



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:** January 26, 2022  
**TO:** Planning Board  
**FROM:** Lichuan Wang, P.E., C.M.E.  
**SUBJECT:** Renovation & Addition  
824 – 826 Pavonia Avenue  
Block 9404, Lots 25 & 26

This site plan review is based upon plans submitted by Edwin A. Reimon, P.E. of Lyndhurst, NJ 07071.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Existing Conditions & Demolition Plan	C-1	9.30.21	----
• Site Plan	C-2	9.30.21	----
• Grading, Drainage & Utility Plan	C-3	11.09.21	----
• Lighting Plan	C-4	11.09.21	----
• SESC Plan	C-5	11.09.21	----
• SESC Details	C-6	11.09.21	----
• Landscaping Details	C-7	11.09.21	----
• Construction Details	C-8-10	11.09.21	----
• Architecture Plan	Varies	8.04.21	11.09.21

**PLANS, COMMENTS:**

**Site Plan, Sheet C-2:**

1. Please extend the paving limits 10' beyond the property lines on both sides.
2. 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.
3. Street tree species and planting related issues shall be coordinated with the Division of Park Maintenance. Tree planting details must be provided and shall be in conformance with Jersey City Forestry Standards 2018.

**Grading, Drainage & Utility Plan, Sheet C-3:**

4. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).
5. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

**Lighting Plan, Sheet C-4:**

6. Please revise the lighting plan. The intensity of the light shall not exceed one-half foot candles along the property lines.

**Construction Details, Sheet C-8:**

7. Revise the Full Depth Pavement Details according to Jersey City Design Standards (JCDS).

**General Comments:**

8. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
9. Please notify this office in writing at least 72 hours prior to commencement of construction work.
10. 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.
11. 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  
Edwin A. Reimon, P.E. of Lyndhurst, NJ  
LW/File