



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:** February 14, 2022  
**TO:** Planning Board  
**FROM:** Lichuan Wang, P.E., C.M.E.  
**SUBJECT:** Proposed 4 Unit Apartment Building  
 318 4<sup>th</sup> Street  
 Block 11207, Lot 10

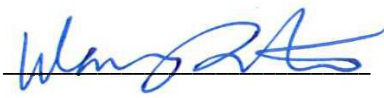
This site plan review is based upon plans submitted by Russell L. Bodnar, R.A. of Bodnar Architectural Studio located in Long Valley, NJ 07853.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Zoning Chart, Demolition Plan, Existing Survey	ZN1	6.10.21	12.08.21
• Site Plan, Proposed Utility Plan & Site Details	ZN2	9.17.21	11.22.21
• Landscaping & Lighting Plan & Details	ZN3	9.17.21	11.22.21
• JC Standard Site Details	ZN4	9.17.21	----
• Architecture Plan	ZN5-ZN8	9.17.21	11.22.21
• Site Plan	1 of 1	9.10.21	11.21.21

**PLANS, COMMENTS:**

1. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
2. The proposed planter area encroaches onto the public right-of-way on 4<sup>th</sup> Street. A franchise ordinance approval is required from the City Council.
3. Show sidewalk and encroachment area dimensions.
4. The curb & sidewalk construction shall follow Jersey City Design Standards.
5. Show detailed information for all utility mains on the plan.
6. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).
7. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.

8. 4<sup>th</sup> Street shall be milled and paved, curb to curb, for the entire street length in front of the subject site plus an additional length of 10 feet beyond the property lines.
9. 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.
10. Please notify this office in writing at least 72 hours prior to commencement of construction work.
11. 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.
12. 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  
Russell L. Bodnar, R.A. of Bodnar Architectural Studio  
LW/File