



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  
BUSINESS ADMINISTRATOR

MEMORANDUM

**DATE:** April 14, 2022  
**TO:** Planning Board  
**FROM:** Lichuan Wang, P.E., C.M.E.  
**SUBJECT:** 212 - 230 Culver Avenue  
Block 21701, Lots 18, 19

This site plan review is based upon plans submitted by Daphne A. Galvin, P.E. of Partner Engineering & Science, INC located in Eatontown, NJ 07724.

| DESCRIPTION                            | SHEET NO.   | DATE      | REVISIONS |
|--|-------------|-----------|-----------|
| • Land Title Survey                    | 1 of 1      | 5.21.2020 | 8.11.21   |
| • Title Sheet                          | 1 of 12     | 9.30.21   | ----      |
| • Zoning Table & Notes                 | 2 of 12     | 9.30.21   | 12.10.21  |
| • Existing Conditions & Removals Plan  | 3 of 12     | 9.30.21   | ----      |
| • Layout Plan                          | 4 of 12     | 9.30.21   | 12.10.21  |
| • Grading, Drainage & Utility Plan     | 5 of 12     | 9.30.21   | 12.10.21  |
| • Landscape & Lighting Plan            | 6 of 12     | 9.30.21   | 12.10.21  |
| • SESC Plan                            | 7 of 12     | 9.30.21   | 12.10.21  |
| • SESC Details                         | 8 of 12     | 9.30.21   | ----      |
| • Landscape & Lighting Notes & Details | 9 of 12     | 9.30.21   | ----      |
| • Construction Details                 | 10-12 of 12 | 9.30.21   | 12.10.21  |
| • Architecture Plan                    | Varies      | 9.30.21   | 12.06.21  |
| • Stormwater Mgmt & Engineer's Report  | ----        | 9.30.21   | ----      |
| • Traffic Impact Study                 | ----        | 9.17.21   | 11.23.21  |

**PLANS, COMMENTS:**

**Layout Plan, Sheet 4 of 12:**

1. Please remove the note #7. The four curb ramps located at the two intersections need to be reconstructed according to the latest ADA Standards. Provide design details on the plan.
2. Please verify that the location of the fire hydrant at the NW corner of the intersection of Culver Avenue and Mallory Avenue meets the following standards: a minimum of 5' clearance from the curb ramp and a minimum of 20' from the curvature of the curb.

3. There are fire hydrant, pedestrian signal, control box and street light located at the NW corner of the intersection of Culver Avenue and Mallory Avenue. The location of each instrument shall be clearly shown on the plan and be in compliance with the latest ADA Standards.
4. Parking is permitted on both sides of Pollock Avenue according to Municipal Code. The current design with 15' sidewalk will leave the travel lane width to 30' and remove at least one side of parking on Pollock Avenue. Should Planning Board accept this design, the applicant needs to apply for ordinance modification from this office prior to street opening.
5. Please redesign the transition area at the western end of Pollock Avenue. The southern curb and sidewalk along Pollock Avenue shall be extended westerly to the Dog Run and provide continuous 5' sidewalk along the Dog Run before meeting with the existing curb.
6. Install Stop (R1-1) signs at the exit of the driveways to prevent conflict movements.

**Grading, Drainage & Utility Plan, Sheet 5 of 12:**

7. Install an inlet on Culver Avenue approximately 300' from Mallory Avenue.
8. Please relocate the inlet at the NW corner of the intersection of Mallory Avenue and Culver Avenue to Mallory Avenue immediately upstream of pedestrian crosswalks. Local elevations may need to be adjusted to avoid stormwater ponding at the curb return low point.
9. Please replace the single "E" inlet located at the SW corner of the intersection of Mallory Avenue and Pollock Avenue with two catch basins immediately upstream of pedestrian crosswalks on Mallory Avenue and Pollock Avenue, respectively. Local elevations may need to be adjusted to avoid stormwater ponding at the curb return low point.
10. Culver Avenue, Mallory Avenue and Pollock Avenue shall be milled and paved, curb to curb, for the entire street length in front of the subject site including the two intersections. Show paving limits on the plan.
11. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
12. Provide proof of approval for flood hazard area permit.

**Landscape & Lighting Plan, Sheet 6 of 12:**

13. The existing street light is located within the curb ramp area at the SW corner of the intersection of Mallory Avenue and Pollock Avenue. Please relocate the street light to provide a minimum of 5' clearance with the curb ramp.
14. Label spacing between proposed trees. Relocate the proposed street trees to provide a minimum of 15' clearance with street light and 30' from the curb of the intersection.
15. Show illumination contours for the parking garage
16. 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.

**Construction Details, Sheet 10 of 12:**

17. Please revise the HMA paving details to 9.5M64 Surface Course according to the latest JC Design Standards.

**General Comments:**

18. Reinstall traffic signs and pavement markings upon completion of construction.
19. Please notify this office in writing at least 72 hours prior to commencement of construction work.
20. 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.
21. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
22. 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  
Daphne A. Galvin, P.E. of Partner Engineering & Science, INC  
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.