



Steven M. Fulop
Mayor

CITY OF JERSEY CITY
DEPARTMENT OF INFRASTRUCTURE
Division of Engineering

Municipal Services Complex
13-15 Linden Avenue East, Jersey City, NJ 07305
Department: 201-547-4727 | Division: 201-547-4411



Barkha R Patel
Director

DATE: February 6, 2023
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Liberty Harbor North Block 5.1
255 Grand Street
Block 15801, Lots 23.01, 23.03 23.04

This site plan review is based upon plans submitted by Eric R. Ballou, P.E. of Insite Engineering, LLC located in Wall, NJ 07719.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Topographic Survey	1 of 1	1.24.22	----
• Title Sheet	C100	3.24.22	----
• Plan Notes	C101	3.24.22	12.09.22
• Existing Conditions Plan	C200	3.24.22	12.09.22
• Site Preparation Plan	C201	3.24.22	12.09.22
• Site Layout Plan	C300	3.24.22	12.09.22
• Grading, Drainage & Utility Plan	C400	3.24.22	12.09.22
• Construction Details	C800/801	3.24.22	12.09.22
• SESC Plan	C900	3.24.22	12.09.22
• SESC Details	C901	3.24.22	12.09.22
• Architecture Plan	Varies	3.24.22	12.09.22
• Stormwater Mgmt Report	----	2.18.22	----

PLANS, COMMENTS:

Topographic Survey, Sheet 1 of 1:

1. The survey provided is for Block 15801, Lot 24. Please provide correct signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.

Site Preparation Plan, Sheet C201:

2. Specify treatments for the existing tree and utility pole/street light on Grand Street.

Site Layout Plan, Sheet C300:

3. Label clearly locations and treatments for the existing utility poles/street lights and street trees on Grand Street on the plan. Should they remain, required clearance shall be provided and labeled on the plan among existing/proposed utility poles/street lights and existing/proposed trees according to Jersey City Forestry Standards 2018.
4. The existing tree pits along Grove Street are installed with utility poles. All tree pits shall be replanted with trees according to approved plan upon completion of construction.
5. Show new location for the existing traffic signal to be relocated. The new traffic signal location shall be reviewed and approved by Division of Traffic Engineering.
6. 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.
7. Confirm that the specifications for the street light fixture are current with PSE&G requirements for lease lighting. Proposed street lights shall be the Jersey City Signature LED lamps.
8. Applicant shall contact PSE&G to establish street light purchase contract for initial "buy down" of the luminaire, pole and construction costs. The City will coordinate the long term lease with PSE&G.
9. All street lighting installations must be coordinated with this office.

Grading, Drainage & Utility Plan, Sheet C400:

10. Please discuss the possibility of relocating the inlets in the middle of Grove Street travel lane to curb side and change to type B inlets.
11. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
12. Grand Street shall be milled and paved, curb to curb, for the entire street length in front of the subject site. All street pavement, including bike lane pavement, and bollards, delineators, etc. shall be reconstructed in-kind and be approved by this office.
13. Grove 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 thirty (30) feet beyond the southern property line to

cover all disturbed area. All street pavement, including bike lane pavement, decorative pavement, etc. shall be reconstructed in-kind and be approved by this office.

14. Provided proof of approval for flood hazard area permit.

Construction Details, Sheet C800:

15. Please revise the HMA paving details to 9.5M64 Surface Course according to the latest JCDS.

General Comments:

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

17. 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.

18. Upon completion of construction, please provide this office with an as-built plan showing all of the new improvements.

19. 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
Eric R. Ballou, P.E. of Insite Engineering, LLC
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.