



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF ADMINISTRATION
DIVISION OF ENGINEERING, TRAFFIC & TRANSPORTATION

Municipal Services Complex
13-15 Linden Avenue East | Jersey City, NJ 07305
Engineering Desk: 201-547-4411 | Traffic Desk: 201-547-4470



JOHN J. METRO
ACTING BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: April 19, 2021
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Mixed-Use Development
262 Johnston Avenue
Block 15801, Lots 49, 50

This site plan review is based upon plans submitted by Mark Chisvette, P.E. of Chisvette Engineering located in Pompton Lakes, NJ 07442.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Land Title Survey	1 of 1	4.20.2020	5.13.2020
• Title Sheet & Area Map	C-1	6.15.2020	1.06.21
• Demolition Plan	C-2	6.15.2020	1.06.21
• Site Plan	C-3	2.25.2020	1.06.21
• Lighting & Landscaping Plan	C-4		
• Grading, Drainage & Utility Plan	C-5	2.25.2020	1.06.21
• SESC Plan	C-6	2.25.2020	1.06.21
• SE Details & Utility Notes	C-7	2.25.2020	1.06.21
• Construction Details	C-8-11	2.25.2020	1.06.21
• Architecture Plan	Varies	8.06.2020	1.07.21
• Traffic, Access & Circulation Study	----	2.11.21	----
• Utility Engineering Report	----	10.01.18	10.23.2020

PLANS, COMMENTS:

Site Plan, Sheet C-3:

1. Please revise the site plan and all related plans according to the Traffic, Access & Circulation Study's recommendations.
2. Show site profile along the existing 7' sanitary sewer line. The tree proposed within said sewer line area may need to be removed.
3. Please extend the westerly new curb construction to be in line with the new concrete sidewalk construction. All disturbed sidewalk area must be restored in kind to match the existing condition.

4. The new curb construction to the east shall be extend to match the roadway paving limits.
5. The proposed canopies may need to apply for a Franchise Ordinance approval.

Lighting & Landscaping Plan, Sheet C-4:

6. 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.
7. 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.
8. All street lighting installations must be coordinated with this office.
9. Show all lighting design details.
10. 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. Provide design details on the plan.

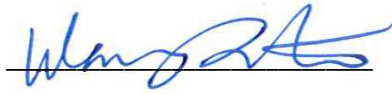
Grading, Drainage & Utility Plan, Sheet C-5:

11. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.
12. Johnston Avenue shall be milled and paved, curb to curb, from westerly property line to the pedestrian signal next to the bridge for pedestrians crossing Johnston Avenue. The intersection paving shall include keyways. Show paving limits on the plan.

General Comments:

13. Please notify this office in writing at least 72 hours prior to commencement of construction work.
14. 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.

15. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
16. 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
Mark Chisvette, P.E. of Chisvette Engineering
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.