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Off the beaten PATH: A guide to the luxury rental buildings lining New Jersey's light rail

Those who want a quick commute to Manhattan at a lower price have long looked to the New Jersey waterfront. A PATH train or ferry can get a well-placed commuter across the river in as little as eight minutes. But some complexes on the waterfront have become nearly as pricey as their New York City counterparts. The median home price in Weehawken, for example, on the Jersey side of the Lincoln Tunnel, was **over \$800,000 in 2017**, up 25 percent from the year prior.

In 2000, a new light rail line opened connecting several of New Jersey's waterfront towns, and crucially, tying areas that don't have PATH stops and ferry docks to areas that do. The 21-mile Hudson-Bergen Light Rail train runs from North Bergen at the north end, through Weehawken, Hoboken, and Jersey City, and down to Bayonne, across the Kill Van Kull from Staten Island. The light rail costs \$2.25 a ride, and though you can't transfer your fare to the PATH train, it's possible to get light rail tickets and passes that include **a transfer to local Jersey buses**, and the NY Waterway ferry operator and NJ Transit offer a **joint monthly pass** for the light rail and ferry. The ferry company also offers free connecting buses from the 39th Street dock into different parts of Manhattan.

Developers have **built thousands of apartments** along the light rail line since trains began running, including some with high-end amenities such as a communal pizza oven, roof decks, pools, and barbecues. And there's more to come, with several developments planned **near Route 440**, on the western side in Jersey City, where **a new light rail stop is planned**.



The Vantage, a high-end rental building on Jersey City's southern waterfront, is a long walk or a short light rail ride from the PATH train into Manhattan. Vantage

New Jersey transit officials' plans for seven new stations in Hudson and Bergen counties along 10 additional miles of track have been called into question by **federal transportation funding cuts proposed by members of the Trump administration**, but Jersey planners **say they intend to push ahead**. Still, there are a lot of existing options for New York renters looking to get more space for their money, and not sacrifice too much on their commute, or do without top-of-the-line amenities. (And for those uninterested in all the bells and whistles of new development, there is always older construction near the new communities that have sprouted up in the last two decades.)

Here's just a sampling of the relatively new luxury rental apartments available within walking distance of the Hudson-Bergen Light Rail in New Jersey.



Vantage, southern Jersey City waterfront

This 45-story rental building started leasing this past summer. Situated a few blocks from the Zenith, also on the southern Jersey City waterfront, the building has 448 studio through two-bedroom apartments available. They **start at \$2,331 a month** and range from 550-1,300 square feet, offering views of the Manhattan skyline, the Statue of Liberty, and Liberty Harbor Marina. The units have floor-to-ceiling windows and master bathrooms with double sinks, and the building includes an outdoor deck, a pool, and a basketball court.

It's adjacent to the historic Paulus Hook and Van Vorst Park neighborhoods and one block from the Marin Boulevard Light Rail station. Pictured is a one-bedroom with 790 square feet of space renting for \$3,200 a month.

To get renters into the building, the landlord is currently offering one month of rent free.