



# JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

13-15 LINDEN AVENUE EAST 1<sup>ST</sup> FLOOR-JERSEY CITY, NEW JERSEY 07305 • TEL: (201) 432-1150 • FAX: (201) 432-1576

**JOSE R. CUNHA, P.E.**  
EXECUTIVE DIRECTOR

**JOHN D. FOLK, C.P.A.**  
DIRECTOR OF FINANCE

## BOARD OF COMMISSIONERS MAUREEN HULINGS, CHAIRPERSON

**JEANNINE ZAMPELLA**  
VICE-CHAIRPERSON

**MAUREEN NALLY**  
SECRETARY

**MOFALC O. MEINGA**  
COMMISSIONER

**KATHLEEN HARTYE**  
COMMISSIONER

**DAVID MOORE**  
COMMISSIONER

October 20, 2023

Sean M. Savage, P.E.  
Matrix New World Engineering, Land Surveying and Landscape Architecture, PC  
442 State Route 35, 2<sup>nd</sup> Floor  
Eatontown, NJ 07724

**Re: 118-130 Monitor St**  
**Construction of 8-Story Addition Containing 70 Residential Units**  
**Block No.: 17504 Lot Nos.: 20-25, 26.01**  
**JCMUA Project No. P233446**  
**Page 1 of 2**

Dear Mr. Savage:

The Jersey City Municipal Utilities Authority (JCMUA) has received civil drawings (Last Revised: 9/7/23), Stormwater Management Report (Dated: 6/6/23), both prepared by Sean M. Savage, P.E. and architectural drawings (Last Revised: 8/1/23) prepared by Jennifer Palermo, R.A. and has the following review comments.

### WATER:

1. Confirm that the flow and/or pressure available in the main to which the proposed building will connect to will adequately support the building's fire suppression system by requesting for a flow test. Applications are available on-line at [www.jcmua.com](http://www.jcmua.com). The results of the test(s) will be faxed to your office as soon as they are available.
2. Sprinkler system drawings along with hydraulic calculations based on flow test results shall be submitted to the JCMUA for review and approval. The size of the combined water service will be reviewed by Sean Flannery of our office.
3. Provide water riser diagrams including all relevant information for water connection.

### SEWER:

1. Per section 345-74-4-A-2, the minimum design and performance standards for groundwater Recharge, Stormwater Runoff quality, and Stormwater Runoff quantity at N.J.A.C. 7:8-5.4, 5.5, and 5.6 shall be met by incorporating Green Infrastructure.
2. Submit **NJDEP TWA** permit application to this office for review and endorsement after all our technical comments on your site plans have been satisfied. The form titled "TWA Review Fee" must be completed by the applicant and returned to this office with the appropriate payment at the time the TWA application is submitted to this office.
3. NJDEP requires a minimum 12-in vertical clearance between the seasonal high-water table and the bottom of the stormwater storage chamber. Provide a detail showing the proposed stormwater storage chamber and the seasonal high-water table.
4. Please submit a Stormwater Maintenance Manual listing all cleaning, and maintenance procedure as well as the names, fax numbers, cell phone numbers and e-mail addresses of the employees authorized and directed to maintain the detention system and any proposed green infrastructure.
5. A backflow preventer must be installed in the storm lateral to prevent sewer backups into the storm detention system.
6. Indicate size and material of proposed sanitary lateral.

**Re: 118-130 Monitor St**  
**Construction of 8-Story Addition Containing 70 Residential Units**  
**Block No.: 17504 Lot Nos.: 20-25, 26.01**  
**JCMUA Project No. P233446**  
**Page 2 of 2**

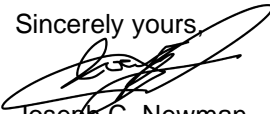
7. Provide storm and sanitary riser diagrams including all relevant information for sewer connections.

**GENERAL:**

1. Please submit a Stormwater Maintenance Manual listing all cleaning, and maintenance procedure was well as the names, fax numbers, cell phone numbers and e-mail addresses of the employees authorized and directed to maintain the detention system and any proposed green infrastructure.
2. Complete Site Plan Review checklist and applications for Water Service and Sewer Connection and submit to this office for review.
3. Please note that all fees, including connection and application fees shall be paid in full prior to issuance of permit by this office. Payments must be in the form of a bank check, certified check or money order made payable to The Jersey City Municipal Utilities Authority.

Should you have any questions or require additional information, please contact this office.

Sincerely yours,



Joseph C. Newman  
JCMUA-Staff Engineer

**Cc. Edward D. Conti – Director of Compliance**  
**Richard J. Haytas – Chief Engineer**  
**Ruth E. Mogro – Staff Engineer**  
**Joel Concepción – Staff Engineer**