



**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:** November 10, 2022  
**TO:** Planning Board  
**FROM:** Lichuan Wang, P.E., C.M.E.  
**SUBJECT:** New Residences  
169 Culver Avenue  
Block 22102, Lot 16

This site plan review is based upon plans submitted by Dennis M. Devino, R.A. of DA+A located in Jersey City, NJ 07304 .

| DESCRIPTION                     | SHEET NO. | DATE    | REVISIONS |
|---------------------------------|-----------|---------|-----------|
| • Zoning Chart, etc.            | Z-001     | 2.22.22 | ----      |
| • Site Survey                   | Z-002     | 2.22.22 | ----      |
| • Site plans & Exterior Details | Z-003     | 2.22.22 | ----      |
| • Notes & Details               | Z-004/005 | 2.22.22 | ----      |
| • Architecture Plan             | Z-101-204 | 2.22.22 | ----      |

**PLANS, COMMENTS:**

1. The survey provided is unacceptable. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
2. Show north arrow on the site plan.
3. The following note must appear on the site 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 rear building structure encroaches onto adjacent property. Please revise the design to ensure that the entire building façade be relocated back to the property line.
5. Show front yard and side yard setback dimensions on the site plan.

6. Please remove all existing iron fences located on public sidewalk. The existing tree and planter box next to the iron fence may also need to be removed.
7. Show sidewalk dimension on the plan.
8. Show detailed information for all utility mains on the plan.
9. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).
10. Please remove the concrete sidewalk details shown on the Site Plan, sheet Z-003. All construction details within public right-of-way shall be in compliance with Jersey City Design Standards.
11. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
12. Please notify this office in writing at least 72 hours prior to commencement of construction work.
13. 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.
14. 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.  
Municipal Engineer

Cc: Division of Planning  
JCMUA  
Dennis M. Devino, R.A. of DA+A  
LW/File