



June 12, 2002

Honorable Theresa Castellano
Councilwoman
City of Hoboken
City Hall
Hoboken, New Jersey 07030

Re: River Street

Dear Councilwoman Castellano:

As the owner and property manager of 333 River Street, we have received numerous complaints and suggestions regarding the configuration of River Street in front of the Hoboken South Waterfront redevelopment area.

The current layout of a four lane speedway from First Street to Fourth Street is dangerous and impractical. Cars routinely accelerate to speeds of 45 miles per hour in what is one of the City's most active residential, commercial and recreational neighborhoods. Between the hundreds of residents, hundreds of office workers and hundreds of joggers, bikers and children visiting the waterfront parks, it is only a matter of time before a serious accident occurs.

Given the impracticality of a four lane road that spans just three blocks (becoming two lanes at both First Street and Fourth Street), the City would be far better served by returning River Street to its previous configuration of two lanes of traffic with parallel parking on both sides of the street. The neighborhood would benefit greatly from a much safer pedestrian street pattern and from dozens of very much needed public parking spaces.

To maximize the benefits of the parallel parking spaces, we would suggest hourly metered parking spaces during the day, several of them short term, and resident only permit parking by night. This configuration would allow Hoboken residents and visitors the opportunity to enjoy the retail shops and recreational amenities of the South Waterfront Redevelopment area by day and allow the neighborhood residents parking opportunities by night. In addition to benefiting

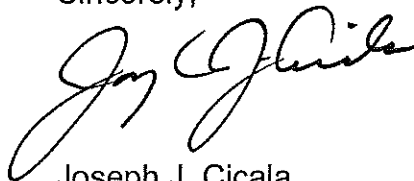
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the immediate neighborhood, the parking spaces would create substantial parking revenue for the City of Hoboken.

To further enhance the safety and quality of life for residents and office workers located on River Street, we would ask that the City make provision for drop-off zones in the appropriate areas adjacent to the new building's lobbies fronting on River Street.

Please let us know what additional steps we can take to assist the Mayor and City Council in implementing this important improvement to the River Street neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Cicala", written in a cursive style.

Joseph J. Cicala
Vice President

JJC:ea
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cc: Mayor David Roberts
City Council Members