Sixth Street pier.

Residential quality of life deserves protection also. We believe that proper planning is the cornerstone for all functional communities, and are concerned that the City of Jersey City has not written amendments into the Newport Redevelopment Plan that would protect residential interests. **We respectfully request that additional amendments be made to protect the interests of all Jersey City residents, namely:**

- Hire an independent professional urban planner, and traffic/transit planner to create a binding Newport Master Plan for public record.
- An open, green and public waterfront walkway free from commercial and residential development with unobstructed views of the Hudson River.
- An active green park on the entire Northeast Quadrant Pier #199B, similar to the Pier A & Frank Sinatra Park in Hoboken, NJ.
- A minimum 8 acres of active park space within Newport, in addition to the waterfront walkway.
- Safe, clean, enclosed areas for a dog run and ample dog walking areas.
- Prohibit non-resident commuter parking.
- Buildings free from illuminated corporate logos and obtrusive signage.
- Require that any new office buildings be located along Washington Boulevard rather than adjacent to the waterfront walkway.

We request that the Jersey City Planning Board and City Council pass amendments to the Newport Redevelopment Plan that require The Lefrak Organization to meet the conditions listed above.

**Now is a unique opportunity to voice your concerns!
COME TO THE CITY COUNCIL MEETING ON NOVEMBER 28, 6:00 PM!!**

The Newport Redevelopment Plan is open for public discussion by the City of Jersey City Council and Planning Board ONLY UNTIL THIS MEETING. At that time the City Council will vote on this issue.

City Hall of Jersey City is located at 280 Grove Street, 3 blocks South of the Grove Street PATH station. In order to speak before the City Council you must call the City Clerk before 4:00 PM the day of the meeting to get on the list of speakers.

**City Clerk (201) 547-5750
Jersey City Planning Board (201) 547-5050
Ward E Councilman, Junior Maldonado (201) 547-5315**

**Council President, L. Harvey Smith (201) 547-5268
Council-at-large, Jerramiah Healy (201) 547-4634
Council-at-large, Mariano Vega, Jr (201) 547-5134**

Please call or write to your local newspaper and to your City Council members to express your opinion.
(Contact Council members at: City Council Offices, City Hall, 280 Grove Street, 2nd Floor, Jersey City, NJ 07302).

To review the Newport Redevelopment Plan with proposed amendments highlighted on the internet visit:
www.newportcity.com/plan.doc or visit the NewportCity.com Bulletin Board to join a discussion.

A petition regarding this issue is available for Jersey City residents to sign, please call (917) 406-0092.