



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



BRIAN D. PLATT
BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: November 14, 2019
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Multi-Family
342 Johnston Avenue
Block 17506, Lot 11

This site plan review is based upon plans submitted by Richard Garber, AIA of GRO Architects, PLLC located in NY, NY 10038 and Mark Chisvette, P.E. of Chisvette Engineering located in Pompton Lakes, NJ 07442.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Site Demolition Plan	C-001	10.04.19	10.25.19
• Site Plan	C-002	10.04.19	10.25.19
• Site Lighting Plan	C-003	10.04.19	10.25.19
• Grading, Drainage & Utility Plan	C-004	10.04.19	10.25.19
• SESC Plan	C-005	10.04.19	10.25.19
• SESC Details	C-006	10.04.19	10.25.19
• Construction Details	C-007-010	10.04.19	10.25.19
• Architecture Plan	Varies	10.04.19	10.25.19
• Utility Engineering Report	----	10.25.19	----

PLANS, COMMENTS:

Site Plan, Sheet C-002:

1. Revise the new curb and sidewalk construction notes to "shall be extended to the next expansion joint beyond the side property lines".
2. Please install Stop (R1-1) sign and No Right Turn (R3-1) sign at the exit of the garage.
3. The two new curb ramps shall comply with the latest NJDOT ADA codes.
4. Revise the tree planting to comply with Jersey City Forestry Standards 2018. Provide the design details on the plan.

5. Street tree species and planting related issues shall be coordinated with the Division of Park Maintenance.

Site Lighting Plan, Sheet C-003:

6. Provide lighting plan for the parking garage.

Grading, Drainage & Utility Plan, Sheet C-004:

7. Revise the TC/BC elevations. 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.
8. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.
9. Whiton Street must be milled and paved, curb to curb, for the entire street length in front of the subject site.

Soil Erosion & Sediment Control Plan, Sheet C-005:

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

Construction Details, Sheet C-007-010:

11. 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. Some of the details provided are inaccurate with JCDS. Please verify and revise.

General Comments;

12. Please notify this office in writing at least 72 hours prior to commencement of construction work.
13. 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.

14. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
15. 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
Richard Garber, AIA of GRO Architects, PLLC
Mark Chisvette, P.E. of Chisvette Engineering
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.