

CITY LIVING

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JERSEY CITY is bordered to the east by the Hudson River, to the north by Hoboken, to the west by Kearny and Newark, and to the south by Bayonne.

REAL ESTATE



Mercer Street, between Barrow Street and Jersey Avenue

To rent

\$2,395

Two bedroom, one-and-one-half bathroom apartment in the James Monroe. 1012 square feet. 45 River Drive.

(LINDSEY BROWN, 201-478-6708)

\$2,500

One-bedroom furnished condominium in high-rise. Private balcony parking space included in building garage. 707 square feet

(MARGARET E. HILL, HALSTEAD PROPERTY, 201-478-6704)

\$1,800

(sale: \$329,000)

Two-bedroom, one-bath condo in high-rise pre-war building. 1,336 square feet, 2600 Kennedy Blvd., Journal Square

(LINDSEY BROWN)

To buy

\$640,000

Four-bedroom, 2½-bath multi-family house with fireplace and garden. 19 Magnolia Ave.

(PETER COSSIO, HALSTEAD PROPERTY, 201-478-6710)

\$479,000

One-bedroom in nine-story



Renters and buyers can find more space for less money in Jersey City.

waterfront building. Partial NYC and river views, floor to ceiling windows. 25 Hudson St.

(MATT BROWN, HALSTEAD PROPERTY, 201-478-6709)

\$530,000

One-bedroom on 31st floor, NYC views. 717 square feet, 389 Washington St.

(MARGARET E. HILL)

\$305,000

One-bedroom, one-bath condo with eat-in kitchen in converted building near Hamilton Park. 800 square feet, 205 10th St.

(LINDSEY BROWN)



The Colgate Clock is one of the landmarks on the Jersey City waterfront at Exchange Place.

(PHOTOS: CAITLIN RAGIONE)

High culture in New Jersey

No jokes, please; Jersey City takes its arts seriously

BY LANA BORTOLOTT
Special to amNewYork

It's often called the "Sixth Borough" for good reason. Jersey City is within waving distance of Manhattan, where a quarter of its 242,400 employed residents work. But this historic and artistic enclave on the Hudson River has its own identity, which locals fiercely defend.

In other words, you won't hear anyone cracking New Jersey jokes here.

"The culture and the whole feel of Jersey City is unmatched," said Elizabeth Young, executive director of the Historic Special Improvement District (HSID) and an eight-year resident. "The arts scene is well-supported and the level of community development is incredible."

Comprised of about 10 districts, the heart of Jersey City



The Subway Surfers perform at Groove on Grove, a music series from 6-8 p.m. on Wednesdays through Sept. 30.

lies in two neighborhoods: Journal Square, the seat of local government; and a historic downtown. The main corridors, Grove Street, and Newark and Jersey avenues, still support mom-and-pop stores, with quality restaurants and interesting boutiques breaking ground.

But the pride of the neighborhood is the flourishing arts scene. Long the home of independent artists who came for the cheap space, Jersey City now boasts a cohesive arts community thanks to organizations such as HSID, Pro Arts Jersey City

executive director Christine Goodman, herself an artist, said there's no danger of Jersey City becoming the next SoHo or Chelsea.

"I feel like the artists who are in Jersey City are here because they need to make the work happen in a real DIY way," she said.

Even real estate agents say the neighborhood is all about keeping it real.

"Without a doubt, Jersey City is a logical and viable comparison to neighborhoods like Williamsburg," said Eugene Cordano, Halstead Property's Metro Jersey director of sales. "But unlike those neighborhoods, it has diverse and affordable price points for people wanting to buy." Prices here, Cordano noted, are 25-30 percent less than in trendsetting areas.

Sophie Penkrat, a copywriter and 10-year resident, went one step further.

"Jersey City-ites are very particular about where we live — we're not like Brooklyn hipsters. Our pride runs deep and wide — we'll fight on that!"

+Did you know?

Jersey City is home to the Afro-American Historical Society Museum, the state's only museum devoted exclusively to the African-American experience.

and Art House Productions, which engage artists across disciplines with each other and the community at large. Art House founder and

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