



Steven M. Fulop
Mayor

CITY OF JERSEY CITY
DEPARTMENT OF INFRASTRUCTURE
Division of Engineering

Municipal Services Complex
13-15 Linden Avenue East, Jersey City, NJ 07305
Department: 201-547-4727 | Division: 201-547-4411



Barkha R Patel
Director

DATE: March 26, 2024
TO: Planning Board
FROM: Lichuan Wang, P. E., C. M. E.
SUBJECT: Proposed 3 Story Multi-Family Building
40 Lembeck Avenue
Block 29504, Lot 36

This site plan review is based upon plans submitted by Min W. Kil, R. A. of Hampton Hill Architecture located in Jersey City, NJ 07302.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Outbound & Topographic Survey	1 of 1	8.25.23	----
• Existing Site Plan, Zoning Chart & etc.	T-1	3.27.23	8.23.23
• Proposed Site Lighting Plan, Site Details	C-1	3.27.23	----
• Construction Details	C-2-4	3.27.23	----
• Architecture Plan	A-1-8	3.27.23	8.23.23
• Cover Sheet	1 of 4	11.06.23	----
• Property Owners within 200 Feet	2 of 4	11.06.23	----
• Existing Conditions Plan	3 of 6	11.06.23	----
• Design Details	4-7 of 7	11.06.23	----
• Layout, Grading & Utility Plan	3 of 7	11.06.23	----
• Traffic Engineering Evaluation	----	8.15.23	----

PLANS, COMMENTS:

Outbound & Topographic Survey, Sheet 1 of 1:

1. The survey provided is unacceptable and must be revised to provide utility main details. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.

Existing Site Plan, Zoning Chart & Building Notes, Sheet T-1:

2. The designed site dimension exceeds the site dimension shown the survey. The design dimension must be revised according to the survey.

3. The following note must appear on the plan:
"All demolition material and debris and all items removed from the property and the adjacent public areas, shall be disposed outside the City limits of Jersey City in accordance with the rules and regulations of the City's Environmental Commission and in accordance with the regulations of the NJDEP."
4. The existing street tree to be remained shows on the wrong location on the plan and overlaps with the proposed utilities. The design must be revised to provide required clearance between the existing street tree and proposed utilities according to Jersey City Forestry Standards 2018.
5. Show sidewalk dimension on the plan. A minimum of 5' unobstructed sidewalk shall be provided.
6. New curb construction must bring the curb face to 6" in front of the project to be in compliance with the current Jersey City Design Standards (JCDS). The new curb and sidewalk shall be extended to the next expansion joint beyond the side property lines and then tapered off to match the existing curb and sidewalk. Show TC/BC elevations on the plan.
7. The entire utility layout is inconsistent among Survey, Proposed Site Plan on Sheet T-1 and Utility Plan on Sheet 3 of 7. The design must be revised according to revised survey.
8. Provide detailed information for all utility mains on the plan.
9. Provide complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).
10. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.
11. Lembeck Avenue shall be milled and paved, curb to curb, for the entire street length in front of the subject site.
12. Street tree species and planting related issues shall be coordinated with the Division of Park Maintenance. Tree planting details shall be in conformance with Jersey City Forestry Standards 2018.

Proposed Site Lighting Plan, Site Details, Sheet C-1:

13. Provide design details for the proposed light type L-3.

14. Please verify if the wall mounted light type L-2 is feasible to be installed on the landscape and terrace area.
15. Please revise the HMA paving details to 9.5M64 Surface Course and 12.5M64 Base Course according to the latest JC Design Standards.

Layout, Grading & Utility Plan, Sheet 3 of 7:

16. Please check the completeness and correctness of the design on this sheet. The set of plans provided by East Point Engineering is disordered and incomplete.

General Comments:

17. Provide soil erosion and sediment control plan.
18. Please notify this office in writing at least 72 hours prior to commencement of construction work.
19. Jersey City Division of Engineering reserves the right to inspect the site and impose additional improvements to any damaged areas within the City right-of-way. All improvements must comply with the requirements of City of Jersey City, Division of Engineering Construction Guidelines.
20. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.



Lichuan Wang, P.E., C.M.E.
Principal Engineer



Paul Russo, P.E., C.M.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Min W. Kil, R. A. of Hampton Hill Architecture
LW/File