



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 1, 2023
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Proposed Warehouse
145 Industrial Drive & 2-54, 56-68 Harbor Drive
Block 30306, Lots 11-13

This site plan review is based upon plans submitted by J. Thaon, P.E. of Bohler Engineering located in Manasquan, NJ 08736.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Land Title Survey	1-3 of 3	3.01.22	8.08.22
• Cover Sheet	C-101	8.31.22	12.14.22
• Notes & Reference Sheet	C-102	8.31.22	12.14.22
• Overall Demolition Plan	C-201	8.31.22	12.14.22
• Demolition Plan (A/B)	C-202/203	8.31.22	12.14.22
• Site Layout Plan	C-301-303	8.31.22	12.14.22
• Grading Plan	C-401-403	8.31.22	12.14.22
• Drainage Plan	C-501-503	8.31.22	12.14.22
• Utility Plan	C-504-506	8.31.22	12.14.22
• SESC Plan	C-601-603	8.31.22	12.14.22
• SE Notes & Detail Sheet	C-604	8.31.22	12.14.22
• Landscape Plan	C-701-703	8.31.22	12.14.22
• Landscape Notes & Details	C-704	8.31.22	12.14.22
• Lighting Plan	C-705-707	8.31.22	12.14.22
• Detail Sheet	C-801-806	8.31.22	12.14.22
• Architecture Plan	Varies	9.22.22	----
• Stormwater Mgmt Report	----	2022.08	----
• Stormwater Mgmt Facilities O&M Manual	----	2022.08	----
• Traffic Impact Analysis	----	8.31.22	----

PLANS, COMMENTS:**Demolition Plan (A/B), Sheet C-202/203:**

1. 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.”

Site Layout Plan, Sheet C-301-303:

2. Construct new curb fronting the entire project along Industrial Drive and Harbor Drive. 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 shall be extended to the next expansion joint beyond the side property lines and then tapered off to match the existing curb. Show TC/BC elevations on the plan. Show construction limits on the plan.
3. All Stop (R1-1) signs and Stop bars shall be relocated to within the property lines on all driveways.
4. The minimum radius of the curb of the intersecting streets shall be 25’. Please label on the plan.
5. Provide design details for the retaining wall along Harbor Drive.
6. Please rotate the No Parking Any Time sign 45° facing upcoming traffic located on Industrial Drive.

Grading Plan, Sheet C-401-403:

7. Show slope for each driveway on the plan. The slope for the proposed driveway located on Harbor Drive exceeds 30%. The steep slope will pose difficulty for large truck’s turning movements from driveway to loading space under inclement weather. Given the driveway’s short distance to Rt. 440, we suggest that this driveway be utilized by passenger cars only. Please revise the driveway design to limit truck access according to Jersey City Design Standards.

Drainage Plan, Sheet C-501-503; Utility Plan, Sheet C-504-506:

8. Show new location for the existing fire hydrant to be relocated on Harbor Drive.
9. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
10. Harbor Drive and Industrial Drive shall be milled and paved, curb to curb, for the entire street length in front of the subject site.

SESC Plan, Sheet C-601-603:

11. Relocate the stabilized construction entrances to within the property lines.

Detail Sheet, Sheet C-801:

12. Please revise the HMA paving details to 9.5M64 Surface Course according to the latest JC Design Standards.

General Comments:

13. Please notify this office in writing at least 72 hours prior to commencement of construction work.
14. 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.
15. 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
J. Thaon, P.E. of Bohler Engineering
LW/File