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August 10, 2021

**VIA EMAIL AND REGULAR MAIL**

Tanya Marione, Planning Director  
Division of City Planning  
1 Jackson Square  
Jersey City, New Jersey 07302

**Re: 95 Greene, LLC  
Minor Site Plan Approval**  
**Property: 95 Greene Street, Jersey City, New Jersey  
Block 14303, Lot 2**

Dear Ms. Marione:

Please be advised this office represents 95 Greene, LLC (the "Applicant"). Applicant is the owner of 95 Greene Street, also known as Block 14303, Lot 2 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the mixed-use district of the Colgate Redevelopment Plan (the "Redevelopment Plan"). The Property is a 30,120 square foot lot that is improved with an eight (8) story mixed-use building.

In anticipation of a new tenant in the building, the Applicant is proposing a new entranceway to the building and eight (8) new flush-mounted signs (the "Project").

Based on our office's review, it appears that the Project will not require any deviations. However, the Applicant is requesting any approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

In support of this request, please find enclosed:

1. One (1) executed General Development Application;
2. Executed affidavit of submission;
3. One (1) site plan prepared by Spagnola Group Architecture, PC dated November 20, 2020;
4. Executed Affidavit of Ownership;
5. Executed Affidavit of Performance;

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Please review and advise whether the enclosed plans/application are in an acceptable form.

Thank you.

Sincerely,

Charles J. Harrington, III

Enclosure

**DIVISION OF CITY PLANNING**

**1 Jackson Square  
JERSEY CITY, NJ 07302  
TEL: 201.547-5010  
FAX: 201.547.4323**

# Receipt of Documents

This will serve to confirm that on, August 10, 2021, the Division of City Planning was in receipt of documents filed by Patrick T. Conlon, for:

**Minor Site Plan  
95 Greene Street  
Block 14303, Lot 2**

The land use review staff of the Division will review this submission for compliance with the City's requirements under the Zoning Ordinance and other applicable ordinances.

You will be notified within 45 days of the date listed above if the documents provided constitute a valid application. You will also be notified within this time period of the planning and zoning issues staff believes are relevant to the proposed Project, as well as our proposed recommendations to the Planning Board or Zoning Board of Adjustment.

We endeavor to reduce the statutorily allowed 45 day review period to the absolute minimum we need to certify the validity of your submittal. Please be informed that pursuant to NJSA 40:55D-10.3., and Chapter 345-22 through 345-25 of the Jersey City Code; your case cannot and will not be scheduled for a hearing date until the documents are determined to be a valid application and it is deemed complete by the Director of the Division of City Planning. **Please do not advertise or mail notice for a public hearing on this case until you are given a calendar date for the hearing by this office.** Mailing such notice without a scheduled date only serves to confuse and sometimes anger the members of the public who receive such notices.

If there are any questions in this regard, please direct them to the following personnel:

Planning Board: Matt Ward, 201-547- 5010

Zoning Board of Adjustment, Tanya Marione, 201-547-5488

If there are any problems or complaints about the manner in which your application is being processed, please direct your call to Maryann Bucci-Carter, Supervising Planner at 547-4499.

Signature of Staff Member Receiving Documents: \_\_\_\_\_

Signature of Person Filing Documents: \_\_\_\_\_

Patrick T. Conlon, Esq.

