



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
BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: March 25, 2022
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Construction of a New Carwash & Service Station
119 Merritt Street
Block 30202, Lot 1

This site plan review is based upon plans submitted by Raul Cabato, R.A. of RA Design & Consultants, LLP located in Jersey City, NJ 07306.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• ----	Z-100.00	11.21.18	8.01.21
• Site Plans, Photos, etc.	Z-101.00/102.00	11.21.18	8.01.21
• ----	A-100.00-300.00	11.21.18	8.01.21
• JCMUA	JCMUA	11.21.18	1.23.2020
• Boundary & Topographic Survey	----	7.15.2020	----

PLANS, COMMENTS:

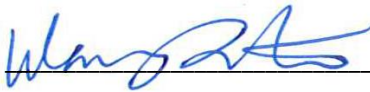
1. The survey provided is unacceptable. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
2. The site plan must include all existing and proposed physical features, such as utility pole, utility box, trees, handicap ramps, crosswalks, hydrants, manholes, inlets, street lights, drainage basins and other improvements on the site. The site plan base map should be a duplicate of the site survey map.
3. The driveway location proposed on Merritt Street is located within the T-intersection. Show clearly the locations for the driveway, existing traffic signal, traffic signs, stop bar, etc. for review.
4. Construct 10'-wide driveways on Merritt Street and Avenue C according to Jersey City Design Standards (JCDS).

5. The driveway exit on Avenue C is located too close to the intersection with Merritt Street. Egressing drivers' view will be obstructed by the office building and cannot see the traffic coming from Merritt Street when making a left turn from the driveway. Therefore, install Stop (R1-1) sign and No Left Turn (R3-2) sign at the exit of the driveway on Avenue C within the property line.
6. Construct new curb and sidewalk according to JCDS within the proposed improvement area.
7. Show dimensions for the sidewalk, tree planting and spacing.
8. 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.
9. Reconstruct the handicap ramp at the SE corner of the intersection of Avenue C and Merritt Street according to the latest ADA Standards.
10. Provide grading, drainage and utility plan. Any disturbance to the existing pavement must be milled and paved, curb to curb, block to block.
11. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.
12. Reinstall traffic signs and pavement markings upon completion of construction.
13. Provide soil erosion and sediment control plan.
14. Provide lighting plan.
15. The design details provided do not match JCDS and must be revised. 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.
16. The following note must appear on the plan:

“All demolition material and debris and all items removed from the property and the public areas adjacent, shall be disposed outside the City limits of Jersey City in accordance with the rules and regulations of the City's Environmental Commission and in accordance with the regulations and laws of the NJDEP.”
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.



Lichuan Wang, P.E., C.M.E.
Principal Engineer



Paul Russo, P.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Raul Cabato, R.A. of RA Design & Consultants, LLP
LW/File