



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



BRIAN D. PLATT  
BUSINESS ADMINISTRATOR

**MEMORANDUM**

**DATE:** November 20, 2020  
**TO:** Planning Board  
**FROM:** Lichuan Wang, P.E., C.M.E.  
**SUBJECT:** New Construction  
16-20 Nevins Street  
Block 15004, Lots 41-42

This site plan review is based upon plans submitted by Richard Garber, AIA of GRO Architects PLLC located in NY, NY 10038.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Title Sheet	A-000	2.21.2020	----
• Site Photos	A-001	2.21.2020	----
• Site Plan	A-010	2.21.2020	----
• Architecture Plan	A-011-031	2.21.2020	----
• Existing Features & Demolition Plan	C-1	7.13.2020	----
• Site Plan	C-2	7.13.2020	----
• Grading, Drainage & Utility Plan	C-3	7.13.2020	----
• SESC Plan	C-4	7.13.2020	----
• SESC Details	C-5	7.13.2020	----
• Construction Details	C-6-10	7.13.2020	----

**PLANS, COMMENTS:**

1. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
2. The following note must appear on the Demolition Plan, Sheet C-1:  
“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.”

3. A minimum of 5' of unobstructed sidewalk shall be provided along Nevins Street within public right-of-way. Please remove the trees to provided required space for pedestrian. Planting area can be proposed adjacent to the building within the property line.
4. The new curb and sidewalk construction shall be extended to the next expansion joint beyond the side property lines.
5. Show detailed information for all utility mains on the plan.
6. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).
7. Show existing and proposed spot elevations at property corners and at all proposed improvements in the back yard. There must be a positive slope away from the proposed building and there shall be no drainage impact to adjacent property.
8. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
9. Please notify this office in writing at least 72 hours prior to commencement of construction work.
10. 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.
11. 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.  
Municipal Engineer

Cc: Division of Planning  
JCMUA  
Richard Garber, AIA of GRO Architects PLLC  
LW/File