



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: July 18, 2022
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Jersey City Urby – Phase 2
191 & 201 Hudson Street
Block 11603, Lots 31.01, 31.02, 30, 28

This site plan review is based upon plans submitted by Eric R. Ballou, P.E. of Insite Engineering, LLC located in Wall, NJ 07719.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Land Title Survey	1 of 1	3.13.19	4.20.22
• Subdivision Plan	1 of 1	4.28.22	----
• Title Sheet	C100	4.28.22	----
• Plan Notes	C101	4.28.22	----
• Existing Conditions Plan	C200	4.28.22	----
• Site Preparation Plan	C201	4.28.22	----
• Site Layout Plan	C300	4.28.22	----
• Grading, Drainage & Utilities Plan	C400	4.28.22	----
• Construction Details	C800/801	4.28.22	----
• SESC Plan	C900	4.28.22	----
• SESC Details	C901	4.28.22	----
• Architecture Plan	Varies	4.28.22	----
• Landscape Architectural Plans	Varies	4.28.22	----
• Stormwater Mgmt Report	----	4.28.22	----
• Traffic, Access & Circulation Study	----	5.04.22	----

PLANS, COMMENTS:

Subdivision Plan, Sheet 1 of 1:

1. Provide metes & bounds descriptions on the plan.

Site Layout Plan, Sheet C300:

2. Install Stop (R1-1) signs and No Left Turn (R3-2) signs at the exits of the driveway on Greene Street within the property line.
3. For the intersection of Greene Street and Bay Street, please construct two (2) curb ramps with detectable warning surface at each corner.
4. Install a Pedestrian Crossing sign assembly at the intersection of Greene Street and Bay Street.
5. Install intersection lane control signs with pavement markings on Greene Street northbound at the intersection of Greene Street and Bay Street.
6. Bay Street will remain as a private street after the project construction given the proposed layout. Otherwise, the 65' drop-off area along the south side of Bay Street will need to be removed.
7. Install Stop (R1-1) sign on Bay Street exit to Greene Street.
8. With the increase in traffic volume generated by this project, please remove the mid-block crossing on Bay Street for safety purpose.
9. Install No Parking No Standing signs on the drop-off area along north side of Bay Street.
10. Install No Parking at Any Time signs along both sides of Bay Street.
11. Install No Left Turn (R3-2) sign on Bay Street exit to Hudson Street.
12. For the intersection of Hudson Street and Bay Street, please provide two (2) curb ramps at the NW corner. The curb ramp at the SW corner shall be relocated/realigned perpendicular to the curb lines and in line with the direction pedestrians will be walking along the street.
13. Install No Parking No Standing signs on Hudson Street to delineate the drop-off zone.
14. Please reinstall all traffic signs and pavement markings upon completion of construction according to the latest MUTCD.
15. Any damage to the existing bike lane pavement markings, delineators, etc. along Greene Street, shall be reconstructed, in-kind.

Grading, Drainage & Utilities Plan, Sheet C400:

16. Provide proof of approval of NJDEP flood hazard area permit.
17. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.

18. Greene Street, Bay Street and Hudson Street shall be milled and paved, curb to curb, for the entire street length in front of the subject site plus the intersection with keyways.

Construction Details, sheet C800:

19. Please revise the design detail for concrete sidewalk to 5'x5' pattern.

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

Landscape Architecture Plans:

21. Provide street lights along Greene Street. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot candles.

Traffic, Access & Circulation Study:

22. For the intersection of Hudson Street and Bay Street, the existing traffic signal governs the Light Rail on Hudson Street. With the increase in pedestrian volume and vehicle traffic generated from the proposed project, please conduct a traffic signal warrant analysis for pedestrians to cross Bay Street and any other remedial measures to enhance pedestrian safety at this intersection if the warrant analysis is not met.

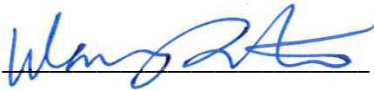
23. For the intersection of Greene Street and Bay Street, with the increase in pedestrian volume and vehicle traffic generated from the proposed project, please conduct a traffic signal warrant analysis for this intersection and any other remedial measures to enhance pedestrian safety at this intersection if the warrant analysis is not met.

General Comments:

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

25. 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.

26. Upon completion of construction, please provide this office with an as-built plan showing all of the new improvements.
27. 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
Eric R. Ballou, P.E. of Insite Engineering, LLC
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.