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June 25, 2024

Via Tyler system and Email

Cameron Black
Division of City Planning
City of Jersey City, City Hall Annex
1 Jackson Square
Jersey City, New Jersey 07302

**Re: Applicant: Newport Associates Development Company
Case No. P23- 056
Preliminary Major Site Plan Application
Block 7302; Lot 3.15
44 Park Lane North**

Dear Cameron:

Please be advised that this firm represents Newport Associates Development Company (the "Applicant") in connection with the above preliminary site plan application.

The purpose of this letter is to confirm for you the Applicant's responses to the comment letter of the Jersey City Engineering Division dated 2/16/24; the comment letter of the JCMUA dated 1/9/24; and the comment letter of the Jersey City Traffic Engineering Division dated February 15, 2024.

The following contains a point-by-point summary of the Applicant's responses to the letters. Each comment and response are numbered in accordance with the aforementioned documents. *Italicized text is taken from the comment letters for your ease of reference*; non-italicized text represents the Applicant's responses.

Jersey City Engineer's Review Letter, dated February 16, 2024:

Plan Comments:

Site Plan, Sheet C-301:

1. *Part of the project is located within the PATH easement area. This site plan requires the PATH's review and approval.*

The Applicant intends to notify the PANYNJ of this Application and work with it to the extent required under any agreements it has with the PANYNJ to protect the structural integrity of the PATH tunnels under the surface of the property. However, as illustrated by Sheet C-301 of the civil site plans and the PATH Boundary Exhibit filed with the application, it is only the surface improvements for the project that are within the PATH's review zone. The building is outside the review zone. Moreover, the Applicant's agreement with the PANYNJ requires PANYNJ approval prior to construction. As set forth above, because this is a preliminary site plan application, if granted, the Planning Board will not be authorizing any construction work to be performed on the Property.

Site Plan, Sheet C-301:

2. *Show clearly the existing street furniture's locations along Washington Blvd. such as curb, ramp, fire hydrant, bus stop signs, traffic signal poles, traffic signs, and clearance with existing/proposed street trees and streetlights.*

The Applicant will agree to make this a condition to be complied with upon filing for final site plan approval.

3. *Reconstruct the curb ramp located at the northeast corner of the intersection of 18th St. and Washington Blvd., Washington Blvd. approach to be in line with the pedestrian walkway according to latest ADA standards.*

The Applicant will comply as part of resolution compliance.

4. *Provide driveway dimensions on North Boulevard.*

The Applicant will comply as part of resolution compliance.

5. *All traffic related issues, including by not limited to traffic, signs, pavement markings, and traffic circulations, will require the review and approval of the Jersey City division of Traffic engineering and division of transportation planning.*

Acknowledged-see below.

Grading and Drainage Plans, Sheet C – 104; Utility Plan, Sheet C – 105:

6. *Provide roadway profile for proposed 18th St.*

The Applicant will agree to make this a condition of a final site plan approval.

7. *Provide complete information for the sanitary sewer/ Stormwater line, including size, material, slope, length, elevation, etc.*

The Applicant will comply as part of resolution compliance.

8. *Drainage system, connection, sanitary, sewer, and water service connections required JCA review and approval.*

Acknowledged-see below.

9. *Any damage to Washington Boulevard pavement and pavement markings due to construction shall be milled and paved, curb to median, for the entire length in front of the subject site. Show paving limits on plan.*

Not applicable. The Applicant will agree to make this a condition of a final site plan approval.

10. *16th St., 18th St., and North Blvd., shall be milled and paved, curb to curb for the entire street length in front of the subject site.*

Not Applicable - all three (3) of these roads are privately owned, maintained and operated by the Applicant.

11. *Provide proof of approval fund, NJDEP flood hazard area permit*

The Applicant will agree to make this a condition of a final site plan approval.

Landscape Plan, Sheet L – 601:

12. *Please refer to comment # 2.*

The Applicant will agree to make this a condition to be complied with upon filing for final site plan approval.

13. *Provide street tree dimensions on plan.*

The Applicant will comply as part of resolution compliance.

14. *Street tree species and planting related issues shall be coordinated with the Division of Park Maintenance. Tree planting details shall be in conformance with the Jersey City forestry standards 2018.*

The Applicant will agree to make this a condition to be complied with upon filing for final site plan approval. The Applicant conform to the 2023 FS.

Landscape Notes and Details, Sheet L – 691 / 692:

15. *Revise the tree planting dimensions according to the Jersey City Forestry Standards 2018*

The Applicant is seeking a variance from these requirements for certain non-complying tree plantings.

16. *Revise the street lighting design details, according to the Jersey City design standards.*

The Applicant will agree to make this a condition to be complied with upon filing for final site plan approval.

Lighting, Sheet L – 701:

17. *Please refer to comment # 2.*

The Applicant will agree to make this a condition to be complied with upon filing for final site plan approval.

18. *Specify clearly, whether the streetlights are existing or proposed lights on the plan. All streetlights proposed along Washington Boulevard shall comply with Jersey City standards.*

The Applicant will comply as part of resolution compliance.

19. *The streetlight proposed on Washington Boulevard next to 16th St. shall be relocated away from the street corner and a minimum of 5 feet away from the curb ramp.*

The Applicant will comply as part of resolution compliance.

20. *New locations for the two streetlights that need to be relocated at the proposed drop off area on 16th St.*

The Applicant will comply as part of resolution compliance.

21. *Confirm that the specifications for street light fixtures are current with PSE&G requirements for lease lighting. The proposed streetlights shall be the Jersey City signature LED lamps.*

The Applicant will comply as part of resolution compliance.

22. *Applicant to contact PSE&G to establish streetlight purchase contract for initial "buy down" of luminaire, pole and construction costs. The City will coordinate a long-term lease with PSE&G.*

The Applicant will agree to make this a condition of a final site plan approval.

23. *All Street lighting installation must be coordinated with this office.*

The Applicant will agree to make this a condition of a final site plan approval.

Construction Notes and Details, Sheet C – 901:

24. Please revise the HMA paving details to 9.5 M64 surface course and 12.5 M64 base course according to Jersey City Design Standards.

The Applicant will comply a part of resolution compliance.

General Comments:

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

The Applicant will agree to make this a condition of a final site plan approval.

26. 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 Jersey City Division of Engineering construction guidelines.

The Applicant will agree to make this a condition of a final site plan approval.

27. Upon completion of construction, please provide this office with an as-built plan showing all new improvements.

The Applicant will agree to make this a condition of a final site plan approval.

28. Please include a sanitation handling plan and/or notes, including but not limited to trash, recycling, and bulk waste must be coordinated with the Jersey City Department of Public Works.

The Applicant will comply as part of resolution compliance.

JCMUA Review Letter, dated January 9, 2024

SEWER/DRAINAGE:

1. JCMUA has observed sanitary sewer connection connecting to dead ended manholes to have backups due to no upstream flow. It is strongly recommended that the sanitary sewer line within North Blvd is periodically jetted through the cleanout to ensure continual flow. Please place a note on the Utility Plan indicating as such.

The Applicant will comply as part of resolution compliance.

2. *Please provide stormwater report indicating all pre and post drainage conditions.*

The Applicant will comply as part of resolution compliance.

3. *Provide storm and sanitary riser diagrams including all relevant information for sewer connection.*

This requires a final MEP design which is not available because this is an application for a preliminary site plan approval. The Applicant will agree to make this a condition of a final site plan approval.

4. *Indicate size and material of proposed storm laterals on Grading and Drainage Plan.*

The Applicant will comply as part of resolution compliance.

5. *Indicate existing and proposed inverts for storm sewer main within North Blvd.*

The Applicant will comply as part of resolution compliance.

6. *18" storm sewer main within 16th Street to which connection is proposed is not owned by JCMUA. Please note on plans that maintenance or repairs of 18" RCP with 16" Street is not the responsibility of the JCMUA.*

The Applicant will comply as part of resolution compliance.

7. *Please submit a Stormwater Maintenance Manual listing all cleaning, and maintenance procedure as well as the names, fax numbers, cell phone numbers and e-mail addresses of the employees authorized and directed to maintain detention system or any proposed green infrastructure.*

This requires a final MEP design which is not available because this is an application for a preliminary site plan approval. The Applicant will agree to make this a condition of a final site plan approval.

8. *Since this project is a major development as defined in the Jersey City Stormwater Control Ordinance, it must comply with the ordinance and NJDEP stormwater regulations.*

Acknowledged.

WATER:

1. *Provide water riser diagrams including all relevant information for water connection.*

This requires a final MEP design which is not available because this is an application for a preliminary site plan approval. The Applicant will agree to make this a condition of a final site plan approval.

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 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.*

This requires a final MEP design which is not available because this is an application for a preliminary site plan approval. The Applicant will agree to make this a condition of a final site plan approval.

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.*

This requires a final MEP design which is not available because this is an application for a preliminary site plan approval. The Applicant will agree to make this a condition of a final site plan approval.

4. *Redundant water services shall not be on the same side of the building as proposed. Please revise.*

The Applicant will comply as part of resolution compliance.

GENERAL:

1. *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.*

This permit will not be available until the Applicant receives a final site plan approval. The Applicant will agree to make this a condition of a final site plan approval.

2. *Please note that all fees, including sewer and water connection, application, and inspection fees, must be paid in full prior to issuance of any permits or endorsement of any NJDEP permit applications by this office.*

The Applicant will agree to make this a condition of a final site plan approval.

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

The Applicant will agree to make this a condition of a final site plan approval.

Jersey City Division of Transportation Planning Comment Letter, dated February 14, 2024;

1) Driveway

- (a) *The proposed location of the access driveway to the parking facility raises safety concerns as the egress is in close proximity to the traffic signal at 18th Street. The Divisions recommend relocation of the ingress and egress of the parking facility to North Boulevard.*

The Applicant intends to keep the driveway in the location shown on the site plans.

- (b) *If the site driveway remains in the current location, the site driveway appears to only permit one direction of travel (entrance on 18th St and exit on 16th St). Given this configuration, the Divisions recommend that the driveway be narrowed to 10' and that the landscaped areas be widened, except as noted below to accommodate loading.*

The Applicant intend to keep the driveway width shown on the site plans. At the width shown on the site plans the driveway will function as an informal lay-by for temporary pick-ups, drop-offs, and standing. This will keep vehicles off the surrounding roadways.

- (c) *If the site driveway remains in the current location, it is recommended that the loading zone that is proposed for 16th Street be relocated along or adjacent to the site driveway in order to accommodate a safe and uninterrupted bicycle lane to the site.*

The Applicant intends to keep the loading zone in the location shown on the site plans.

2) 16th Street

- (a) *Based on the location of the bike storage room, cyclists will likely use 16th Street to travel between the building and the protected bike lanes on Washington Boulevard/18th Street. Currently, the travel lanes on 16th Street are excessively wide and could encourage faster speeds. Since the site is proposed with nearly double the amount of parking required and the adjacent use is a neighborhood park, the Divisions recommend converting on-street parking to either protected directional bicycle lanes (5' bicycle lanes with 2-2.5' buffers) or two-way cycle track on the north side, with travel lanes between 10-11' wide. Please see Bikeway Design Guide and coordinate with the Divisions of Transportation Planning and Traffic Engineering before installing.*

The Applicant intends to keep 16th Street which was approved by the Planning Board in 2017 and recently constructed as shown on the site plans.

3) Washington Blvd/ 18th Street Protected Bike Lane Markings

- (a) *Please update the continuous protected bike lane along the frontage of the proposed site along 18th Street and include cross-bike markings across the entrance and exit to the site (18th St extension). Please see Bikeway Design Guide and coordinate with the Divisions of Transportation Planning and Traffic Engineering before installing. Please match the existing color scheme and material (polymer slurry cement) for the bicycle facilities and curb extensions.*

The Applicant will agree to make this a condition of a final site plan approval.

4) Bicycle Racks

- (a) *As per § 345-70. - Off-street parking and loading and bicycle parking: "2.) Site plans shall show the proposed location of bike parking/storage facilities on the site and on the building floor plan design. A construction detail of the bike rack or facilities shall be provided." While*

the location of the bicycle room is detailed on the site plan, please provide the specifications of the bike racks to be installed.

The Applicant will agree to make this a condition to be complied with upon filing for final site plan approval.

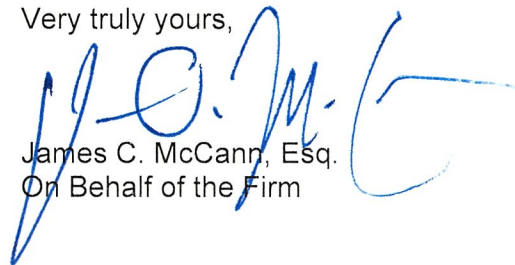
5) *Electric Vehicles*

- (a) *The site does include Electric Vehicle parking spaces. Please provide testimony about the site's compliance with New Jersey's Model Statewide Municipal Electric Vehicle (EV) Ordinance, published by DCA on September 1, 2021, with regard to electric vehicle and make-ready parking spaces.*

The architectural plans show EV and EVMR parking spaces including the number of such spaces. The Applicant will provide EV parking testimony at the Planning Board hearing.

If there are any questions, please feel free to contact my office.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J.C. McCann', with a stylized flourish extending to the right.

James C. McCann, Esq.
On Behalf of the Firm

JCM/mg

cc: Newport Associates Development Company
Dresdner Robin
MHS Architects