



North Arlington swears in new council members

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East Newark soccer field almost finished

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HIGHLIGHTS

"Consuming Kids" documentary looks at youth advertising

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Kearny
Harrison
East Newark
North Arlington
Lyndhurst
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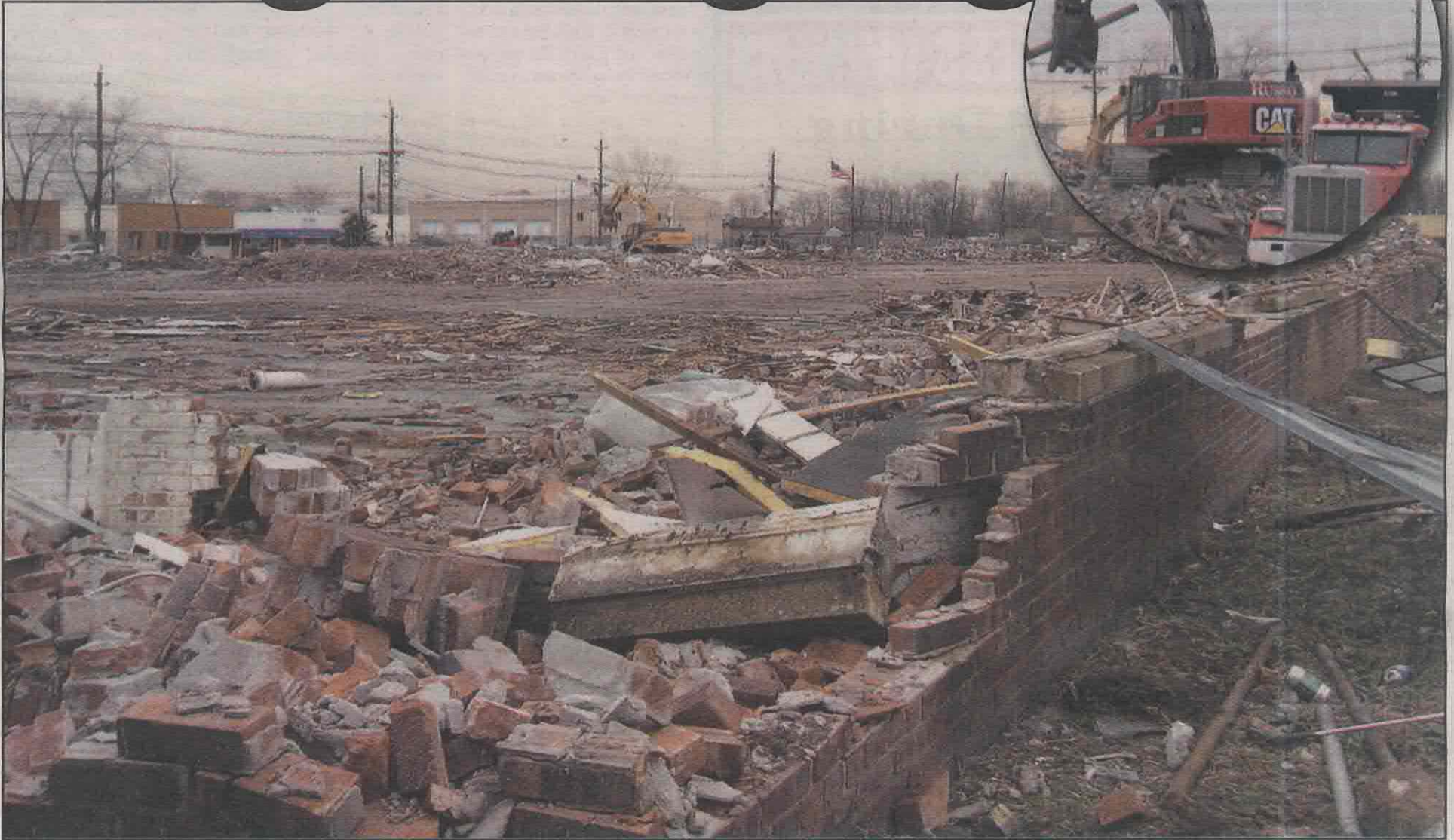
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Bergen Big Dig



By Celeste Regal
Observer Editor

KEARNY – What was once at 212 Schuyler Avenue is no more. As part of the Kearny's redevelopment zone, Ed Russo's current project, Schuyler Crossing, on the of corner Schuyler and Bergen Avenue is slowly moving along. He bought the property in July 2008 from the original owner's son and took a permit at the end of the month to put temporary electricity in.

The exciting new project was on. The actual demolition work on the 9-acre site started about four weeks ago with Russo Development, Inc. using the company's equipment to dismantle the 64-year-old building.

They began working the site in October, having to comply with New Jersey Department of Environmental Protection standards – a preliminary process that always has to be addressed before any work can be done on a site. Asbestos abatement began in late

August. They had to remove it and then have the DEP approve the condition of the site so it wasn't until Nov. 11 that the demolition proper began.

Currently, the organization is separating materials and carting the debris off site. While the site is fairly clear at this point, they were beginning to take down the brick smoke stack on Friday, Jan. 9.

Unlike the water tower in Harrison or the WOR antennae in Lyndhurst, the brick structure is coming down, in increments, ac-

ording to project manager Nicholas Tucci. There will be no photos of cascading bricks, pedestrians on Schuler Avenue will be happy to hear.

The developer had needed an amendment to the Schuyler Development Plan to allow for the type of construction they were proposing – mixed-use in the TOD (transit-oriented district.) NJ Transit decided a while back to construct a terminal along the

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Big Dig

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Bergen Avenue corridor.

The actual report was October 2008 with the mayor and council having their first reading on Nov. 6 and the second reading on Dec. 12, being published and approved on Dec. 19.

As far as getting the new structures up, the plan is to appear before the planning board with an official site plans application to submit to the town engineer and the construction code official within the next two months. Russo initially went before the council early last spring to show a preliminary plan and have a discussion about various practicalities concerning the mixed-use project. Phase I will include about 22,000 square-feet of

retail space on the Schuyler Avenue and Bergen Avenue portion of the property, and Phase II with 232 multi-family apartment units in the rear portion of the 9-acre site near the railway.

"The building came down very quickly. This past month we're just wrapping up the operation," Pembroke said.

Russo bought the property from Barry Yeskel, son of Stanley Yeskel, who purchased it from the U.S. Navy in 1964.

The company is having ongoing discussions with potential tenants for the retail, so after the initial structures to go up and depending how they fare, and how the housing market is doing, the residential component will be addressed at a more practical point.

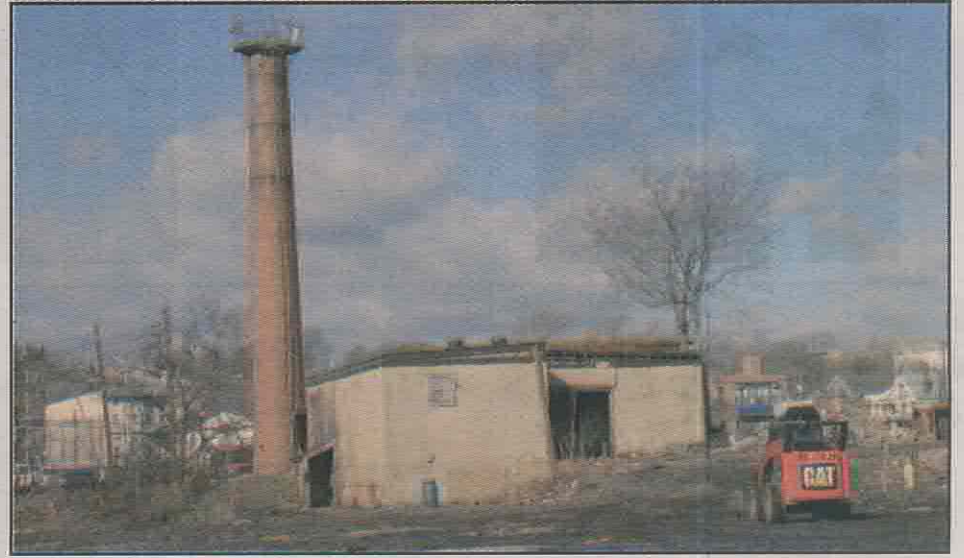
The design for the retail

depends upon what businesses the firm gets as tenants but the apartments will be five-story, high-end with brick veneer/precast concrete creations with balconies. Nine-foot ceilings will be graced by sophisticated appointments and outside the buildings will be a courtyard area.

"The hallmark of our developments is a lot of heavily landscaped deciduous trees and the corner of Schuyler and Bergen will be heavily landscaped as well," he said. "The size of the apartments is not large enough to warrant a clubhouse or pool but there will be a courtyard and a variety of green space throughout the project."

They will also have their fair share of COAH approved affordable housing units included.

Mayor Alberto Santos is



The smoke stack on the old Gold & Silver warehouse site

excited to see the progress of the development because of the state of the economy and the freeze on the credit markets. Any progress on redevelopment will be a challenge with the financial forecasts being grim but Santos said the town is going to work with the designated developers to see what can be done and when. The project should be completed over the next two years.

"It's positive but still a very difficult year in terms of scheduling and timing," he said.

The site comes with quite a history. It was built in October of 1943 at the cost of \$30,000. The structure was 66 feet wide, 80 feet deep and 14 feet high. The U.S. Navy used to manufacture ammunition in 1944 through a company called Pollak Manufacturing Co., plant number 6. The entire site now includes 100,000 square-feet.

Stanley Yeskel took over the building when it was used a warehouse. Economy Book Binding moved in 1981. Then he leased it to

Eastern States Distribution in 1983 (chemicals, plastic bags, non-flammables;) then to Kent International bicycle in 1984; and in 1997 it became the Gold and Silver Warehouse, which many recent residents may remember. That was actually on 360 Bergen and in its final shelf life was a storage warehouse. If all goes well it will house residents and have a number of nifty stores we can all shop at once the economy lets the cobwebs out of our piggy banks.



The proposed design

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