

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: HP LINCOLN URBAN RENEWAL COMPANY

FOR: PRELIMINARY AMENDMENT AND FINAL SITE PLAN APPROVAL
ABRAHAM LINCOLN APARTMENTS
204 TENTH STREET
BLOCK 253, LOT 21, BLOCK 254, LOTS 1 & 2
AND BLOCK 287, LOT 1

CASE NO.: P93-042

WHEREAS, the applicant **HP LINCOLN URBAN RENEWAL 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 an amended preliminary and Final Site Plan Approval, to wit: Calendar No. P93-042, for The Abraham Lincoln Apartments, a six (6) story, one hundred fifty three (153) unit apartment building, at Block 253 Lot 21 with accessory parking at Block 254, Lots 1 and 2 and Block 287, Lot 1, located at 204 Tenth Street, Jersey City, New Jersey, respectively; 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 April 23, 2002 and continued on May 7, 2002 at 5:30 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 public notices; and

WHEREAS, the applicant and its witnesses first having sworn and all testimony having been formally heard for this application and no objectors 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:

FINDING OF FACT

1. The Applicant received preliminary site plan approval from this Board on March 1, 1994, memorialized by resolution on March 1, 1994 and a preliminary amendment on April 26, 1994 memorialized by resolution on September 26, 2000,
2. A final walk through was conducted at the site with the Applicant by the Planning and Engineering Division staffs of the City of Jersey City on April 12, 2002.
3. All improvements have been constructed in substantial compliance with the Amended Preliminary Site Plan Approval, as further amended as outlined in the Applicant's May 1, 2002 letter attached hereto and incorporated herein by reference, except for certain minor items still to be completed as listed in the application.

4. Applicant shall not be required to post a completion bond for the remaining work.

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 amended preliminary and final site plan for the construction of the Abraham Lincoln Apartments, a six (6) story apartment building, located at 204 Tenth Street, Block 253, Lot 21, and accessory parking at Block 254, Lots 1 and 2 and Block 287, Lot 1, in accordance with the site plan and testimony submitted to the Planning Board of the City of Jersey City with the following conditions:

- A) Applicant shall not install any security bars on the windows.
- B) Applicant shall re-submit the front entry lighting plan with details of lighting Intensity in foot-candles and calculation of the average light intensity
- C) ~~Applicant is approved for up to an eight foot high steel picket fence along the 11th Street Viaduct at the rear of the building either on or behind the barrier subject to approval of one or the other by the Municipal Engineer~~
- D) Applicant shall submit the appropriate fee for the site plan amendment being made hereby.

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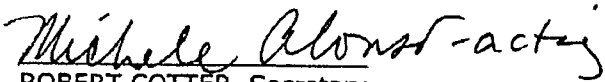
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VOTE: 5-0

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COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
John Cardwell, Commissioner	x			
Sebastian D'Amico, Vice Chairman				x
Jeffrey Kaplowitz, Commissioner	x			
Joan DiNardo, Commissioner	x			
Mary Donnelly, Commissioner	x			
Larry Eccleston, Commissioner				x
Rudolph Contey, Commissioner				x
Leon Yost, Commissioner	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: May 7, 2002

DATE OF MEMORIALIZATION: 9/24/02