



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: January 13, 2022
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: 499 Summit Avenue
Block 9501, Lot 18

This site plan review is based upon plans submitted by Matthew J. Neuls, P.E. of Dresdner Robin located in Jersey City, NJ 07302.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Land Title Survey	----	3.01.21	7.16.21
• Cover Sheet	G-001	11.09.21	----
• Site Plan	C-301	11.09.21	----
• Vehicle Circulation Plan	C-311	11.09.21	----
• Grading & Drainage Plan	C-401	11.09.21	----
• Utility Plan	C-501	11.09.21	----
• Landscape Plan	L-601	11.09.21	----
• Landscape Details	L-691	11.09.21	----
• Lighting Plan	L-701	11.09.21	----
• SESC Plan	C-801	11.09.21	----
• SESC Notes & Details	C-802	11.09.21	----
• Removals Plan	C-811	11.09.21	----
• Construction Details	C-901-904	11.09.21	----
• Architecture Plan	Varies	8.04.21	11.09.21
• Stormwater Mgmt & Engineers Report	----	11.21	----
• Traffic Impact Study	----	11.03.21	----
• Parking Mgmt Plan	----	----	----

PLANS, COMMENTS:

Land Title Survey:

1. The survey provided is unacceptable. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.

Site Layout Plan, Sheet C-301:

2. The existing road configuration shows curb shifting fronting the project. This feature must be reflected on the site plan. Please revise the site plan to include all existing and proposed physical features, such as utility pole, utility box, trees, handicap ramps, hydrants, street lights, drainage basins and other improvements on the site. The site plan base map should be a duplicate of the site survey map and show relationship to all existing features.
3. Show travel lane width on the plan.
4. Show sidewalk dimension and tree planting dimensions on the plan. A minimum of 5' unobstructed public sidewalk shall be provided along Summit Avenue. If the dimension fell short of 5' from tree steel edge to the property line on Summit Avenue, an easement agreement shall be negotiated.
5. Remove the detectable warning surface proposed on both sides of the driveway. The driveway design shall follow Jersey City Design Standards (JCDS).
6. Revise the sign #2 "Left Turn Only" to "No Left Turn" sign R3-2.
7. Relocate the sign #3 "Do Not Enter" signs to proper locations and facing right directions.
8. The double left turns on Summit Avenue northbound to enter the site with only 20' apart for the two driveways will adversely impact the traffic flow on Summit Avenue. Please install traffic signs at this location to prohibit northbound left turn during the peak hours.

Grading & Drainage, Sheet C-401:

9. Show trench drain connection to City sewer main.
10. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).

Utility Plan, Sheet C-501:

11. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

Landscape Plan, Sheet L-601:

12. Street tree species and planting related issues shall be coordinated with the Division of Park Maintenance. Tree planting details must be provided and shall be in conformance with Jersey City Forestry Standards 2018.

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
Matthew J. Neuls, 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.