



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: August 31, 2023
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Construction of a Mixed Use Building
823 Newark Avenue
Block 9401, Lot 7

This site plan review is based upon plans submitted by Raul Cabato, RA of RA Design & Consultants, LLP located in Jersey City, NJ 07306.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Zoning Sheet	Z-100.00/101.00	8.03.22	7.11.23
• Visual Impact Assessment	Z-102.00	8.03.22	7.11.23
• Survey	Z-103.00	8.03.22	7.11.23
• Architecture Plan	A-100.00-401.00	8.03.22	7.11.23
• JCMUA	JCMUA-1/2	8.03.22	7.11.23

PLANS, COMMENTS:

1. Show meter parking pole location on the plan. The proposed street tree location maybe overlapped with the existing meter parking pole.
2. The survey provided is unacceptable. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
3. Construct new curb and sidewalk fronting the project. Show construction limits on the plan.
4. Show detailed information for all utility mains on the plan. Please review and revise the utility design as some of them are being connected to the wrong locations.
5. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.). If there is a set of engineering plan, please provide to this office for review and approval.
6. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.

7. Newark Avenue shall be milled and paved, curb to curb, for the entire street length in front of the subject site.
8. The design details shown on the plan do not match Jersey City Design Standards (JCDS) and must be revised. Concrete curb detail, sidewalk detail, expansion joint detail, pavement restoration detail, all must be shown on the plan and be in conformance with JCDS. Tree planting details shall be in conformance with Jersey City Forestry Standards 2018.
9. Street tree species and planting related issues shall be coordinated with the Division of Park Maintenance.
10. Please notify this office in writing at least 72 hours prior to commencement of construction work.
11. 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.
12. 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., C.M.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Raul Cabato, RA of RA Design & Consultants, LLP
LW/File