



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: May 2, 2024
TO: Planning Board
FROM: Lichuan Wang, P. E., C. M. E.
SUBJECT: Harborside Plaza IV
20 C. C. Drive
Block 11603, Lot 29

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
• Boundary & Topographic Survey	----	6.30.23	----
• Cover Sheet	G-001	12.21.23	2.16.24
• Site Plan	C-301	12.21.23	2.16.24
• Open Space Figure	C-302	12.21.23	2.16.24
• Grading & Drainage Plan	C-401	12.21.23	2.16.24
• Utility Plan	C-501	12.21.23	2.16.24
• Landscape Plan	L-601-604	12.21.23	2.16.24
• 9 th / 39 th Floor Roof Terrace	L-605/606	12.21.23	2.16.24
• Landscape Details	L-611-613	12.21.23	2.16.24
• Lighting Plan	L-701	12.21.23	2.16.24
• Lighting Details	L-711	12.21.23	2.16.24
• SESC Plan	C-801	12.21.23	2.16.24
• SESC Notes & Details	C-802	12.21.23	2.16.24
• Removals Plan	C-811	12.21.23	2.16.24
• Site Details	C-901-903	12.21.23	2.16.24
• Architecture Plan	Varies	12.22.23	2.16.24
• Stormwater Mgmt & Engineer's Report	----	2023.12	----

PLANS, COMMENTS:

Site Plan, Sheet C-301:

1. Realign the curb ramp located at the SW corner of the intersection of Hudson Street and Pearl Street to be in line with the pedestrian walkway according to the latest ADA Standards.
2. Provide curb ramp design details for each street corner.
3. Relocate the proposed granite stairs with handrail at the NE corner of C. C. Drive and Greene Street easterly for a minimum of 10' to provide more space for pedestrians at this corner.

4. The proposed design for new street light to be installed next to the existing street light is unacceptable. The existing street lights shall be either replaced by new street lights entirely or the illumination parts be replace with LED lights approved by PSE&G. The lighting plan and removal plan shall be revised accordingly to reflect the changes. Street light locations may need to be adjusted to provide required clearance.
5. Label clearly the clearance between the proposed/existing street tree and street light/traffic signal pole/driveway/fire hydrant/curb of the intersection. Minimum clearance shall be provided according to Jersey City Forestry Standards 2018.
6. 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 & Drainage Plan, Sheet C-401; Utility Plan, Sheet C-501:

7. Verify and reset all inlets and manholes to new elevations to be flush with roadway.
8. New curb and sidewalk shall be constructed at the NE corner of Greene Street and Pearl Street to cover all damaged area. New curb ramp shall be constructed at this corner according to the latest ADA Standards.
9. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.
10. Provided proof of approval from NJDEP the flood hazard area permit to this office.

Landscape Plan, Sheet L-601:

11. 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.

Lighting Plan, Sheet L-701:

12. 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.

- 13. 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.
- 14. All street lighting installations must be coordinated with this office.

Construction Notes & Details, Sheet C-901:

- 15. 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:

- 16. Please notify this office in writing at least 72 hours prior to commencement of construction work.
- 17. 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.
- 18. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
- 19. 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.