



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: May 27, 2022
TO: Planning
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Newport – Site 8
150 River Drive
Block 7302, Lots 3.05, 3.11, 3.12, 3.16

This site plan review is based upon plans submitted by Matthew K. Neuls, P.E. of Dresdner Robin located in Jersey City, NJ 07302.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Cover Sheet	G-001	12.10.21	2.22.22
• Overall Site Plan	C-300	12.10.21	2.22.22
• Site Plan	C-301	12.10.21	2.22.22
• Grading & Drainage Plan	C-401	12.10.21	2.22.22
• Utility Plan	C-501	12.10.21	2.22.22
• Landscape Plan	L-601	12.10.21	2.22.22
• Landscape Notes & Details	L-691	12.10.21	2.22.22
• Lighting Plan	L-701	12.10.21	2.22.22
• SESC Plan	C-801	12.10.21	2.22.22
• SESC Notes & Details	C-802	12.10.21	2.22.22
• Removals Plan	C-811	12.10.21	2.22.22
• Construction Notes & Details	C-901-903	12.10.21	2.22.22
• Architecture Plan	Varies	11.22.21	2.15.22
• Engineering & Utility Report	----	2021.12	----
• Traffic Impact Study	----	12.14.21	----

PLANS, COMMENTS:

Overall Site Plan, Sheet C-300; Site Plan, Sheet C-301:

1. Please revise the site plan to show the existing grass median on Washington Blvd. The grass median shall be restored in kind upon completion of all utility works to match existing.
2. Install an additional sign, Authorized Vehicles Only, R5-11, at the Access Drive entrance to prevent vehicles from entering this location.
3. Install Stop (R1-1) sign at the Access Drive exit to Washington Blvd. within the property line.
4. Show sidewalk width and tree planting dimensions along Washington Blvd.

5. The proposed two-in, two-out driveway located in front of the western tower will create conflict movements with traffic on 18th Street Extension. Please revise the plan to one-in, one-out driveway.
6. Please revise the design to provide accessible route for the five handicap parking spaces located within the parking garage to access the western tower within the site.
7. Please install signs within the parking garage to prevent non-authorized vehicles from entering the Access Drive exit to Washington Blvd.
8. Curb ramps have been designed/constructed along southern side of 18th Street Extension on previous approved site plans. Please revise the design to provide receiving curb ramps along northern side of the street. Pedestrian crosswalks shall be provided accordingly.
9. Reinstall all traffic signs, pavement markings, bike lanes and delineators along Washington Blvd. upon completion of street resurfacing.

Grading & Drainage Plan, Sheet C-401; Utility Plan, Sheet C-501:

10. Washington Blvd. shall be milled and paved, curb to curb, for the entire street length in front of the subject site. Show paving limits on the plan.
11. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
12. Provide proof of approval for a Flood Hazard Area permit.

Landscape Plan, Sheet L-601:

13. 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.

Lighting Plan, Sheet L-701:

14. Confirm that the specifications for the street light fixture are current with PSE&G requirements for lease lighting. Proposed street lights shall be LED lamps. The plan indicates metal halide lamps. Revise the plan notes and photometrics to reflect LED lamps.

15. 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.
16. All street lighting installations must be coordinated with this office.

Construction Details, Sheet C-901:

17. Please revise the HMA paving details to 9.5M64 Surface Course according to the latest JC Design Standards.

Traffic Impact Study:

18. The Traffic Impact Study results are inaccurate. Please revise the study to use correct lane configuration, storage length and link distance to analyze the traffic impact.

General Comments:

19. Please notify this office in writing at least 72 hours prior to commencement of construction work.
20. 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.
21. Upon completion of construction, please provide this office with an as-built plan showing all of the new improvements.
22. 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.
Municipal Engineer

Cc: Division of Planning
JCMUA
Matthew K. Neuls, P.E. of Dresdner Robin
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.