



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: December 1, 2021
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Multi-Story Mixed Use Building
682 Rt. 440
Block 20403, Lots 1, 2

This site plan review is based upon plans submitted by Robert L. Costa, P.E. of Costa Engineering Corp. located in Hackensack, NJ 07601.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Boundary & Topographic Survey	----	4.30.2020	----
• Key Map & Zoning Comparison Chart	1 of 10	9.22.21	----
• Site Plan	2 of 10	9.22.21	----
• Parking Garage Circulation, Grading & Drainage	3 of 10	9.22.21	----
• Existing Conditions/Demolition Plan	4 of 10	9.22.21	----
• Landscape & Ped. Lighting Plan	5 of 10	9.22.21	----
• SESC Plan	6 of 10	9.22.21	----
• Construction Details	7-10 of 10	9.22.21	----
• Architecture Plan	Varies	11.19.2020	10.18.21
• Traffic Impact Study	----	10.05.21	----
• Stormwater Mgmt Calculations	----	6.06.21	9.30.21

PLANS, COMMENTS:

1. Rt. 440, Ege Avenue, Bennet Street and Virginia Avenue are under New Jersey DOT jurisdiction. Therefore, the site plan shall apply for approval from NJ State, including traffic issues, utility issues, lighting and landscape, etc. Please forward all NJ DOT correspondents to this office.
2. The Traffic Impact Study shall be revised accordingly.
3. The parking garage circulation shows one-way out on Ege Avenue and one-way in on Virginia Avenue. This proposal will increase unnecessary traffic volume surrounding the project. Please explain the reason. The garage circulation direction may need to be reversed.

4. Please note that after the future Rt. 440 expansion, the proposed building facade runs along the new property line with 0' -0" setback.
5. The following note must appear on the Demolition Plan:

“All demolition material and debris and all items removed from the property and the adjacent public areas, 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 of the NJDEP.”
6. Relocate the stabilized construction entrance to within the property line.
7. Utility work within the site needs approval from JCMUA.
8. Please notify this office in writing at least 72 hours prior to commencement of construction work.
9. 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.
10. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
11. Please include sanitation handling plan and/or notes including but not limited to trash, recycling and bulk waste.



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

 For

Paul Russo, P.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Robert L. Costa, P.E. of Costa Engineering Corp.
LW/File

Proposal revised June 16, 2016
CRITERIA FOR THE COLLECTION OF GARBAGE/RECYCLING FOR
50 RESIDENTIAL UNITS & UP

50 TO 249 Units

- One (1) two (2) yard compactor unit for garbage. The number of containers will vary based on the number of units. (should be a minimum of 3-2yd. rear load containers; 1 on machine, 1 spare, 1 to be dumped).
- Minimum of two (2) three (3) yard rear load containers for cardboard/newspaper.
- Minimum of two (2) three (3) yard rear load containers for commingled materials.

250 Units and up:

- One (1) thirty (30) yard compactor unit for garbage.
- Minimum of four (4) three (3) yard rear load containers for cardboard/newspaper.
- Minimum of six (6) three (3) yard rear load containers for commingled materials.