

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 a *preliminary site plan approval* thereof, to wit: Calendar No. 93-42, of a 6-story, 153 unit apartment building with accessory parking in two phases and relief from the Jersey Avenue Redevelopment Plan requirement for a maximum of a 15 foot setback along Erie Street; and

WHEREAS, this project is located at 204-10th Street, Block 253, Lot 21; Block 254, Lots 1 and 2; Block 287, Lot 1, which is property 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, March 1, 1994, at 5:00 p.m., and 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 10th Street in Jersey City, which is within the boundaries of the Jersey Avenue Redevelopment Plan.
2. The residential building use is a permitted use in the district and provides

substantial benefits to the surrounding community.

3. The building lot on which the proposed building will be located is approximately 56,000 square feet. The applicant proposes a building that will have a 42% coverage of that site. This will enable the site to have approximately 50% open space. The Jersey Avenue Redevelopment Plan requires 25% of open space as landscaped area and the applicant proposes to have 44% of open space as landscaped area.
4. The Jersey Avenue Redevelopment Plan requires the applicant to have one parking space for every two dwelling units. The applicant proposes to have 98 parking spaces on site. The applicant proposes to construct an additional 36 parking spaces as needed on a sliver parcel which is separated from the proposed building site by the 11th Street Viaduct. The total number of parking spaces available to the site would be 134 spaces.
5. The Jersey Avenue Redevelopment Plan requires a 15 foot front yard setback. The applicant, after conversations with the community and staff of the Jersey City Planning Division, has proposed a building with a smaller footprint to allow more open space on the site, but which will require a deviation from the Plan to permit a 51 foot, rather than a 15 foot setback.

WHEREAS, the Planning Board of the City of Jersey City on March 1, 1994, voted 8 to 0 in favor of the application and does hereby approve the same based upon the following conditions:

1. The fence at the north side of the building, which is north of the viaduct, be increased to 8 feet in height.
2. That the applicant construct the second parking lot which will hold 36 spaces when 65 spaces of the original 98 spaces have been rented to residents of the proposed building.
3. The applicant reconfigure the parking lot so that it provides 8 handicapped spaces.
4. Prior to construction of the facade, the applicant submit a sample of the brick materials to be utilized on the building, and the staff be permitted to approve or disapprove the brick as shown on site.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, that the within application for *final site plan approval*, be and the same is hereby granted to Calendar No. 93-42 for approval of a 183 unit residential building located at 204-10th Street, Block

253, Lot 21; Block 254, Lots 1 and 2; Block 287, Lot 1, within the property lines of the property in question, 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; 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.

, 1994