



**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:**           **October 5, 2023**  
**TO:**             **Planning Board**  
**FROM:**       **Lichuan Wang, P. E., C. M. E.**  
**SUBJECT:**   **619 Marin Blvd.**  
                  **Block 7103, Lots 2-8, 11**

This site plan review is based upon plans submitted by Joseph Mele, P.E., P.L.S. of MidAtlantic Engineering Partners, LLC located in Hamilton, NJ 08691.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Land Title Survey	1 of 1	12.14.21	3.15.23
• Title Sheet	1 of 13	2.22.23	7.07.23
• Zoning Data Plan	2 of 13	2.22.23	7.07.23
• Demolition & Removals Plan	3 of 13	2.22.23	7.07.23
• Site Layout Plan	4 of 13	2.22.23	7.07.23
• Grading, Drainage & Utilities Plan	5 of 13	2.22.23	7.07.23
• Lighting Plan	6 of 13	2.22.23	7.07.23
• Landscape Plan	7 of 13	2.22.23	7.07.23
• Landscape & Lighting Details	8 of 13	2.22.23	7.07.23
• ESC Plan	9 of 13	2.22.23	7.07.23
• ESC Details	10 of 13	2.22.23	7.07.23
• Construction Details	11-13 of 13	2.22.23	7.07.23
• Architecture Plan	Varies	1.23.23	7.07.23
• Landscape Architecture Plans	Varies	5.12.23	----
• Engineering Report	----	2.22.23	----
• Traffic Engineering Evaluation	----	3.13.23	----

**PLANS, COMMENTS:**

**Land Title Survey, Sheet 1 of 1:**

1. Revise the survey to show all utility poles/street lights on the plan.

**Demolition & Removals Plan, Sheet 3 of 13:**

2. The following note must appear on the plan:

“All demolition material and debris and all items removed from the property and the public areas adjacent, 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 and laws of the NJDEP."

**Site Layout Plan, Sheet 4 of 13:**

3. The curb line was shifted westerly to provide a bike lane along Marin Blvd.. Please verify this design with Division of Traffic Engineering and Division of Transportation Planning for review and approval.
4. After the curb line was shifted, the entire sidewalk along Marin Blvd. falls within private property. If this layout is accepted and approved, an easement agreement or a right-of-way dedication must be negotiated to provide public sidewalk area. A minimum of ten (10) feet of unobstructed sidewalk shall be provided. The relocated utility pole and fire hydrant shown on the plan shall be relocated further away from curb ramp.
5. Portions of the proposed building containing living space encroach onto the public right-of-way along Marin Blvd.. Please revise the design to ensure that the entire building façade be relocated back to the property line. A franchise ordinance may only be granted by the City Council for auxiliary spaces, such as balconies, planters, etc.
6. If existing utility poles/street lights will remain on site, clearly show their locations on the plan. Please verify and show clearance between the proposed street tree trunk and the street light/utility pole (both existing and proposed) along entire project frontage. A minimum of 15' clearance shall be provided according to Jersey City Forestry Standards 2018.
7. Show the new location of the relocated existing fire hydrant on plan.
8. Extend the new curb and sidewalk construction ten (10) feet west of the existing utility pole being connected to on 16<sup>th</sup> Street and 15<sup>th</sup> Street.
9. 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.
10. Reinstall traffic signs and pavement markings upon completion of construction.

**Grading, Drainage & Utility Plan, Sheet 5 of 13:**

11. The 8" sanitary lateral on 16<sup>th</sup> Street shall be connected to the sewer main via a manhole.

12. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
13. 16<sup>th</sup> Street shall be milled and paved, curb to curb, for the entire street length in front of the subject site plus the intersection with Marin Blvd. including keyways.
14. 15<sup>th</sup> Street shall be milled and paved, curb to curb, from the westerly property line to Marin Blvd. plus the intersection with keyways.
15. Marin Blvd. shall be milled and paved, curb to curb, from 15<sup>th</sup> Street to 16<sup>th</sup> Street.

**Lighting Plan, Sheet 6 of 13:**

16. Verify and revise locations of existing utility poles/ proposed street lights/proposed street trees fronting the project. A minimum of 15' clearance shall be provided according to Jersey City Forestry Standards 2018.
17. 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.
18. 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.
19. All street lighting installations must be coordinated with this office.

**Landscape Plan, Sheet 7 of 13:**

20. Street tree species and planting related issues shall be coordinated with the Division of Park Maintenance. Tree planting details must be provided and shall be in conformance with Jersey City Forestry Standards 2018.

**Construction Details, 11 of 13:**

21. Please revise the HMA paving details to 9.5M64 Surface Course and 12.5M64 Base Course according to the latest JC Design Standards.

**General Comments:**

22. Please notify this office in writing at least 72 hours prior to commencement of construction work.
23. 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.
24. Upon completion of construction, please provide this office with an as-built plan showing all of the new improvements.
25. 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  
Joseph Mele, P.E., P.L.S. of MidAtlantic Engineering Partners, LLC  
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.