



Fair Share Housing center seeks enforcement of Hoboken rule requiring 10 percent of units in Willow14 luxury development be set aside for low-income residents

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By [Summer Dawn Hortillosa](#) / [The Jersey Journal](#)



COURTESY OF ADVANCE REALTY An artist's rendering of Willow14, a new development at 14th and Willow streets in Hoboken.

The Fair Share Housing Center plans to argue in state Superior Court tomorrow that the Hoboken Zoning Board should enforce a requirement that housing for lower-income residents be included in any new developments.

At the hearing, which will take place at 4 p.m. at the William Brennan Courthouse, 583 Newark Ave., in Jersey City, a development at 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. However, the developer of the 140-unit Advance Realty development, "Willow14," located at 1316-1330 Willow St., isn't providing the required 14 units of housing for lower-income families, he said.

The Zoning Board has said 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.”

FSHC 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 were not immediately returned.

FSHC, 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.

It also says the development will have 22,000 square feet of retail space and “high-end” amenities, which it describes 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.”