



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: November 8, 2023
TO: Planning Board
FROM: Lichuan Wang, P. E., C. M. E.
SUBJECT: 177 Grand Street; 193 – 195 Grand Street
Block 14205, Lots 10.01, 12, 13

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
• Cover Sheet	C-01	5.18.23	8.11.23
• Demolition Plan	C-02	5.18.23	8.11.23
• Site Plan	C-03	5.18.23	8.11.23
• Lighting Plan	C-04	5.18.23	8.11.23
• Drainage & Utility Plan	C-05	5.18.23	8.11.23
• Grading Plan	C-06	5.18.23	8.11.23
• SESC Plan	C-07	5.18.23	8.11.23
• Construction Details	C-08-10	5.18.23	8.11.23
• Architecture Plan	Varies	1.27.23	5.26.23
• Traffic , Access & Circulation Study	----	5.10.23	----
• Utility Engineering Report	----	9.29.23	----

PLANS, COMMENTS:

Site Plan, Sheet C-03:

1. Provide planting design details. 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.
2. All traffic related issues, including but not limited to traffic signs, pavement markings and traffic circulations, will require review and approval of JC Division of Traffic Engineering and Division of Transportation Planning.

Lighting Plan, Sheet C-04:

3. Revise the lighting plan to provide a minimum of one foot candle along the entire length of sidewalk on Sussex Street.
4. 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.
5. 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.
6. All street lighting installations must be coordinated with this office.

Drainage & Utility Plan, Sheet C-05:

7. Install a catch basin on Marin Blvd. immediately upstream of pedestrian crosswalks at the intersection of Marin Blvd. and Grand Street.
8. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.
9. Grand Street shall be milled and paved, curb to curb, for the entire street length in front of the subject site. Show milling & paving limits on the plan. Show milling & paving limits on the plan.
10. Marin Blvd. shall be milled and paved, curb to curb, for the entire street length in front of the subject site plus an additional length of fifty (50) feet beyond the property line to cover all disturbed area. Show milling & paving limits on the plan.
11. Provided proof of approval for flood hazard area permit.

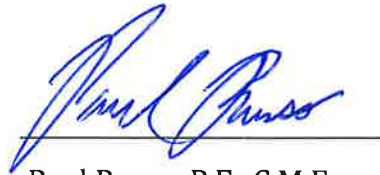
General Comments:

12. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
13. Please notify this office in writing at least 72 hours prior to commencement of construction work.
14. 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.

15. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
16. Please include sanitation handling plan and/or notes including but not limited to trash, recycling and bulk waste. Must be coordinated with Jersey City Department of Public Works, Division of Sanitation. Enclosed is the minimum guidance required for the sanitation handling plan.



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



Paul Russo, P.E., C.M.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Mark Chisvette, P.E. of Chisvette Engineering
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.