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Hoboken Lifestyle Makes its Way into the Suburbs



Quin Sleepy Hollow – Credits: JMF Properties

Looking to relocate but haven't fully embraced the notion of leaving Hoboken? You're not alone. Hoboken is the kind of place that finds its way into your heart. There's nothing like its engaging social scene, walkable streets, and commutability to Manhattan.

But some of New Jersey's suburban towns are doing their best Hoboken impression. They're creating pedestrian-friendly corridors, bolstering the local cultural scene, and courting real estate developers to create dynamic residential communities in areas that can offer residents more outdoor open space – an inherent advantage that has taken on greater meaning in recent months. The flow of residents from Hoboken to New Jersey's suburbs has typically been one of single-family home buyers, but a new breed of downtown suburban development consists largely of luxury rental communities that would make Hobokenites feel right at home.

There are no Manhattan skyline views, but the rental communities listed below offer easy access to mass-transit, walking distance to shops and restaurants, and a unique cultural component that gives residents a sense of place.



Quin Sleepy Hollow

Plainfield may not be the first location that comes to mind when making comparisons to Hoboken, but the Union County city is engaging in a major revitalization of its South Avenue corridor by creating a transit village near the Netherwood train station, and renters are responding.

The newest and most impressive residential building to open in the neighborhood is Quin Sleepy Hollow, a collection of 212 luxury rental residences supported by 10,000 square feet of indoor and outdoor amenities. The new-construction apartment interiors are ultra-modern, with floor-to-ceiling windows, chef-inspired kitchens and luxury baths, at value-priced monthly rents starting from the \$1,800s.

Amenities in the community include a resident lounge, movie theatre, business center, fitness studio, yoga and spin room with virtual fitness training, and more. Outside, an al fresco lounge with double-sided fireplace, courtyard seating areas, barbecue grills, and a dog park are all in place or planned.

The second and final phase of the community just began leasing and is expected to move quickly, according to developer JMF Properties. Generous grand opening incentives are still available for a limited time.

Surrounding the community, residents of Quin Sleepy Hollow can walk to an array of eateries and local shops, as well as two nearby train stations. This past winter, Plainfield held its first ever restaurant and boasts cultural attractions such as a summer concert series, an annual film festival, and a 100-year-old symphony orchestra. Popular downtowns such as Westfield and Scotch Plains are also just a short drive away.



Clarus Glen Ridge – Credits: JMF Properties

Clarus Glen Ridge

JMF Properties, the same developer as Quin Sleepy Hollow, is bringing its award-winning Clarus brand to the desirable township of Glen Ridge. The community is currently under construction on Baldwin Avenue, just a short walk from downtown Montclair and steps from NJ TRANSIT’s Bay Street train station. The 110-unit rental community is designed to offer an ultra-luxury lifestyle experience that incorporates the best aspects of both urban and suburban living.

“You’ll be less than 1,000 feet from everything, and that’s what we really like about this property,” said Joseph M. Forgione, the Founder and Principal of JMF Properties. “Residents will be able to walk to the train station, and enjoy all of the shops, restaurants, and nightlife destinations in nearby Montclair. But at the same time, enjoy a quiet, relaxed neighborhood that truly feels like home.”

Clarus Glen Ridge is the second JMF community to carry the “Clarus” brand name. Clarus Maplewood opened in downtown Maplewood in October 2017, leased up quickly, and won multiple awards and accolades. Its focus went beyond luxury living to include resident health and wellness, as evidenced by it becoming the first residential community in New Jersey to achieve WELL certification, a prestigious designation issued by the International WELL Building Institute.

Clarus Glen Ridge is expected to open later this year. It will offer residents a wealth of amenities, a 35-minute train commute to Manhattan, and convenient access to boutique businesses in both Glen Ridge and Montclair.