

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY****APPLICANT: NEWPORT ASSOCIATES DEVELOPMENT COMPANY****SITE PLAN AMENDMENT FOR: ABRAHAM LINCOLN APARTMENT BUILDING****CASE NO.: 93-42**

**WHEREAS**, the applicant, **NEWPORT ASSOCIATES DEVELOPMENT COMPANY** per Panepinto, Paolino, Doherty & Mangin (Brian C. Doherty, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for an amendment to a preliminary site plan approval thereof; to wit: Calendar No. 93-42, of a 6-story, 153 unit apartment building with accessory parking; and

**WHEREAS**, this project is located at 204-10 Street, Block 253, Lot 21; Block 254, Lots 1 and 2; Block 287, Lot 1, which property is located within the Jersey Avenue Redevelopment Plan; and

**WHEREAS**, it appears that due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on Tuesday, April 26, 1994, at 5:00 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; and

**WHEREAS**, the applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees and the notice to members of the public within 200 feet of the project, as well as other public notices; and

**WHEREAS**, the applicant and its witnesses first having been sworn and all testimony having been formally heard for this application and with one objector appearing; 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 proposes to construct 153 residential units of housing on 10<sup>th</sup> Street in Jersey City, which is within the boundaries of the Jersey Avenue Redevelopment Plan.
2. The residential building is a permitted use in the district and provides substantial benefits to the surrounding community.

3. The applicant and the project received preliminary site plan approval on March 1, 1994.
4. The applicant now proposes the following amendments to the preliminary site plan approval:
  - (a) an increase in the footprint of the building by approximately 1,200 square feet or 5% of the overall footprint in order to increase the size of each bedroom from a 14 foot dimension to a 15 foot dimension;
  - (b) The addition of a walkway in the front of the building;
  - (c) The addition of a sliding gate and a fence in front of the property; and
  - (d) The widening of the front driveway to allow for the passage of two vehicles.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, that the within application for an amendment to the preliminary site plan approval, consisting of:

- (a) an increase in the footprint of the building by approximately 1,200 square feet or 5% of the overall footprint in order to increase the size of each bedroom from a 14 foot dimension to a 15 foot dimension;
- (b) The addition of a walkway in the front of the building;
- (c) The addition of a sliding gate and a fence in front of the property; and
- (d) The widening of the front driveway to allow for the passage to two vehicles.

is hereby granted for 204-10th Street, Block 253, Lot 21; Block 254, Lots 1 and 2; Block 287, Lot 1, as per plans filed within the Division of Buildings of the City of Jersey City and in compliance with all other rules, regulations and laws subject to the proviso that the center set back above the lobby which affects the 8 apartments directly above it be retained a minimum of one (1) foot and, if practical, that the set backs where the lobbies exist be eliminated to increase building safety and security; and

**BE IT FURTHER RESOLVED**, by 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, the within application of **NEWPORT ASSOCIATES DEVELOPMENT COMPANY** is hereby granted.

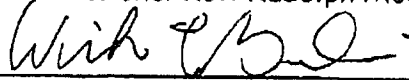
**APPLICANT:** NEWPORT ASSOCIATES DEVELOPMENT COMPANY  
**SITE PLAN AMENDMENT FOR:** ABRAHAM LINCOLN APARTMENT BUILDING  
**CASE NO.:** 93-42  
**DATED:** APRIL 26, 1994  
**VOTE:** 6 - 0 - 1

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**COMMISSIONER:** YES NO ABSTAIN ABSENT

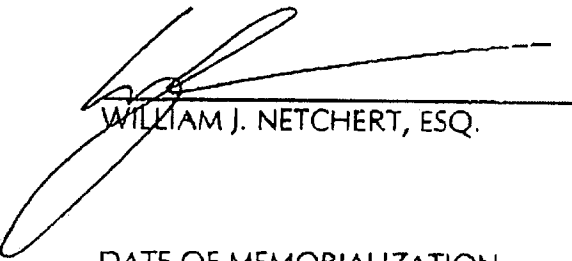
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Chairman Gerald Sheehan	X	
Vice Chairman William L. Bromirski	X	
Commissioner Scott Seale	X	
Commissioner Jon Tooke	X	
Commissioner Mariano Vega, Jr.	X	
Commissioner Gregory Judge		X
Commissioner Rev. Rudolph McCullers	X	

  
 William L. Bromirski, Vice Chairman  
 JERSEY CITY PLANNING BOARD

 Acting Secretary  
 ROBERT COTTER, Secretary  
 JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:

  
 WILLIAM J. NETCHERT, ESQ.

DATE OF MEMORIALIZATION: September 26, 2000