



JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

13-15 LINDEN AVENUE EAST 1ST FLOOR-JERSEY CITY, NEW JERSEY 07305 · TEL: (201) 432-1150 · FAX: (201) 432-1576

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August 14, 2023

Brian S. Liebeskind, P.E.
1 Evertrust Plaza, Suite 901
Jersey City, NJ 07302

**Re: 701 Newark Ave
34 Story Mixed Use Building
Block No.: 7902 Lot Nos.: 25-29
JCMUA Project No. P233253
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Dear Mr. Liebeskind:

The Jersey City Municipal Utilities Authority (JCMUA) has received site plans (Last Revised: 8/4/23), prepared by Brian S. Liebeskind, P.E. and architectural drawings (Dated: 8/1/23), prepared by Paul Freitas, AIA has the following review comments.

WATER:

1. Provide water riser diagram including all relevant information for water connection.
2. 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. The results of the test(s) will be faxed to your office as soon as they are available.
3. 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.
4. Water service shall make connection to water main with tee and solid sleeve coupling. Please revise.
5. Include notes from the JCMUA "Requirements for Fire and Domestic Water Line and Meter Installation" including the appropriate schematic.

SEWER:

1. Storm lateral shall come out the front of the property and make connection to existing sewer main within Newark Ave. Please revise.
2. Connection for sanitary lateral shall be made perpendicular to main.
3. According to JCMUA records, existing main to which connection is proposed is 48" RCP. Please revise.
4. Cleanout on sanitary lateral shall be placed just behind the curb.
5. Provide storm and sanitary riser diagram including all relevant information for sewer connections.
6. Since this project is a major development as defined in the Jersey City Stormwater Control Ordinance, it must comply with this ordinance and NJDEP stormwater regulations. Please provide stormwater report showing all drainage calculations.
7. 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.

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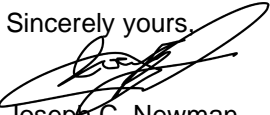
8. Include the JCMUA "Standard Requirements for New Sanitary and Storm Sewers and Service Laterals" on your plans and ensure compliance with them.
9. Submit **NJDEP TWA** permit application to this office for review and endorsement after all our technical comments on your site plans have been satisfied. 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.

GENERAL:

1. 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.
2. 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.
3. Complete Site Plan Review checklist and applications for Water Service and Sewer Connection and submit to this office for review.

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 Concepcion – Staff Engineer