

March 23, 2023

Ms. Tanya R. Marione, A.I.C.P., P.P., Senior Planner
City of Jersey City
Division of City Planning
30 Montgomery Street, Suite 1400
Jersey City, NJ 07302

Re: Application Z23-008
Klein Outdoor Advertising, Inc.
9 Route 440

Dear Ms. Marione:

Please accept this letter as response/supplement to your 2/27/23 incompleteness report. We offer the following responses, referencing your incompleteness report:

I. Forms and Affidavits

2. *Affidavit of Submission.*
Submitted by applicant's attorney.

III. Review Coordination

1. *Review Agents Sets (Upon staff request).*
Pending upon staff request.
3. *Indication of review/approval by NJDEP, ACOE, and JC Environmental Commission.*
NJDOT Permit enclosed. NJDEP, ACOE – not applicable; JC Environmental – pending.
4. *Indication of property contains a Right-Of-Way Preservation area per Map 4.4-1 of JC Master Plan Circulation Element.*
Copy of map enclosed with subject property identified as Area 39 highlighted, showing no easement.

IV. Supporting Reports and Documents

2. *Stormwater Management Report.*
Waiver requested. The only change in stormwater generation due to the application is the support pole for the sign (maximum 54" diameter) which will increase the stormwater generation for the subject property in a negligible amount.

3. *Traffic Assessment Report.*

It is understood that since your 2/27/23 report, this requirement was waived.

4. *Shadow Study.*

It is understood that since your 2/27/23 report, this requirement was waived.

10. *Survey of Subject Property and Existing Lots.*

d. *Existing and Proposed Easements.*

Existing easements shown and are not affected by the subject application. There are no new easements proposed as part of this application.

f. *Showing Topography.*

Added to updated survey and shown on revised Site Plan.

V. Arch and Civil Plans

1. *Architectural plans.*

Waiver requested. There are no new occupied spaces proposed. Site Plan reflects proposed sign details.

2. *Civil Plans.*

Revised as required by your 2/27/23 report and are enclosed.

4. *Key Map.*

The Key Map has been revised to be readable and clear.

8. *Zoning Table.*

e. *Car Parking.*

Unstriped. Existing and proposed.

g. *Loading Spaces.*

None existing or proposed.

h. *Access (Curbcut and Width).*

Shown on updated survey and revised Site Plan.

j. *Landscaping and Street Trees.*

Shown on updated survey and revised Site Plan. No new landscaping or street trees are proposed.

l. *Building Coverage.*

Shown on revised Site Plan.

o. *Gross Floor Area, Total and By Use.*

Shown on revised Site Plan.

9. *Site Plan.*
Revised Site Plan submitted.
13. *Location of All Mechanical and Other Equipment.*
Shown on revised Site Plan. Everything is contained on proposed sign and shown on revised Site Plan, including detail by sign manufacturer – Watchfire Signs.
14. *Materials Used In Paved Areas and Walks, etc.*
No change to existing on subject property.
16. *Lighting: Wattage, Location, Heights, etc.*
Lighting details/lighting study prepared by Watchfire Signs shown on revised Site Plan.
17. *Fences/Wall: Height, Material, Width of Internal Details, etc.*
Existing shown on updated survey and proposed fence replacement shown on revised Site Plan, including detail.
18. *Refuse: Location of Trash and Recycling Rooms, Number of Bins, etc.*
No trash generated by sign. No change to existing office trash generated on-site, contained in office area and disposed of by owner.
26. *Utility Connection Points Into Proposed Structures, To Be Shown On Site Plan.*
Only utility for proposed sign is electricity, with a direct connection to existing utility pole and shown on revised Site Plan.
27. *Circulation: Parking Spaces, Dimensions, etc.*
No change proposed due to proposed sign.

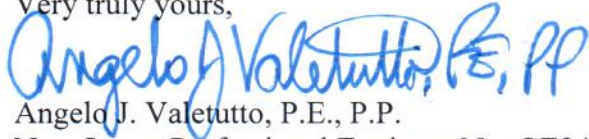
VI. Additional Plan Requirements

1. *Location of Project Relative to Adjacent Properties, etc.*
Shown on updated survey and no changes to existing as shown on the revised Site Plan.
2. *Topography Data, Existing/Proposed.*
Existing shown on updated survey and no changes shown on revised Site Plan.
3. *Top of Curb and Bottom Curb Specifications.*
Shown on updated survey and no changes proposed as shown on revised Site Plan.
4. *Existing Public Right-Of-Way With Existing Utilities, etc.*
Shown on updated survey and only change is electric service connection from existing utility pole to proposed sign.
5. *Specify All Existing Conditions and Structures in the Adjacent Public Right-Of-Way, etc.*
Shown on updated survey.
6. *Proposed and Exact Location of Above and Below Ground Utilities, etc.*
No change to existing other than electric service connection to proposed sign.

7. *Entrance to the Project From Public Streets, etc.*
Shown on updated survey and no changes as shown on revised Site Plan.
8. *Storm System Demand, Strategy and Design, etc.*
Storm system demand is de minimus due to the proposed sign and generated only by its support pole.
9. *Standards and Details For Curbs, etc.*
No changes to existing. Existing conditions shown on updated survey.
10. *Parking Lot Drainage.*
None as proposed sign generates only a de minimus amount by its support pole.
11. *Water Service Connections, Including Valves, Hydrants.*
Existing conditions shown on updated survey and no water service proposed for the proposed sign.
12. *Proposed Erosion Control Plan and Method of Control.*
Waiver requested as limit of disturbance is well below the 5,000 sf required to require a soil erosion and sediment control permit. Exemption to be provided as condition of Board approval.
13. *Water Supply Demand, Strategy and Design.*
No change to existing as proposed sign does not require a water connection.
14. *Sanitary Sewer System Demand, etc.*
None since proposed sign does not require a sanitary sewer connection.

Please do not hesitate to contact me directly should you require any further detail or discussion.
Thank you for your continued assistance and guidance.

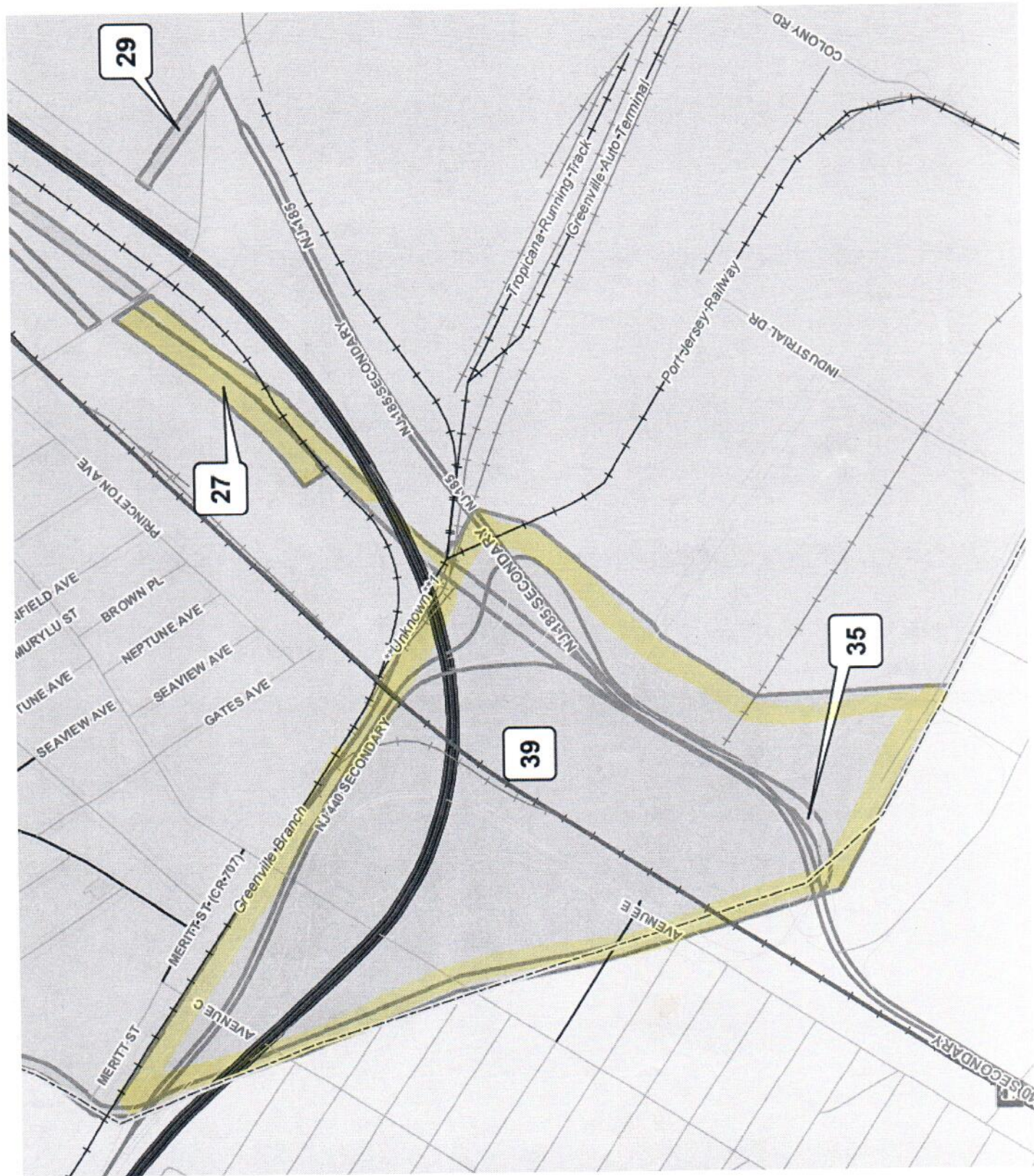
Very truly yours,



Angelo J. Valetutto, P.E., P.P.
New Jersey Professional Engineer No. GE24807
For The Firm

encl. as noted

pc: Mr. David Klein, applicant, w/encl.
Gregory K. Asadurian, Esq., w/encl.



PROPOSED PROJECTS			
ID	NAME	ID	NAME
1	11th Street Viaduct Extension and Grade Separation of 14th Street	32	Marin Boulevard Extension
2	Academy Street Bus, Bike and Pedestrian Extension	33	Metro Plaza Future Grid
3	Bay Street Extension	34	Morgan Street Extension
4	Bayfront I	35	Morris Canal Greenway**
5	Bus Layover Facility	36	Morris Street ROW Pedestrian Extension
6	Canal Crossing	37	New Connection Between Pavonia-Newport HBLR and PATH Newport Station
7	Claremont RDP Future Street Grid	38	New Danforth Interlocking
8	Corbin Avenue Extension	39	New Jersey Turnpike Exit 14A Reconfiguration
9	Danforth Transit Village RDP Street Grid	40	New Street
10	Dey Street Extension	41	New Grid to Support Potential Development on Burma Road
11	Downtown HBLR Circulator	42	New Southbound Side Platform at Pavonia- Newport Station
12	Future New Urbanist Street Grid	43	New Street to connect Woodward and Van Home Streets
13	Garabrant Street Extension	44	New Urbanist Street Grid
14	Garfield Avenue Widening	45	Newport NE Quadrant
15	Grand/Jersey Redevelopment Plan	46	NJCU West Campus
16	HBLR Extension	47	Old Colony Shopping Center Future Grid
17	HBLR Extension to Secaucus Junction (Lautenberg Station)	48	Pedestrian Connector to HBLR
18	HBLR Wye Bypass	49	Pedestrian Passage along HBLR
19	Hoboken Terminal	50	Portway
20	Jersey Avenue Extension (south)	50A	Portway: New 1-9T Extension
21	Jersey Avenue HBLR Realignment	50B	Portway: Route 1-9T/St. Paul's Avenue Viaduct
22	Jersey Avenue Park Redevelopment Plan	50C	Portway: Wittbern Bridge
23	Proposed Journal Square Redevelopment Plan*	50D	Portway: New Road under St. Pauls Avenue Viaduct
24	Kellogg Street Extension	51	Railroad ROW North of Journal Square
25	Lafayette Gardens Hope VI	52	Route 440/Route 1-9T Multiuse Urban Boulevard
26	Lafayette Walkway	53	Sip Avenue Connector
27	Lehigh Valley RR ROW Preservation	54	Sixth Street Embankment/East-West Connections
28	Liberty Harbor North	55	State Street Extension
29	Linden Avenue Realignment	56	Warren Street Extension
30	Maple Street - Bishop Street Connector	57	Water Street Redevelopment
31	Maple Street Extension		

** where feasible

* pending adoption by the City Council

Jersey City Circulation Element 2050 Figure 4.4-1: Right of Way Needs City of Jersey City Hudson County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.





State of New Jersey
Department of Transportation
Office of Outdoor Advertising Services

2022 Active Permits

Mark Borkowski

The following outdoor advertising permits have been renewed in accordance with N.J.A.C. 16:41C-1 et seq. Each permit is valid from May 16, 2022 through May 15, 2023 unless it is revoked by the Department or surrendered by the permit holder. Any change of ownership of a permit must be processed in accordance with the regulations. A State outdoor advertising permit does not grant authority to erect or maintain a sign on State highway right of way or to remove vegetation from highway right of way. Nor does it relieve the permit holder from obtaining any other permits or approvals that may be needed to erect and maintain a sign.

App. #	Description of the Permitted Location	Travel Direction/Side/Visibility
70431	Hudson Jersey City 180 FEET WEST OF RT NJ 440	ROUTE:I-78, MP:62.100, EAST/RIGHT/DUAL

End of Permit List