



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: September 26, 2023
TO: Planning Board
FROM: Lichuan Wang, P. E., C. M. E.
SUBJECT: St. Lucy's Redevelopment
619 Grove Street
Block 7102, Lot 7

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

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Cover Sheet	G-001	12.06.19	4.14.23
• Notes & References	G-002	12.06.19	4.14.23
• Overall Site Plan	C-300	12.06.19	4.14.23
• Site Plan	C-302	12.06.19	4.14.23
• Grading & Drainage Plan	C-402	12.06.19	4.14.23
• Utility Plan	C-502	12.06.19	4.14.23
• Landscape Plan	L-602	12.06.19	4.14.23
• Fence Relocation Plan	L-603	2.07.2020	4.14.23
• Landscape Details & Notes	L-691	12.06.19	4.14.23
• Lighting Plan	L-702	12.06.19	4.14.23
• Lighting Details	L-791	12.06.19	4.14.23
• SESC Plan	C-802	12.06.19	4.14.23
• Removal Plan	C-812	12.06.19	4.14.23
• Fence Removal & Salvage Plan	C-813	2.07.2020	4.14.23
• Construction Details	C-901-903	12.06.19	4.14.23
• Architecture Plan for B7102	Varies	11.11.19	3.17.23

PLANS, COMMENTS:

Site Plan, Sheet C-302:

1. If the existing utility poles and street light poles are to remain on the site, provide proper spacing between the existing street light/utility pole and the proposed new light.

2. Install Stop (R1-1) signs at the exit of the driveways within property lines.
3. Provide a minimum of 5' of clearance between the light pole and the driveway.
4. Show the new location of the existing utility pole to be relocated on the proposed driveway on 15th Street.
5. Show all existing/proposed traffic signs and pavement markings on the plan.
6. Please extend the milling & paving limits 20' going west beyond the property line on 15th Street.

Grading & Drainage Plan, Sheet C-402:

7. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).
8. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.

Utility Plan, Sheet C-502:

9. Please relocate the house trap to within the property line from 15th Street sidewalk and provide design details.

Landscape Plan, Sheet L-602:

10. Relocate/remove the proposed street tree on 15th Street as its location overlaps with water line.
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-702:

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.

SESC Plan, Sheet C-802:

15. Provide inlet protection for the two inlets located at the intersection of 16th Street and Grove Street.

Construction Details, Sheet C-901:

16. 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:

- 17. Please notify this office in writing at least 72 hours prior to commencement of construction work.
- 18. 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.
- 19. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
- 20. 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
Gabrielle Gornelli, 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.