



**Steven M. Fulop**  
Mayor

**CITY OF JERSEY CITY**  
**DEPARTMENT OF INFRASTRUCTURE**  
Division of Transportation Planning  
Municipal Services Complex  
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**Barkha R Patel**  
Director

## MEMORANDUM

**DATE:** March 25, 2024  
**TO:** Planning Board  
**FROM:** Michael Manzella, Lyndsey Scofield, Division of Transportation Planning; Jennifer Wong, Division of Traffic Engineering  
**SUBJECT:** 232-238 Sip Ave

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The Division of Transportation Planning and Division of Traffic Engineering reviewed the site plans and traffic impact study submitted by Chisvette Engineering, Minno Wasko Architects and Planners, and Dolan & Dean Consulting Engineers, respectively.

### 1) Parking

- (a) The applicant seeks a deviation that would allow the parking garage access to be placed on Sip Avenue rather than Van Wagenen Avenue, which is not allowed in this area due to it being a main traffic-oriented street. The applicant argues that the location would be in a similar location to the existing curb cut for the existing parking lot. However, this side of the existing parking lot does not appear to currently or historically have been used for access with any regularity based on Google street view images showing the fence closed and weeds growing along it over the course of many years.
- (b) The Divisions have concerns about allowing the parking garage access on Sip Avenue. In addition to conflicts with increasing pedestrian traffic to Journal Square and the 3 bus routes that stop at Sip Avenue and Van Wagenen, the steep grade of Sip Avenue will make turning movements in and out of the driveway less safe, as downhill vehicles tend to pick up speed.
- (c) The Jersey City Bicycle Master Plan calls for a bidirectional protected bike lane along Sip Avenue in the future.
- (d) Given that no on-site parking is required and the prior site approval did not include on-site parking, the Divisions recommend that parking access is provided via Van Wagenen or not included.
- (e) If the driveway is moved to Van Wagenen, the Divisions require that the scoring pattern match the adjacent sidewalk (no diagonal scoring pattern).

### 2) Loading

- (a) The Traffic Impact Study suggests that a loading zone may be desirable along Van Wagenen. Please coordinate with the Divisions of Traffic Engineering and Transportation Planning on required legislation, striping, and signage.

### 3) Pedestrian Improvements

- (a) For informational purposes, please note that the Department of Infrastructure will be constructing safety improvements along the Sip Avenue corridor (likely in 2026) as part of a federally-funded Local Safety Program project. This will include concrete curb extensions at Sip Avenue and Van Wagenen.

#### 4) Bicycle Parking

- (a) As per § 345-70. - Off-street parking and loading and bicycle parking: "Bicycle parking facilities within an automobile parking area shall be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars." If the proposed parking is approved as part of this development, please modify site plans to include some form of physical protection to the bicycle parking areas.

