



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: February 3, 2023
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Mixed Use Development -- Steel Tech
417 Communipaw Avenue
Block 18901, Lot 23, 29

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
• Boundary & Topographic Survey	1 of 1	10.26.21	1.11.23
• Cover Sheet	G-001	7.29.22	12.29.22
• Zoning Table	G-002	7.29.22	12.29.22
• Site Plan	C-301	7.29.22	12.29.22
• Public Open Space Plan	C-302	7.29.22	12.29.22
• Grading & Drainage Plan	C-401	7.29.22	12.29.22
• Utility Plan	C-501	7.29.22	12.29.22
• Landscape Plan	L-601	7.29.22	12.29.22
• Landscape Details	L-691-696	7.29.22	12.29.22
• Lighting Plan	L-701	7.29.22	12.29.22
• Lighting Details	L-791	7.29.22	12.29.22
• SESC Plan	C-801	7.29.22	12.29.22
• SESC Notes & Details	C-802	7.29.22	12.29.22
• Removals Plan	C-812	7.29.22	12.29.22
• Construction Notes & Details	C-901-904	7.29.22	12.29.22
• Architecture Plan	Varies	8.09.22	12.20.22
• Stormwater Mgmt & Engineer's Report	----	2022.08	----

PLANS, COMMENTS:

Boundary & Topographic Survey, Sheet 1 of 1:

1. Woodward Street right-of-way width is labeled as 50' wide. Please verify whether the width is 50' or 60'.

Site Plan, Sheet C-301:

2. Specify the treatment for the tapered off curb and sidewalk located on the southerly property line on Woodward Street.
3. The plan proposed street trees and street lights to be installed along property line on Woodward Street. Please relocate all street trees and street lights to along curb line to better protect pedestrian.
4. Show sidewalk width on Woodward Street and Communipaw Avenue. A minimum of 5' unobstructed sidewalk shall be provided between property line and curb line.
5. Relocate the proposed Rec. Center parking sign to within the property line on Woodward Street.
6. Please extend the milling & paving limits on Woodward Street northerly to the intersection.
7. Label clearly locations and treatments for all existing utility poles and/or street lights along Communipaw Avenue on the plan. Should they remain, required clearance shall be provided and labeled on the plan among utility poles/street lights, proposed trees and driveways according to Jersey City Forestry Standards 2018.
8. 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:

9. Provide TC/BC elevations along Woodward Street. New curb construction must bring the curb face to 6" in front of the project to be in compliance with the current JCDS. The new curb and sidewalk shall be extended to the next expansion joint beyond the side property lines and then tapered off to match the existing curb and sidewalk. Show construction limits on the plan.
10. Provide cross slope for all sidewalks. The maximum cross slope is 2%.
11. Install an inlet close to southerly property line on Woodward Street.
12. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

Landscape Plan, Sheet L-601:

13. Show spacing between the proposed trees and utility poles/street lights/driveways.
Minimum clearance shall be provided according to Jersey City Forestry Standards 2018.
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 Jersey City Forestry Standards 2018.

Lighting Plan, Sheet L-701:

15. 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.
16. 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.
17. All street lighting installations must be coordinated with this office.

Removal Plan, sheet C-812:

18. Specify treatment for the curb and sidewalk shifting on Woodward Street.
19. Specify treatment for all existing utility poles/street lights.

Construction Details, Sheet C-902:

20. Please revise the HMA paving details to 9.5M64 Surface Course according to the latest JCDS.

General Comments:

21. Please notify this office in writing at least 72 hours prior to commencement of construction work.
22. 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.

- 23. Upon completion of construction, please provide this office with an as-built plan showing all of the new improvements.
- 24. 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.