



JC Division of Planning
1 Jackson Square
Jersey City, NJ 07305

October 6, 2021

Ref: 150 Pacific Site Plan Submission

Attn: Matt Ward

Please see our response to your comments for the 150 Pacific Ave. adult education application.

150 PACIFIC AVE – COMMENTS

PAGE 1. Z-100

- signature block is unnecessary. delete.
Signature block is deleted on sheet Z-001
- zoning table is inaccurate.
Zoning chart has been updated on sheet Z-001

PAGE 3. Z-003

These maps are out of date. please use the maps from the current redevelopment plan.

The re-development maps have been updated on sheet Z-003

PAGE 4. Z-100

- There is a building in this area. is it getting removed? Need removals plan.
The existing structure is not removed and shown as existing on the site plan.
- What areas are new sidewalk? Don't have any specifications about the work to be done on this site plan. need specifications.
The new sidewalk area has been marked on the site plan and indicated in the legend. The sidewalk details are provided on sheet Z-104
- landscaping plan?
Landscaping plan with planting details Sheet Z-104
- add bike racks.
Bike racks have been added to the side and a specification has been included on sheet Z-100
- need bend detail.
Bench specification has been provided on sheet Z-100
- what's this? (BY DRIVEWAY)
It was originally a historical plaque, but it has been removed.



- transformer? what about rolling gate?
The transformer is towards the rear of the building and shown on the site plan. The rolling gate needs to be repaired and painted black. Shown on Z-100
- show drainage.
Site drainage is shown on the site plan sheet Z-100

PAGE 7. Z-103 (The circulation sheet is removed and replaced with roof plan)

This sheet represents the roof plan

- Are you demo-in the garage building in this area?
No, the garage stays and is shown on the site plan. Sheet Z-100
- 345-70 loading size requirements met?
Not used as a loading area. Its just an overhead door.

PAGE 8. Z-104

- What's the ground cover? mulch. Needs notes, maintenance notes, need other typ. specs.
The Ground is mulch cover details are provided on sheet Z-105
- Not acceptable to fix existing sidewalk. some areas must be replaced.
Most areas are replaced and marked as new sidewalk on the site plan.
- Why is this called out as a driveway. This should be a new curbed area. Are you requesting a loading area here? not supported.
It is not a driveway and its corrected-on Z-104. It's the entryway to the main building and there is a curb cut.
- what does this hatch mean?
The hatch has been removed on Z-104 and Z-105.
- What does this hatch mean?
The hatch has been removed on Z-104 and Z-105
- Show me the property line.
See Z-002 survey sheet. The area of work is part of a large parcel.

PAGE 9. Z-105

- What does this note mean?
Please refer to site plan Z-104. It is the existing abandoned pump which needs to be re-built. Please find the necessary information on site plan Z-104.
- Variance on dimension?
No variance on dimensions as it is not a loading area.
- is this area to be repaved?
No, the driveways are not re-paved however areas will be patched.
- Need painted crossings.
Painted crossings have been located on the site plan sheet Z-104, Z-105

PAGE 11. Z-107 (Elevation Z-200)



- Is this a loading entrance? this is not ideal. Is this related to you wanted a curb cut here?
This is not a loading entrance. This is the expanded main entryway with a curb cut.
- Signage above the ground floor is a variance.
Variance requested for signage. Detail provided on Sheet Z-107.
- no specifications? add please. any work to be done? new windows versus not? new awning? new coping?
**All windows are existing please refer to sheet Z-201 for elevation notes and new awning
Detail is added. No new coping**

PAGE 12. Z-108(Elevation Z-201)

- new loading doors? need detail and specs.
They are new overhead doors and details have been shown on sheet Z-100
- new windows? please prepare detailed drawings and dims.
All windows are existing.
- painting?
Paint specification is on sheet Z-107 & Z-108
- need all elevations. need roof plan. where are your mechanical equipment? venting. so on. it sounds like you will need some specialized equipment. not seeing any bulkheads or rooftop equipment. screening. so on.
**All elevations have been provided. The roof plan includes all the mechanical equipment.
No new bulkheads are being added. Venting is shown on sheet Z-202**

Adding sheet Z-202 east side and rear elevations

Thank you in advance for your review and assistance. Should you have any questions please feel free to contact me at the office.

Respectfully,

Dennis M Devino RA

Architect