



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: February 15, 2023
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: 277 – 301 West Side Avenue
Block 22103, Lot 5, 13, 14

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	4.08.22	1.20.23
• Site Plan	C-301	4.08.22	1.20.23
• Grading & Drainage Plan	C-401	4.08.22	1.20.23
• Utility Plan	C-501	4.08.22	1.20.23
• Landscape Plan	L-601	4.08.22	1.20.23
• Terrace Amenity Plan	L-602	10.26.22	1.20.23
• Landscape Notes & Details	L-691	4.08.22	1.20.23
• Lighting Plan	L-701	4.08.22	1.20.23
• Lighting Details	L-791	10.26.22	1.20.23
• SESC Plan	C-801	4.08.22	1.20.23
• SESC Details	C-802	4.08.22	1.20.23
• Removals Plan	C-811	4.08.22	1.20.23
• Construction Details	C-901-903	4.08.22	1.20.23
• Architecture Plan	Varies	3.24.22	1.20.23

PLANS, COMMENTS:

Site Plan, Sheet C-301:

1. The Removals Plan, Sheet C-811, states that existing utility poles/street lights will be protected and maintained. Show clearly the locations of these utility poles/street lights on the site plan. Some of the proposed street trees and street lights are to be installed at the same location or next to the existing utility pole/street light and shall be relocated to provide a proper clearance according to Jersey City Forestry Standards 2018.

2. Change the curb turning radius from 10' to 15' according to Jersey City Design Standards (JCDS).
3. Reduce the curb bump out width from 8' to 6.5'.
4. Provide two curb ramps with detectable warning surface(DWS) at the intersection corner.
5. The existing stairs located on West Side Avenue encroaches onto public right-of-way and needs to apply for a Franchise Ordinance Approval.
6. Show sidewalk width from the property line to curb line along West Side Avenue.
7. Please change all tree planting dimensions from 5'x10' to 4'x12' to provide more space for pedestrian along both West Side Avenue and Fisk Street.
8. All traffic related issues, including but not limited to traffic signs, pavement markings and traffic circulations, will require approval of JC Division of Traffic Engineering and Division of Transportation Planning.

Grading & Drainage Plan, Sheet C-401; Utility Plan, Sheet C-501:

9. Show complete information for the 8" sanitary sewer line (size, material, slope, length, invert elevation, elevation, etc.).
10. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

Landscape Plan, Sheet L-601:

11. Please adjust the proposed street tree locations to provide required clearance between the trees and existing/proposed utility poles/street lights.
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.

Lighting Plan, Sheet C-701:

13. A minimum of 5' clearance shall be provided between the proposed street light and the driveway on Fisk Street.

14. 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.
15. 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.
16. All street lighting installations must be coordinated with this office.

SESC Plan, Sheet C-801:

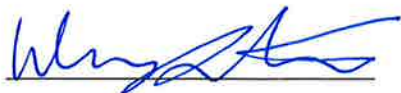
17. Relocate the silt fence to along the property line.
18. Relocate the stabilized construction entrance to within the property line.

Removals Plan, Sheet C-811:

19. Show treatments for the existing street trees.

General Comments:

20. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
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.