



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: October 12, 2022
TO: Zoning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Proposed New 4 Story Multi-Family Building
135-141 Broadway
Block 10301, Lots 40, 41, 42

This site plan review is based upon plans submitted by John Inglese, P.E. of Inglese Architecture + Engineering located in Cedar Grove, NJ 07009.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Title, Zoning Analysis, etc.	T-1.00	9.17.21	9.19.22
• Existing Conditions	T-1.01	9.17.21	----
• Existing Conditions, Site Plan	C-1.00	9.17.21	----
• Demolition Site Plan	C-1.10	9.17.21	----
• Dimensional Site Plan	C-1.20	9.17.21	----
• Drainage & Utilities Site Plan	C-1.30	9.17.21	----
• Grading, Drainage & Utility Site Plan Notes	C-1.31	9.17.21	----
• Grading Site Plan	C-1.40	9.17.21	----
• SESC Site Plan	C-1.50	9.17.21	----
• Landscape & Lighting Site Plan	C-1.60	9.17.21	----
• Traffic Site Plan	C-1.70	9.17.21	----
• Site Details	C-2.00-2.30	9.17.21	----
• Architecture Plan	A-1.00-S1.1	9.17.21	----

PLANS. COMMENTS:

Demolition Site Plan, Sheet C-1.10:

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.”

Dimensional Site Plan, Sheet C-1.20:

2. Provide handicap parking space dimensions on the plan.
3. Install Stop sign at the exit of the driveway within the property line.
4. Reinstall all traffic signs and pavement markings upon completion of construction.

Drainage & Utilities Site Plan, Sheet C-1.30:

5. Show detailed information for all utility mains on the plan.
6. The utility design is incomplete. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).
7. Relocate the sanitary sewer line clean out to 1' away from the curb line on Broadway
8. Broadway shall be milled and paved, curb to curb, for the entire street length in front of the subject site. Show paving limits on the plan.
9. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

Grading Site Plan, Sheet C-1.40:

10. Show sidewalk slope on Broadway and Wallis Avenue. The maximum slope is 2%. The sidewalk slope on Broadway may exceed the maximum requirements and needs to be revised.

SESC Site Plan, Sheet C-1.50:

11. Relocate the stabilized construction entrance to within the property line.

Landscape & Lighting Site Plan, Sheet C-1.60:

12. Street trees shall be proposed along Broadway and Wallis Avenue.
13. 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.

Site Details, Sheet C-2.00:

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

General Comments:

15. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
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.



Lichuan Wang, P.E., C.M.E.
Principal Engineer



Paul Russo, P.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
John Inglese, P.E. of Inglese Architecture + Engineering
LW/File