

## Hoboken Brownstone Co. Donates Park to City

By Debra Hazel



Maxwell Place

HOBOKEN, NJ – Maxwell Park, reportedly the largest Hudson River waterfront park created by a private developer in Hoboken's history, has been donated to the city by Hoboken Brownstone Co.

The park, located at the Maxwell Place condominium community developed by Toll Brothers' City Living Division, features 3.5 acres of waterfront land, including a renovated natural sand beach, fishing pier, playground and dog run, and 10 acres of water. Included in the parcel is a recreation of the 1865 New York Yacht Club Boathouse, the first boathouse built in the United States and longtime home to the America's Cup.

"The donation of Maxwell Park to the City is the final chapter of the Maxwell Place development, a story that began in 1999 when we first bought the property," Daniel Gans, a Hoboken Brownstone Co. principal, tells [GlobeSt.com](#). "It is also one of the last steps in providing full access to the Hudson River waterfront by adding another public space that can be utilized for recreational activities and programs."

The principals of the Hoboken Brownstone Co. funded the \$2-million cost of Maxwell Park's design process including its own staff as well as outside consultants. They also secured the permitting for the construction of the riverfront walkway, including the Army Corps of Engineering permit for complete reconstruction of the 500-foot-long Twelfth Street Pier. The company will continue to events at the park.

"One of the main goals when conceptualizing Maxwell Place was to transform its waterfront, which was formerly used for factory and manufacturing purposes, into open and green space that allows the public access to the river, the way the waterfront was prior to its industrialization in the early 1900's," says George Vallone, also a Hoboken Brownstone Co. principal. Vallone tells [GlobeSt.com](#) that "handing over control of Maxwell Park to the city is validation that we've realized our vision."