



If this is your first visit, be sure to check out the [FAQ](#) by clicking the link above. You may have to [register](#) before you can post: click the register link above to proceed. To start viewing messages, select the forum that you want to visit from the selection below.

Results 1 to 3 of 3

## Thread: The Montclair Boon



Sign Up to see what your friends like.

Thread Tools

September 27th, 2003, 05:15 PM

#1

ST1757

Senior Member

Join Date Jun 2003

Location New Jersey

Posts 813

### The Montclair Boon

#### THE MONTCLAIR BOON

By JOANNA WALTERS and LISA ARCELLA

September 27, 2003 -- ANNA and Ari Saridakos are leaving their house on Highland Avenue in Upper Montclair very reluctantly. If Anna's dad weren't ill, they'd stay in the artsy and peaceful town. Besides their memories, they'll take away one very important thing: \$150,000 profit — in just three years. That's due to the crazy real estate market in Montclair, the tri-state's hottest suburb.

"The last five years have really been the biggest housing boom here," says Joyce Slous, top Montclair sales associate for Burgdorff ERA.

She says homes that sold for \$350,000 in 1996 have nearly tripled in value since. "It's hard to find a three-bedroom, singlefamily home for under \$400,000 now," she adds.

Montclair — and the ritzier Upper Montclair — are luring buyers with their multi-ethnic neighborhoods, shared by the likes of Yogi Berra, makeup mogul Bobbi Brown and Bill Bradley.

Homeowners don't want to sell, but when they do, there's often a bidding war.

Take attorneys Leila and Philip Edmonds. It took them six months to find a home within their budget (\$350,000 to \$400,000) — only to be outbid by four other buyers.

Finally, they bought a threebedroom Colonial by offering \$40,000 over the asking price. "We know there were at least two other offers they were considering," Leila says. "It's a place where you just can't bid the asking price and expect to get the house."

Slous says she has known buyers to offer \$200,000 over the asking price to win a house, and saw 22 bidders on one property last year.

Sharon and Josh Cohn have been on Waterbury Road since 1997, when they heard a description of Montclair as "the Upper West Side of the suburbs, with more grass."

They paid \$385,000 for their four-bedroom, single-family house, just a few minutes walk from Watchung Avenue station, and made about \$100,000 worth of improvements.

Now the place is on the market for \$899,000. "A house down the block just went for \$951,000," says Josh. Part of Montclair's allure is the gorgeous old homes, many of them Victorians. Throw in a picturesque downtown with restaurants, two professional theaters, four movie theaters, art galleries and a museum, a 45-minute rushhour commute and magnet schools — and you've got out-of-control demand.

You don't even need to be a seller to receive a ream of flyers and "Want to sell?" notes pushed under your door.

Last week, Barbara and Glenn Wright were lunching in the Bluestone Cafe, one of the eateries with artwork by local artists and a mixed crowd of young moms, professional singles and couples.

"Earlier this year we thought about selling our house," says Barbara, 39, who works two days a week as a product developer for a Manhattan fabric supplier. "We paid \$239,500 for it eight years ago and the realtors told us if we sold now it would be closer to \$600,000."

So of course the Wrights were tempted to sell their early 1920s three-bedroom Colonial.

"We got random notes from people looking to buy in the area — private individuals, saying 'We are pre-approved.' And then we would get flyers coming through the door, from realtors boasting about how much they had just sold this or that house just around the corner for," says Glenn, 41, a freelance advertising art director.

They talked to realtors but decided against moving. They would need another car in their new location, and the even more spacious properties they considered in Connecticut weren't enough to tear them away from the city they love.

"It is important to us that this is not a homogenous town," says Glenn. "We like the mix of colors and incomes. We are staying."

Instead of moving, the Wrights redid the kitchen and are now contemplating adding a third floor — something that can only push the value up even further.

But these high-price homes also come with high taxes. "You'll pay between \$9,000 and \$11,000 a year on a \$400,000 house," notes Slous.

Despite the costs, young couples like 32-year-old Yin Chang and her 33-year-old husband, Michael D'Arcy, will continue to come here from Astoria, Queens, every weekend for a house-hunting trip.

"Some people are asking at least twice the estimated value of the house and the houses are being snatched up quickly," Chang says.

"Still we think it's a good value. We plan on having kids and we know the schools are good. The commute will be relatively easy for us and you don't feel like you are stuck in the boonies. We want space and we think it will be ultimately a lot less expensive than living in New York.

"A \$500,000 house in Montclair," he adds, "is still twice the size of any house in Queens at the same price."

<http://nypost.com/realestate/6543.htm>

Reply With Quote

September 27th, 2003, 05:18 PM

#2

STT757

Senior Member

Join Date Jun 2003

Location New Jersey

Posts 813

#### FLEEING PARK SLOPE FOR N.J.

By DEBRA NUSSBAUM COHEN

Park Slope expatriate Debbie Kravitz in front of her new home with kids (from left) Max, Ava, and Lillian. Photo: Jeff Zelevansky  
[Email Archives](#)  
[Print Reprint](#)

September 27, 2003 -- SINCE Andy Day moved from Park Slope to Montclair, the pathos and passions of suburban living have prompted him to come up with an idea for a TV series that could, one day, threaten the Law & Order franchise: "N.J. P.T.A."

"It would be a cross between 'Thirtysomething,' 'Hill Street Blues' and 'Room 222,'" says Day, a gaffer on films, who moved to Montclair four years ago with his wife and three kids.

Day is one of a wave of people making the westbound exodus from Park Slope to Montclair.

"Just on my block alone there must be five other Park Slope families," says Debbie Kravitz, who, like her husband, David, was born and raised in Brooklyn. Five years ago, they moved to Montclair with their three young children.

"We couldn't stay in our apartment any more," says the pre-school teacher. "It had 1,000 square feet, and we were priced out of buying a house in Park Slope."

Like many who make the shift, Kravitz says Montclair is similar to Park Slope, and as urban as a suburb can get.

The main drag, Bloomfield Avenue, has ethnic restaurants, an art museum and the kind of independent boutiques that make Park Slope's Seventh and Fifth avenues appealing. There's also a food co-op, Purple Dragon, many of whose founders were Park Slope Food Co-op members. Montclair has a growing lesbian community as well.

*It's also an easy commute to work in the city. It takes David Kravitz exactly an hour door to door to get to his downtown Brooklyn office.*

*Unlike "can't park" Slope, Montclair is filled with driveways. But Day says it's a tradeoff: Though train commuters can get to Penn Station in 45 minutes, he notes it can take "30 minutes or three hours" to drive into the city.*

*Like Park Slope, Montclair is crawling with kids. But even creative types without kids are finding their way to the 'burbs.*

*In February, twenty-somethings Wendy and Mark Shewmaker, an advertising copywriter and Web designer, bought a two-family Colonial Revival.*

*They'd wanted to stay in Park Slope, but couldn't muster the 20 to 30 percent down payment that co-op boards wanted, and didn't see anything for sale under \$500,000. Buying their \$349,000 Montclair house required only 10 percent down.*

*But Montclair has held a couple of cultural shocks. None of the town's restaurants serves alcohol, and the municipality is full of annoying ordinances, like one forbidding leaf-blowing in the summer.*

*"I find it trying," admits Wendy Shewmaker. "They're very protective of this idyllic little town they've created."*

*But the biggest shock of all: taking care of a yard. "We are so not accustomed to dealing with grass," Shewmaker says. "I've killed some dill."*

*They've since hired a gardener.*



<http://nypost.com/realestate/6544.htm>



Reply With Quote

September 27th, 2003, 05:36 PM

#3

STT757 ◦

Senior Member

Join Date Jun 2003  
Location New Jersey  
Posts 813



The recently completed Montclair Connection which connects the Boonton line the NY Penn Station via a new connection with the Montclair Branch of the Morris and Essex line has been a huge success, Montclair now has Mid-Town Direct service to Mid-Town Manhattan (NY Penn).

[http://www.njtransit.com/pdf/Montcla...n\\_Brochure.pdf](http://www.njtransit.com/pdf/Montcla...n_Brochure.pdf)

The Montclair line has service to both NY Penn and Hoboken via Newark Broad street, the line has excellent bi-directional service all day long Mon-FRI. The problem is that the Montclair/Boonton line is one of two (the other being the Pascack Valley line) of NJ Transit's 11 rail lines that does not offer Weekend service.

Work is underway to build passing sidings along the Pascack valley line to allow Weekend service, leaving only the Montclair/Boonton line without Weekend service. The towns have been fighting the introduction of weekend service, hopefully as the towns continue to draw NYC residents and the demand for Weekend Service to Manhattan (as well as other trips such as Newark Airport via Secaucus transfer) will allow NJ Transit to introduce the service.

Also the construction of a new Montclair State University station which is being built not just for students but includes a huge new commuter parking garage will increase demand weekend service.

New Montclair State University Rail station and regional commuter parking garage..



Reply With Quote

[« Previous Thread](#) | [Next Thread »](#)

#### Similar Threads





The Hudson-Bergen Light Rail line proves a boon for older urban areas.  
By STT757 in forum New York Metro

Replies: 3  
Last Post: October 30th, 2005, 01:14 PM

Bookmarks

Posting Permissions

Bookmarks

-  Digg
-  del.icio.us
-  StumbleUpon
-  Google

Posting Permissions

- You **may not** post new threads
- You **may not** post replies
- You **may not** post attachments
- You **may not** edit your posts

- BB code is On**
- Smilies are On**
- [IMG] code is On**
- [VIDEO] code is On**
- HTML code is Off**

[Forum Rules](#)

-- Wired New York Default Style

[Contact Us](#) [Wired New York](#) [Archive](#) [Top](#)

[Wired New York on Google+](#) - [Facebook](#) - [Twitter](#) - [Meetup](#) -

[Edward's photos on Flickr](#) - [Wired New York on Flickr](#) - [In Queens](#) - [In Red Hook](#) - [Bryant Park](#) - [SQL Backup Software](#)

All times are GMT -4. The time now is 06:28 PM.

Powered by vBulletin® Version 4.1.12  
Copyright © 2012 vBulletin Solutions, Inc. All rights reserved.