



**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:** December 5, 2023  
**TO:** Planning Board  
**FROM:** Lichuan Wang, P.E., C.M.E.  
**SUBJECT:** Hudson Exchange West – Wells Fargo  
Block 11603, Lot 2.01

This site plan review is based upon revised 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	4.28.03	10.19.23
• Site Layout & Signage Plan	C-301	4.28.23	10.19.23
• Grading Plan	C-401	4.28.23	10.19.23
• Landscape Plan	L-601	4.28.23	10.19.23
• Lighting Plan	L-701	4.28.23	10.19.23
• SESC Plan	C-801	4.28.23	10.19.23
• SESC Notes & Details	C-802	4.28.23	10.19.23
• Removals Plan	C-811	4.28.23	10.19.23
• Construction Notes & Details	C-901/902	4.28.23	10.19.23
• Signage Details	C-903	4.28.23	10.19.23

**PLANS, COMMENTS:**

**Site Layout & Signage Plan, Sheet C-301:**

1. Please revise the curb return radius to 15' at the SE corner of the intersection of Thomas Gangemi Dr. and Provost Street.
2. Show sidewalk dimension and slope on Provost Street.
3. All traffic related issues, including but not limited to traffic signs, pavement markings and traffic circulations, will require review and approval of JC Division of Traffic Engineering and Division of Transportation Planning.

**Grading Plan, Sheet C-401:**

4. Drainage service connections will require approval of JCMUA.

**Lighting Plan, Sheet L-701:**

5. Provide a lighting plan with illumination contours for Provost Street.

**Removals Plan, Sheet C-811:**

6. The following note must appear on the plan:

“All demolition material and debris and all items removed from the property and the public areas adjacent, 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 and laws of the NJDEP.”

**Construction Details, Sheet C-901/902:**

7. Please revise the HMA paving details to 9.5M64 Surface Course and 12.5M64 Base Course according to the latest JC Design Standards.

**General Comments:**

8. Please notify this office in writing at least 72 hours prior to commencement of construction work.
9. 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.
10. 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., C.M.E.  
Municipal Engineer

Cc: Division of Planning  
JCMUA  
Matthew J. Neuls, P.E. of Dresdner Robin  
LW/File