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# Edgewater, N.J.:



## A Riverside Borough, With Quirks

Of the 160 Edgewater residential properties advertised for sale on the New Jersey Multiple Listing Service website as of Tuesday, only six were single-family houses. Kathy Dorfman, owner of Greenkat Realty in Edgewater, said developers maximized their profits by building bigger, multifamily structures on the decreasing number of available lots.

Factoring out the river and skyline, Edgewater looks like a conventional suburb. It has cookie-cutter housing complexes, and shopping malls with big-box stores. The constant rumble of new buildings under construction is a love song to commuters settling there for the convenience and value, relative to New York.

Even the malls here score points for exoticism. Mitsuwa Marketplace, a Japanese food hall and superstore, is part of a shopping complex on River Road that caters to the area's large East Asian population. Slightly north, one finds not only a Trader Joe's but also a docked ferryboat, or what is left of it, the Binghamton, which is listed on the National Register of Historic Places.

After transporting passengers across the Hudson from 1905 to 1967, the Binghamton became a floating restaurant and was eventually swamped

by Hurricane Sandy. In July, demolition is expected to begin to make way for a replacement boat and restaurant, scheduled to open next year.

On the east side of River Road, along the water, Ms. Dorfman said, the buildings are typically condominiums, including her own home, Admiral's Walk, a 300-unit gated development on almost nine acres.

Across the road, rental complexes are more common, like the Alexander, a 280-unit ornate building built in 2012 with marble columns, lion sculptures and indoor and outdoor pools. (Lavish amenities are frequently found in the area's condo and rental buildings, Ms. Dorfman said.)

To the west, where Edgewater climbs the slope of the Palisades before abruptly coming to an end, homes are predominantly townhouses, which can rise as high as four floors plus a rooftop structure and do not have backyards.

"And everything, bottom line, is about the view," Ms. Dorfman said. An attraction of new condo buildings, like the Glass House in the Edgewater Harbor development, is their dedicated transparency.