

# CITY OF JERSEY CITY

Department of Housing, Economic Development & Commerce  
Division of City Planning



## Interdepartmental Memorandum

DATE: November 22, 2021  
TO: Planning Board Commissioners  
FROM: Francisco Espinoza, Assistant Planner  
Matt Ward, PP, AICP, Supervising Planner

RE: Case P21-099  
95 Greene St.  
Minor Site Plan, Signage  
Staff Comments

---

### APPLICATION SUMMARY:

The subject property, known as Block 14303, Lot 2 is located at 95 Greene St. The property is approximately 30,120 SF in size and located within the mixed-use district of the Colgate Redevelopment Plan ("the Redevelopment Plan") area of the City of Jersey City. The property is improved with an eight (8) story mixed-use building. In anticipation of a new tenant in the building, 95 Greene, LLC ("the applicant") seeks minor site plan approval to create a new entranceway on York St. and eight (8) new flush-mounted signs.

### SITE LOCATION:



### **STAFF COMMENTS**

- 1) The Applicant shall provide testimony regarding the approvals requested;
- 2) The Applicant's experts shall provide renderings of the proposal and create a verbal record of the materials to be used on the project, in addition to the proposed signage dimensions;

### **STAFF RECOMMENDED CONDITIONS FOR APPROVAL**

- 1) All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding.
- 2) All material and color selections shall be shown on the final plans. No change to the façade and site design, including materials as well as any changes that may be required by the Construction Code Official, shall be permitted without consultation and approval by the Planning staff.
- 3) Architect of record, Spagnolo Gisness & Associates, Inc., shall submit a signed and sealed affidavit confirming that the signage was constructed as approved.