

From: [Mkopf35](#)
To: [Tabachnick, Alan](#)
Subject: Comment on AB-167 (Sub.no. 1189X), Harsimus Branch
Date: Thursday, October 12, 2023 9:51:56 AM
Attachments: [Embankment Comments.docx](#)

Alan,

Good morning. I signed up to speak at the Sept. 28th meeting, but unfortunately I was unable to attend. Attached below are my comments. Please consider the amount of devastation to the community you have the power to eliminate, physically, visually and emotionally by preserving the historic Embankment.

The preserving the Embankment, you the power to improve the overall quality of life for the community by providing an incredible space for the public to escape to from the constant chaotic stress below.

Thank you, and please read my attached notes (Comments) below, which contain my specific concerns for my buildings, tenants and neighbors.

Sincerely,

Michael Kopf
(646) 831-1361

- My name is Michael Kopf, and I am a property owner of 316.5 Sixth Street and 221 Brunswick Street in the Hamilton Park neighborhood of J.C.
- When I bought these 2 properties and asked about the wall of stones, I was told that it was "The Embankment", and that it was in the process of being turned into a park, trail, and green space for public use; like a "High Line" of Jersey City!
- We have this incredible elevated "HighLine" type park just waiting to be brought to life. The "HighLine of JC" will bring community pride, increased real estate values, create a "HighLine of Jersey City", and possibly be a tourist magnet if designed appropriately.
- I am the owner of 316.5 Sixth Street, directly across the street from the Embankment as well as a building on Brunswick Street, a few blocks away. I have 6 apartments rented, and only 2 offer outdoor space. I recently lost a tenant from the 3rd floor on Sixth Street. Last summer I saw her sitting on the front steps. When I asked what she was doing, she said she just needed to be outside on such a beautiful day. She ended up with her computer on the concrete front steps, when The Embankment is directly across the street from where she was sitting.
- Knocking down The Embankment would not only be a devastating hit on local property values (and consequently tax for the City) but it would adversely affect the quality of daily lives of not only my tenants, who I am sure will complain or move, but thousands of people who live within a few blocks of The Embankment.
- You have the power to make my 100 year-old building vulnerable to harm if The Embankment is demolished. Lawsuits will soon follow for a number of reasons. The air would be polluted with demolition dust, shaking of the buildings and causing structural damage, and cause other unforeseen health and quality of life problems to my tenants and all the local residents.
- Please use your power to allow Jersey City, Mayor Fulop, Councilman Solomon, and its residents to stake claim to a Historic Train Route that will bring pride, get National coverage about its transformation, and be a destination for everyone to enjoy.

Michael Kopf
(646) 831-1361

