



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



ROBERT KAKOLESKI
BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: January 18, 2018
TO: Planning Board
FROM: Lichuan Wang, P.E.
SUBJECT: Monticello Triangle
220 - 238 Monticello Avenue & 221-227 Fairmount Avenue
& 4-12 Fairview Avenue
Block 15005, Lots 1 -16

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

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Boundary & Topographic Survey	V-001	5.20.16	----
• Cover Sheet	G-001	8.24.17	10.03.17
• Site Plan	C-300	8.24.17	10.03.17
• Grading & Drainage Plan	C-400	8.24.17	10.03.17
• Utility Plan	C-500	8.24.17	10.03.17
• Landscape Plan	C-601	8.24.17	10.03.17
• Lighting Plan	C-701	8.24.17	10.03.17
• SESC Plan	C-801	8.24.17	10.03.17
• SESC Notes & Details	C-802	8.24.17	10.03.17
• Removals Plan	C-811	8.24.17	10.03.17
• Construction Notes & Details 1-5	C-901-905	8.24.17	10.03.17
• Architecture Plan	Varies	10.10.17	----
• Engineering Report	----	2017.01	2017.04

PLANS, COMMENTS:

Site Plan, Sheet C-300:

1. Show sidewalk dimensions along each street. At least five feet (5') of unobstructed sidewalk shall be provided for pedestrian traffic.
2. Sidewalk construction shall follow Jersey City Design Standards (JCDS). Please revise the sidewalk design with 5'x5' scoring pattern along each street.
3. The sidewalk decorative patterns at the two corners shall be revised to follow JCDS. Modifications/variations may be made to standard scoring patterns, but the material must be

concrete within the right-of-way. Provide design details for the decorative pavers on private property.

4. Explain the purpose of the signs #9 and # 10 installed on Monticello Avenue.
5. The proposed street light at the NE corner of the intersection of Monticello Avenue and Fairview Avenue is located within the handicap ramp area. Please relocate the light pole.
6. All parking regulation signs (#6 and #7) shall be rotated 45° facing upcoming traffic flow.
7. Revise the plan to show the entire intersection of Fairview Avenue and Fairmount Avenue with pavement markings. Stop bar shall be provided perpendicular to the curb line. Install Do Not Enter (R5-1) signs at Fairview Avenue and Fairmount Avenue to prevent conflict movements. Provide handicap ramps and pedestrian crossing sign assemblies on both sides of Fairmount Avenue.
8. Remove sign #2, Left Turn Only sign (R3-5L) on Fairmount Avenue.
9. Relocate the Stop (R1-1) sign within the property line at the driveway exit on Fairmount Avenue. A No Left Turn (R3-2) sign shall be installed at the same location.
10. Pedestrian crosswalks as proposed, may be problematic without the potential addition of traffic calming measures. The design should be further discussed and final design should be prepared in conjunction with this Division. Final board approval shall not be contingent upon said final design.

Grading and Drainage Plan, Sheet C-400; Utility Plan, Sheet C-500:

11. Please relocate the catch basin on Monticello Avenue near Fairview Avenue further north to be immediately upstream of pedestrian crosswalk.
12. Monticello Avenue, Fairview Avenue and Fairmount Avenue shall be milled and paved, curb to curb, for the entire street length in front of the subject site, inclusive of the intersections.
13. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.

Lighting Plan, Sheet C-701:


14. All street lighting installations must be coordinated with this office.

Architecture Plan:

15. The design for the two handicap parking spaces is not compliant with ADA Code. Please revise.

General Comments:

16. Provide traffic impact study.
17. Reinstall all traffic signs and pavement markings upon completion of construction.
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.



Jose R. Cunha, P. E., C.M.E
Municipal Engineer

Cc: Division of Planning
Rajiv Prakash, MUA
Joseph Mele, 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.

DRESDNER ROBIN

DRESDNER ROBIN
55 LANE ROAD, SUITE 220
FAIRFIELD, NJ 07004
973.696.2600
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April 10, 2018

Lichuan Wang
City of Jersey City
Department of Administration
Division of Engineering, Traffic & Transportation
Municipal Services Complex
13-15 Linden Avenue East
Jersey City, NJ 07305

**RE: Monticello Triangle
220-238 Monticello Avenue & 221-227 Fairmount Avenue & 4-12 Fairview Avenue
Jersey City, New Jersey
Block 15005, Lots 1-16**

Dear Ms. Wang:

Please find enclosed the following documents for the above-referenced application which have been revised to address the comments from your review letter dated January 18, 2018:

- A set of drawings titled "Preliminary and Final Site Plan; Monticello Triangle; Lots 1-16, Block 15005; City of Jersey City, County of Hudson, New Jersey 07306" and prepared by Dresdner Robin, with a revision date of 03.19.18.

In addition, please find a below a point-by-point response to your comments:

PLANS COMMENTS:

Site Plan, Sheet C-300:

1. *Show sidewalk dimensions along each street. At least five feet (5') of unobstructed sidewalk shall be provided for pedestrian traffic.*

Response: Plans have been revised and we comply with the 5' minimum unobstructed sidewalk width.

2. *Sidewalk construction shall follow Jersey City Design Standards (JCDS). Please revise the sidewalk design with 5'x5' scoring pattern along each street.*

Response: Plans have been revised to show only 5'x5' scored concrete within the City ROW.

3. *The sidewalk decorative patterns at the two corners shall be revised to follow JCDS. Modifications/variations may be made to standard scoring patterns, but the material must be concrete within the right-of-way. Provide design details for the decorative pavers on private property.*

Response: Plans have been revised to show scored concrete within the City ROW and the detail for the decorative paver has been added to the plans.

4. *Explain the purpose of the signs #9 and #10 installed on Monticello Avenue.*

Response: Sign 9 was an added supplemental sign "AHEAD" added below the Pedestrian crossing sign. This sign has been re-numbered as Sign 4. Sign 10 was a "Right Turn Only" directional arrow. This sign has been re-numbered as Sign 14.

5. *The proposed street light at the NE corner of the intersection of Monticello Avenue and Fairview Avenue is located within the handicap ramp area. Please relocate the light pole.*

Response: Plan has been revised to show the light location outside of the handicap ramp area.

6. *All parking regulation signs (#6 and #7) shall be rotated 45 degrees facing upcoming traffic flow.*

Response: Parking regulation signs have been rotated 45 degrees and re-numbered 8-12.

7. *Revise the plan to show the entire intersection of Fairview Avenue and Fairmount Avenue with pavement markings. Stop bar shall be provided perpendicular to the curb line. Install Do Not Enter (R5-1) signs at Fairview Avenue and Fairmount Avenue to prevent conflict movements. Provide handicap ramps and pedestrian crossing sign assemblies on both sides of Fairmount Avenue.*

Response: Plan viewport has been adjusted to show entire intersection with pavement markings. A stop bar has been added in Fairview and shown perpendicular to the curb. Do Not Enter sign has been added at the intersection of Fairmount and Fairview Avenues where the existing Do Not Enter sign exists. A second handicap ramp has been added at the intersection of Fairmount and Fairview Avenues along with pedestrian signage assemblies.

8. *Remove sign #2, Left Turn Only sign (R3-5L) on Fairmount Avenue.*

Response: Plan has been revised.

9. *Relocate the Stop (R1-1) sign within the property line at the driveway exit on Fairmount Avenue. A No Left Turn (R3-2) sign shall be installed at the same location.*

Response: Plan has been revised.

10. *Pedestrian crosswalks as proposed, may be problematic without the potential addition of traffic calming measures. The design should be further discussed, and final design should be prepared in conjunction with this Division. Final board approval shall not be contingent upon said final design.*

Response: Pedestrian crosswalks show on the plans are shown in existing locations with the exception of the new crosswalk that was added at the intersection of Fairview and Fairmount (across Fairmount) at the request of engineering. We will discuss the possibility of implementing traffic calming measures with Engineering.

Grading and Drainage Plan, Sheet C-400; Utility Plan, Sheet C-500:

11. *Please relocate the catch basin on Monticello Avenue near Fairview Avenue further north to be immediately upstream of pedestrian crosswalk.*

Response: Plans have been revised to show the existing catch basin relocated upstream of the crosswalk. In addition, a new Type A inlet was added upstream of the crosswalk on Fairview as there is evidence of water ponding in this area.

12. *Monticello Avenue, Fairview Avenue and Fairmount Avenue shall be milled and paved, curb to curb, for the entire street length in front of the subject site, inclusive of the intersections.*

Response: Plans have been revised to show milling and paving full width.

13. *Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.*

Response: Will Comply - we will coordinate with the JCMUA.

Lighting Plan, Sheet C-701:

14. *All street lighting installations must be coordinated with this office.*

Response: Will comply.

Architecture Plan:

15. *The design for the two handicap parking spaces is not compliant with ADA Code. Please revise.*

Response: Architectural plans have been revised.

General Comments:

16. *Provide traffic impact study.*

Response: Will Comply – a traffic study has been prepared and is attached hereto.

17. *Reinstall all traffic signs and pavement markings upon completion of construction.*

Response: Will Comply.

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.

Response: Will Comply.

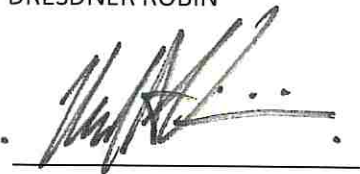
19. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.

Response: Will Comply.

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.

Response: Trash room indicated on architects plans meets the requirements per the guidance document.

Very truly yours,
DRESDNER ROBIN



Mark Vizzini, LLA, RLA, LEED
Senior Associate Landscape Architect

Attachment(s)

Cc:

Robert Laner, PE Dresdner Robin (via email)
Joseph Mele, PE, Dresdner Robin (via email)
Project Architect
Project Attorney
File

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DRESDNER ROBIN

DRESDNER ROBIN
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APRIL 10, 2018

Ruth E. Mogro
Jersey City Municipal Utilities Authority
555 Route #440
Jersey City, NJ 07305

RE: **Monticello Triangle**
220-238 Monticello Avenue & 221-227 Fairmount Avenue & 4-12 Fairview Avenue
Monticello Equity Properties
Jersey City, New Jersey
Block 15005, Lots 1-16
JCMUA Project No: 16-0509-01

Dear Ms. Mogro:

Below please find our responses to your March 13, 2018 response letter for the abovementioned project.

COMMENTS:

Water:

1. *Sprinkler system drawings along with hydraulic calculations based on flow test results shall be submitted to the JCMUA for review and approval.*

Response: Will comply – Sprinkler system drawings and hydraulic calculations will be submitted under separate cover as part of permitting package.

2. *Confirm that the flow and/or pressure available in the main to which the proposed building will connect to will adequately support the building's fire suppression system by requesting for a flow test. The results of the test(s) will be faxed to your office as soon as they are available.*

Response: Will comply – Will be submitted under separate cover as part of our permitting package.

3. *Utility Plan shown on sheet C-500 indicates 6-in water service connecting the 6-in water main in Fairmount Avenue. As per JCMUA Rules and Regulations, taps into water mains shall be a maximum of one size smaller than the water main. Please revised and make the proper corrections.*

Response: This water service has been eliminated.

4. *Provide water riser diagrams and include all relevant information for water connections.*

Response: Will comply – Riser diagrams will be submitted under separate cover as part of our permitting package.

5. The 8"x8"x6" Cut-in Tee shown on Utility Plan shown on sheet C-500 to connect the proposed 6-in water service and the 8-in water main in Fairview Avenue is not acceptable. The proposed water service should connect the water main with a tap and a ductile iron tapping sleeve.

Response: Plans have been revised to show 8"x8"x6" tapping sleeve and valve

Sewer:

1. All proposed sewer service connections 8-inch in size or larger must be made to a manhole.

Response: Will comply – Plans will be revised to show the proper connections to the sewer. Per our meeting on March 26, 2018 to discuss comment #5 below, the Applicant has agreed to make offsite sewer improvements in Fairmount Ave. which will affect our sewer connections. As you are aware we are still in the process of coordinating this offsite improvement with the JCMUA; the sewer connections will be resolved as part of this process and will be included in our final resolution compliance set of plans.

2. Provide plumbing, and stormwater riser diagrams and include all relevant information for connections.

Response: Will comply – Plumbing and stormwater riser diagrams will be submitted under separate cover as part of our permitting package.

3. Please submit a Stormwater Maintenance Manual listing all cleaning, and maintenance procedure as well as the names, fax numbers, cell phone numbers and e-mail addresses of the employees authorized and directed to maintain the detention system.

Response: A copy of the stormwater maintenance plan has been provided and is attached hereto for your records.

4. Grading and Drainage Plan shown on sheet C-400 indicates two (2) 12" HDPE storm laterals, please be advised that HDPE pipe is not allowed in the right of way. Please revise and make the proper corrections.

Response: Plans have been revised to show ductile iron pipe.

5. The current condition of the combined sewers in Fairmount Avenue, Fairview Avenue and Monticello Avenue is poor and off-site improvements will be required prior to making any sanitary or storm connections.

Response: Applicant has met with the JCMUA and has agreed to contribute to a sewer upgrade within Fairmount Ave. We are waiting for some additional information from the JCMUA before we can finalize the scope of the improvement and revise our plans. Once received, Dresdner Robin will submit revised plans and a construction cost estimate for your review and approval. Final approved drawings will be included in our resolution compliance submission under a separate cover in the near future.

General:

1. Submit NJDEP TWA permit application to this office for review and endorsement after all our technical comments on your site plans have been satisfied. The form titled "TWA Review Fee" must be completed by the applicant and returned to this office with the appropriate payment at the time the TWA application is submitted to this office

Response: Will comply – A NJDEP TWA permit application, and application fees will be submitted under separate cover as part of our permitting package.

2. Completed Site Plan Review checklist and applications for Water Service and Sewer Connection and submitted to this office for review. JCMUA engineering standards, details and applications forms are available at our website www.jcmua.com.

Response: Will comply.

3. All fees, including connection and application fees shall be paid in full prior to issuance of permit by this office. Payments must be in the form of a bank check, certified check or money order made payable to The Jersey City Municipal Utilities Authority.

Response: Will comply.

Very truly yours,
DRESDNER ROBIN



Mark Vizzini, LLA, RLA, LEED
Senior Associate Landscape Architect

Attachment(s)

Cc:

Robert Laner, PE Dresden Robin (via email)
Joseph Mele, PE, Dresden Robin (via email)
Project Architect
Project Attorney
File

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