



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: October 6, 2023
TO: Planning Board
FROM: Lichuan Wang, P. E., C. M. E.
SUBJECT: 35 Cottage Street
Block 7903, Lots 17, 18, 19

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

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Cover Sheet	G-001	3.14.22	4.19.23
• Site Plan	C-301	3.14.22	4.19.23
• Grading & Drainage Plan	C-401	3.14.22	4.19.23
• Utility Plan	C-501	3.14.22	4.19.23
• Utilit Profiles	C-550	11.17.22	4.19.23
• SESC Plan	C-801	3.14.22	4.19.23
• SESC Notes & Details	C-802	3.14.22	4.19.23
• Removals Plan	C-812	3.14.22	4.19.23
• Construction Notes & Details	C-901-903	3.14.22	4.19.23

PLANS, COMMENTS:

Cover Sheet, Sheet G-001:

1. The Zoning Table states that the proposed minimum sidewalk width is 8' and complies with the 8' requirement. This statement is inconsistent with the dimensions shown on the Site Plan, Sheet C-301, which is 7.2'.

Site Plan, Sheet C-301:

2. The sidewalk width is 7.2' along Cottage Street. With minimum of 2' reserved to install traffic signs and street lights along the curb line and 0' setback, the unobstructed public sidewalk width will just meet the 5' minimum Jersey City standard (minimum 8' according to Journal Square Redevelopment Plan). This project proposed for 576 residential units and other

services with main entrance facing Cottage Street. There is a concern for the pedestrian travel with forthcoming heavy pedestrian volume on narrow sidewalk in this area. A minimum of 8' sidewalk should be provided for the entire project frontage along Cottage Street to comply with the Redevelopment Plan.

Grading & Drainage Plan, Sheet C-401:

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

General Comments:

4. Please notify this office in writing at least 72 hours prior to commencement of construction work.
5. 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.
6. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
7. 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., C.M.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Christopher J. Collins, 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.