

## **PRELIMINARY SITE PLAN**

### **RESOLUTION FOR THE PLANNING BOARD OF THE CITY OF JERSEY CITY**

**APPLICANT:** NEWPORT ASSOCIATES DEVELOPMENT COMPANY

**FOR:** PRELIMINARY SITE PLAN WITH DEVIATION  
THE ROOSEVELT  
180 TENTH STREET  
BLOCK 218, LOT 6

**CASE NO:** P02-072

**WHEREAS**, the applicant, **NEWPORT ASSOCIATES DEVELOPMENT COMPANY**, (the "Applicant"), per **Connell Foley LLP** (Francis E. Schiller, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Preliminary Site Plan Approval, to wit: Calendar No. P02-072, for the approval of the construction of a seven (7) story, 133 unit apartment building with accessory parking located at 180 Tenth Street, Block 20, Lot 6 located within the Jersey Avenue Redevelopment Area; and

**WHEREAS**, it appears that due notice of a hearing on the above said application for the Planning Board of the City of Jersey City, on August 27, 2002, at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of New Jersey; and

**WHEREAS**, the applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees and public notices; and

**WHEREAS**, the applicant and its witnesses first having sworn and all testimony having been formally heard for this application; and

**WHEREAS**, after consideration of the application and the testimony presented at the meeting, the Planning Board has made the following findings of fact:

#### **FINDINGS OF FACT**

1. The Applicant has applied for Preliminary Site Plan approval for the construction of a seven story, 133 unit apartment building with accessory parking provided in surface lot at rear of building and in the Newport Centre Mall West Parking Garage located at Pavonia Avenue & River Drive South, Block 218, Lot 6 located within the Jersey Avenue Redevelopment Area.
2. Two of four yard setbacks exceed the maximum 15 foot required in the Redevelopment Plan and Applicant requests a deviation to exceed the 15 foot limit;
3. Nine parking spaces will be provided on site and a minimum of 58 parking spaces in the garage across the street from the property, 67 are required.
4. Loading areas shall be provided in the rear of the building.

5. The building materials were presented in a mock up; certain changes were suggested which will be taken back to the Applicant for consideration.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, as well as those stated on the record by the board members, which are incorporated herein by reference approves the within application for preliminary site for the construction of a seven (7) story, 133 unit apartment building with 67 accessory parking spaces located at 180 Tenth Street, Block 218, Lot 6 within the Jersey Avenue Redevelopment Area and same is given to Calendar P02-072, in accordance with the site plan submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. Conform to the Traffic Division comments dated August 27, 2002.
2. That the total height of the curb and fence not be greater than five (5) feet.
3. Work with staff to make the window frames darker than those presented in the mock up (brown but darker).
4. Work with staff on developing the cornice elements in the rear.
5. Show the design of any banner or sign to staff prior to placing them on the building.
6. Applicant may exceed the 15 foot maximum front yard setbacks on the north and east sides of the building.

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SUBJECT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY

FOR: PRELIMINARY SITE PLAN  
THE ROOSEVELT  
180 TENTH STREET  
BLOCK 218, LOT 6


CASE NO.: P02-072

VOTE: 7-0

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COMMISSIONER: YES NO ABSTAIN ABSENT

John Cardwell, Commissioner	x			
Sebastian D'Amico, Vice Chairman	x			
Joan DiNardo, Commissioner	x			
Mary Donnelly, Commissioner				x
Larry Eccleston, Commissioner	x			
Jeni Branum, Commissioner	x			
Leon Yost, Commissioner	x			
Charles Mainor, Commissioner				x
Gerald Sheehan, Commissioner				x
Rev. Rudolph McCullers, Alternate	x			

  
JOHN CARDWELL, Chairman  
JERSEY CITY PLANNING BOARD

  
ROBERT COTTER, Secretary  
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
VINCENT LAPAGLIA, ESQ.

DATE OF HEARING: August 27, 2002

DATE OF MEMORIALIZATION: 10/8/02  
