



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



JOHN J. METRO
ACTING BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: November 3, 2021
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: 68 Monitor Street
Block 15802, Lot 37

This site plan review is based upon plans submitted by Mark Chisvette, P.E. of Chisvette Engineering located in Pompton Lakes, NJ 07442.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Land Title Survey	----	4.08.2020	6.18.2020
• Cover Sheet	C-1	11.30.2020	9.07.21
• Demolition Plan	C-2	11.30.2020	9.07.21
• Site Plan	C-3	11.30.2020	9.07.21
• Lighting & Landscaping	C-4	11.30.2020	9.07.21
• Grading, Drainage & Utility Plan	C-5	11.30.2020	9.07.21
• SESC Plan	C-6	11.30.2020	9.07.21
• Construction Details	C-7-9	11.30.2020	9.07.21
• Flood Proofing Plan	C-10	11.30.2020	9.07.21
• Architecture Plan	Varies	12.21.2020	9.07.21
• Utility Engineering Report	----	3.09.21	----
• Traffic, Access & Circulation Study	----	3.08.21	----

PLANS, COMMENTS:

Land Title Survey:

1. The survey provided is unacceptable. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.

Site Plan, Sheet C-3:

2. The proposed ramp and landing encroach onto public right-of-way along Monitor Street sidewalk. Please apply for a Franchise Ordinance approval from City Council.
3. The proposed building mounted projecting sign needs to apply for a Franchise Ordinance approval from City Council.

4. Please relocate the proposed trees and street lights in consideration of the existing street light on Monitor Street.
5. Provide a minimum of 5' clearance between the proposed curb ramp and the tree steel edge on Maple Street.

Lighting & Landscaping, Sheet C-4:

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 C-5:

10. Please replace the single inlet located at the corner of the intersection of Monitor Street and Maple Avenue with two catch basins immediately upstream of pedestrian crosswalks on Monitor Street and Maple Avenue, respectively. Local elevations may need to be adjusted to avoid stormwater ponding at the curb return low point.
11. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.
12. Maple 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 ten (10) feet beyond the property lines. Show paving limits on the plan.
13. If the gas line removal on Monitor Street will disturb the street pavement, then Monitor Street shall be milled and paved, curb to curb, for the entire street length in front of the subject site.

SESC Plan, Sheet C-6:

14. Relocate the silt fence to along the property line.

Construction Details, Sheet C-9:

15. Revise the tree planting dimensions according to Jersey City Forestry Standards 2018.
16. Revise the driveway design dimensions according to Jersey City Design Standards.

General Comments:

17. Please notify this office in writing at least 72 hours prior to commencement of construction work.
18. 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.
19. 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
Mark Chisvette, P.E. of Chisvette Engineering
LW/File