



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: August 5, 2022
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: New Construction
120 Storms Avenue
Block 15004, Lots 32-38

This site plan review is based upon plans submitted by Matthew J. Neuls, P.E. of Dresdner Robin located in Jersey City, NJ 07302

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Cover Sheet	G-001	12.16.21	6.23.22
• Zoning Table	G-002	12.16.21	6.23.22
• Site Plan	C-301	12.16.21	6.23.22
• Grading & Drainage Plan	C-401	12.16.21	6.23.22
• Utilities Plan	C-501	12.16.21	6.23.22
• Landscape Plan	L-601	12.16.21	6.23.22
• Landscape Details	L-691	12.16.21	6.23.22
• Lighting Plan	L-701	12.16.21	6.23.22
• Removals & SESC Plan	C-801	12.16.21	6.23.22
• SESC Notes & Details	C-802	12.16.21	6.23.22
• Construction Notes & Details	C-901-903	12.16.21	6.23.22
• Architecture Plan	Varies	8.06.21	5.13.22
• Stormwater Mgmt & Engineer's Report	----	2021.10	----

PLANS, COMMENTS:

Site Plan, Sheet C-301:

1. Revise the site plan to include all existing and proposed physical features, such as utility pole, utility box, trees, handicap ramps, crosswalks, hydrants, manholes, inlets, street lights, drainage basins and other improvements on the site. The site plan base map should be a duplicate of the site survey map.
2. Please revise the milling & paving area on Nevins Street. Nevins Street must be milled and paved, curb to curb, for the entire street length from the intersection to its terminus.

3. There are existing street lights/utility poles standing on Storms Avenue next to the curb ramp and the southern property line. The two proposed street lights shall be relocated.
4. Relocate the proposed tree/fire hydrant to provide a minimum of 5' clearance between the fire hydrant and the proposed tree fence on Storms Avenue and Nevins Street, respectively.
5. The proposed Stop (R1-1) sign at the driveway on Nevins Street shall be relocated to within the property line. A Do Not Enter (R5-1) sign shall be installed at the same location to prevent conflict movements.
6. Relocate the No Parking sign #3 away from the driveway and rotate 45° facing the upcoming traffic.
7. All No Parking signs shall be rotated 45° facing the upcoming traffic on Storms Avenue.
8. Revise the tree planting dimensions to 3'x10' along Nevins Street to fit narrow sidewalk.
9. Install Do Not Enter (R5-1) sign at the entrance of the driveway on Storms Avenue to prevent conflict movements.

Grading & Drainage Plan, Sheet C-401:

10. Relocate the inlet at the corner of the intersection to Nevins Street immediately upstream of the pedestrian crosswalk fronting the project. Local elevations may need to be adjusted to avoid stormwater ponding at the curb return low point.
11. Please verify and adjust the elevations at the driveway on Nevins Street to remove the local high point.

Utilities Plan, Sheet C-501:

12. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

Landscape Plan, Sheet L-601:

13. 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.

Landscape Details, Sheet L-691:

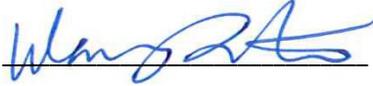
14. Show tree planting details for 3'x10'.

Lighting Plan, Sheet L-701:

15. Please revise the lighting design along the NE property line. The intensity of the light shall not exceed one-half foot candles along the property lines.
16. Confirm that the specifications for the street light fixture are current with PSE&G requirements for lease lighting. Proposed street lights shall be the Jersey City Signature LED lamps.
17. Applicant shall contact PSE&G to establish street light purchase contract for initial "buy down" of the luminaire, pole and construction costs. The City will coordinate the long term lease with PSE&G.
18. All street lighting installations must be coordinated with this office.

General Comments:

19. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
20. Please reinstall all traffic signs and pavement markings upon completion of construction according to the latest MUTCD.
21. Please notify this office in writing at least 72 hours prior to commencement of construction work.
22. 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.
23. Upon completion of construction, please provide this office with an as-built plan showing all of the new improvements.
24. Please include sanitation handling plan and/or notes including but not limited to trash, recycling and bulk waste. Must be coordinated with Jersey City Department of Public Works, Division of Sanitation. Enclosed is the minimum guidance required for the sanitation handling plan.



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



Paul Russo, P.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Matthew J. Neuls, P.E. of Dresdner Robin
LW/File

Proposal revised June 16, 2016
CRITERIA FOR THE COLLECTION OF GARBAGE/RECYCLING FOR
50 RESIDENTIAL UNITS & UP

50 TO 249 Units

- One (1) two (2) yard compactor unit for garbage. The number of containers will vary based on the number of units. (should be a minimum of 3-2yd. rear load containers; 1 on machine, 1 spare, 1 to be dumped).
- Minimum of two (2) three (3) yard rear load containers for cardboard/newspaper.
- Minimum of two (2) three (3) yard rear load containers for commingled materials.

250 Units and up:

- One (1) thirty (30) yard compactor unit for garbage.
- Minimum of four (4) three (3) yard rear load containers for cardboard/newspaper.
- Minimum of six (6) three (3) yard rear load containers for commingled materials.