



Suit against Hoboken Zoning Board alleges violation of low-income housing requirements

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Advance RealtyA rendering of Willow14, a new development at 14th and Willow streets in Hoboken.

On Friday, the Fair Share Housing Center will argue in state Superior Court that the Zoning Board of the City of Hoboken a municipal code requirement that housing for lower-income residents be included in new developments.

At the hearing, which will take place at the William Brennan Courthouse, 583 Newark Ave., in Jersey City at 4 p.m., a development at 14th Street and Willow Street will be discussed.

Fair Share Housing Center Associate Director Kevin Walsh said in July that 10 percent of new housing in the city is required to be available for lower-income families, but the rule is not being enforced in new developments.

The 140-unit Advance Realty development, "Willow14," is located at 1316-1330 Willow St., and is required to provide 14 units of housing for lower-income families.

The Zoning Board has said that it has met the requirements of the ordinance and has asked the court to dismiss the lawsuit.

Fair Share Housing Center contended in a statement, however, that the ordinance requires "more than simply an ambiguous directive."

FSCH said that Advance has said it "should not have to do anything at all" in relation to the issue. Calls to Advance Realty for comment could not be immediately returned.

FSCH, which was created in 1975 to ensure fair housing in New Jersey, **filed the suit on July 6.**

According to Advance Realty's **website**, the end project will have seven floors, 140 "luxury apartments," 387 below-grade parking spaces and more.

"The development of Willow14 will add to the vibrant 24/7 atmosphere that permeates the historic streets of Hoboken, which are filled with quaint boutiques, art galleries, restaurants and bars," the website says.

They also said the development will have 22,000 square feet of retail space and "high-end" amenities, which they describe in lush terms:

"In addition to offering some of the most sumptuous apartments on the Hudson Gold Coast, the residential portion will feature spectacular amenities, including a pool, terraces, vegetative green roofs and a spacious community center."

A **public meeting** was held on Oct. 20 at City Hall to discuss the project.