

Development has golf room, feng shui...and pets

Luxury complex opens on Weehawken waterfront

by Art Schwartz

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CUTTING THE RIBBON — Left to right: Weehawken Councilman-at-Large Robert Zucconi and 2nd Ward Councilwoman Rosemary Lavagnino, Roseland's Marshall Tycher, Weehawken Mayor Richard Turner, Hartz Mountain's Leonard Stern, PNC Real Estate's Rick Litton, Hartz Mountain's Emanuel Stern, PNC Real Estate's Doug Paul, Hartz Mountain's Edward Stern and Peter Michells, Roseland's Carl Goldberg and Brad Klatt.

"It's amazing what the standard in luxury apartments has become," said Emanuel Stern, president and COO of Hartz Mountain, developers of the new Estuary rental development at Lincoln Harbor in Weehawken. "This is state of the art."

Combining high tech and classical principles, Estuary was not only built to U.S. Green Building Council's LEED Silver certification, it incorporates feng shui elements to maximize positive energy for the occupants.

The new development on the Hudson River will consist of three

buildings once complete. Currently only the first has opened, with a total of 180 apartments. Altogether the complex will hold 582 apartments, including studios and one-, two-, and three-bedroom units.

Stern expects the second building to open in about six months and the third to follow about six months after that.

Yoga room, fire pit

Design expert Alex Stark conceptualized the layouts of the units, the orientation and materials used in the common spaces, even the landscaping to foster a tranquil environment.

Resort-style amenities include a billiard room, theater room, hot tub spas, and a golf simulator room.

That includes a yoga room and outdoor fire pit for barbecues, along with an impressive gym. For entertainment there's a theater room, a billiard room, and a golf simulator room, which was one of the most popular attractions at the ribbon-cutting and official opening of the building on Feb. 27. The ribbon cutting was attended by Stern and Mayor Richard Turner of Weehawken, along with other local officials and representatives from the developers.

First of three

Other amenities in the pet-friendly buildings include outdoor pool decks in two of the buildings, with cabanas, fireplaces, and hot tub spas.

And then there are the views. Located in the same development as the Sheraton, Houlihan's, and the UBS Financial Center, Estuary faces the Hudson River with stunning views of midtown Manhattan. "We've got about 50 leases signed in three weeks, so we're really moving," said a representative from Roseland, the management company for the building. According to Sara Madsen, leasing specialist for Estuary, many of the



renters are couples from Hoboken or Manhattan who find that for the equivalent of one-bedroom prices in the city, they can get much more spacious accommodations here.

Prices in the Estuary range from \$1,740 to \$5,185.

Lincoln Harbor lifestyle

Inside the apartments, amenities include granite countertops, chestnut hardwood floors, built-in surround-sound speaker systems, and floor-to-ceiling windows. "They're condo finishes in a rental building," said Stern.



Asked about commuting, Stern said, "There are a myriad of options. The Lincoln Tunnel is right behind us. They can walk 500 feet to the ferry. Or they can walk even less than that to the light rail. They're all right here."

Mayor Turner said that "Hartz has not just been a developer in Weehawken for the past 30 years, Hartz has been a partner in our efforts to revitalize the waterfront, making Lincoln Harbor a really special place to work, dine, stay, and now live with the addition of Estuary. We look forward to welcoming Estuary's residents to our community."



Hartz already has hotel, retail, and office properties in the immediate area. "We are looking at other opportunities in Lincoln Harbor," said Stern.

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