



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
ACTING BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: April 29, 2021
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: 40 Center Street & 12-24 Brook Street
Block 13803, Lots 1-4, 14-19

This site plan review is based upon plans submitted by Jeffrey D. Reeves, P.E. of Urban Architecture LLC located in Jersey City, NJ 07310.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Cover Sheet	G-001	6.25.2020	1.25.21
• Legend & General Notes	G-002	6.25.2020	1.25.21
• Existing Conditions Plan	C-100	6.25.2020	1.25.21
• Removals Plan	C-110	6.25.2020	1.25.21
• Site Plan	C-300	6.25.2020	1.25.21
• Grading, Drainage & Utility Plan	C-400	6.25.2020	1.25.21
• SESC Plan	C-800	6.25.2020	1.25.21
• Landscape & Site Furnishing Details	C-900	6.25.2020	1.25.21
• Construction Details	C-901-905	6.25.2020	1.25.21
• Boundary & Topographic Survey	1 of 1	3.05.2020	----
• Architecture Plan	Varies	6.25.2020	1.25.21
• Engineer's Report	----	2021.01	----

PLANS, COMMENTS:

Site Plan, Sheet C-300:

1. According to current City Ordinance, Brook Street is a two-way street with parking permitted on both sides of the street. Please show carriage way width on the plan. The existing carriage way width may not be able to accommodate the traffic demand. The parking regulations or traffic pattern may need to be revised.
2. The existing utility pole located at the intersection of Center Street and Brook Street will be standing in the travel lane and within the curb ramp area after the curb line reconfiguration. Please relocate this utility pole and indicate the new location on the plan.

3. Please revise the notes regarding the curb and sidewalk construction. New curb construction must bring the curb face to 6" in front of the project to be in compliance with the current Jersey City Design Standards (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. Please revise TC/BC elevations on the plan.
4. Revise the notes and paving limits regarding the street milling & paving. Center Street shall be milled and paved, curb to curb, for the entire street length in front of the subject site including the intersection at Brook Street with keyway. Brook Street shall be milled and paved, curb to curb, from Center Street to Bates Street.
5. Please adjust the distance between the street tree and the street light (minimum 15'), the street tree and the curb of the intersection (minimum 30') according to Jersey City Forestry Standards 2018. Show distance on the plan.
6. 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.
7. Install Stop (R1-1) sign at the exit of the driveway on Brook Street.
8. Provide a lighting plan with illumination contours. A minimum of one foot candle should be provided along the entire length of sidewalk.
9. 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.
10. 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.
11. All street lighting installations must be coordinated with this office.
12. Install Stop (R1-1) signs on Brook Street exits.
13. Reinstall all traffic signs and pavement markings upon completion of construction.

Grading, Drainage & Utility Plan, Sheet C-400:

14. Please verify the TC/BC elevations located at the northern end of the project on Center Street.

15. Relocate the new catch basin to provide a clearance from the curb ramp that proposed at the intersection of Center Street and Brook Street.
16. Show detailed information for the stormwater line that connecting the two new catch basins located at the intersection of Center Street and Brook Street.
17. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.

SESC Plan, Sheet C-800:

18. Relocate the stabilized construction entrance to within the property line.

Construction Details, Sheet C-901 – 905:

19. Some of the construction design details do not match Jersey City Design Standards (JCDS). Please revise. Concrete curb detail, sidewalk detail, expansion joint detail, driveway apron detail, depressed curb detail, handicap ramp design details, sign details, pavement restoration detail, all must be shown and in conformance with JCDS. Tree planting details shall be in conformance with Jersey City Forestry Standards 2018.

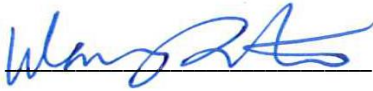
Boundary & Topographic Survey, Sheet 1 of 1:

20. This survey is unacceptable. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.

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
Jeffrey D. Reeves, P.E. of Urban Architecture 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.