



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: January 10, 2020
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Construction of a New Multiple Dwelling
80 Romaine Avenue
Block 10503, Lot 28

This site plan review is based upon plans submitted by Raul Cabato, R.A. of RA Design & Consultants LLP located in Jersey City, NJ 07306.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Zoning, Site Plan, Key Map, etc.	Z-100.00	8.14.19	6.10.19
• Demo. Plan, Checklist & Sidewalk Details	Z-101.00	8.14.19	6.10.19
• Architecture Plan	Varies	8.14.19	6.10.19

PLANS, COMMENTS:

1. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
2. Portions of the proposed building containing living space encroach onto the public right-of-way along Romaine Avenue. It is recommended that the entire building façade be relocated back to the property line. A franchise ordinance may only be granted by the City Council for auxiliary spaces, such as balconies, planters, etc.
3. 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.”
4. Construct new curb along with new sidewalk. 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. Show TC/BC elevations and sidewalk cross slope on the plan.
5. Provide grading, drainage and utility plan.
 6. Provide soil erosion & sediment control plan.
 7. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
 8. Should any disturbance to the existing street pavement occurs due to utility work, the street shall be milled and paved, curb to curb, for the entire street length in front of the subject site.
 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

 For

Paul Russo, P.E.
Municipal Engineer

Cc: Division of Planning
Rajiv Prakash, MUA
Raul Cabato, R.A. of RA Design & Consultants LLP
LW/File