



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



JOHN J. METRO
BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: April 22, 2022
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Daylight (EWR) Transportation Facility Redevelopment
577 – 611 Tonnele Avenue
Block 1901, Lots 1, 2, 3, 4-9; Block 1101, Lots 2-9

This site plan review is based upon plans submitted by Brian M. Conlon, P.E. of Langan Engineering & Environmental Services, Inc. located in Philadelphia, PA 19103.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Cover Sheet	GI-001	1.12.22	----
• Tax Map, Zoning Map, etc.	GI-101	1.12.22	----
• Boundary, Topographic Survey	VT-103	11.04.21	----
• Lot Consolidation Plan	VB-101	1.12.22	----
• Site Demolition Plan	CD-101	1.12.22	----
• Site Plan	CS-101	1.12.22	----
• Vehicle Circulation & Pavement Plan	CS-201	1.12.22	----
• Carrol Avenue Improvement Plan	CS-301	1.12.22	----
• Site Construction Details	CS-501/502	1.12.22	----
• Grading & Drainage Plan	CG-101	1.12.22	----
• Storm Sewer Profiles	CG-201	1.12.22	----
• Drainage Notes & Details	CG-501/502	1.12.22	----
• Construction Sequencing Plan	CE-100	1.12.22	----
• SESC Plan	CE-101-103	1.12.22	----
• SESC Notes & Details	CE-501	1.12.22	----
• Utility Plan	CU-101	1.12.22	----
• Sanitary Sewer Profiles	CU-201	1.12.22	----
• Utility Notes & Details	CU-501	1.12.22	----
• Landscape Plan	LP-101	1.12.22	----
• Planting Notes & Details	LP-501	1.12.22	----
• Lighting Plan	LL-101	1.12.22	----
• Lighting Notes & Details	LL-501	1.12.22	----
• Architecture Plan	Varies	1.12.22	----
• Traffic Impact Study	----	1.12.22	----
• Stormwater Mgmt Rreport	----	1.12.22	----

PLANS, COMMENTS:**Lot Consolidation Plan, Sheet VB-101:**

1. This lot consolidation plan is for illustration purpose only. To apply for lot consolidation approval, please revise the plan according to Title Recordation Act requirements.

Site Demolition Plan, Sheet CD-101:

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 Plan, Sheet CS-101:

3. The Site Plan dimensions are deviated from the Survey. Please verify and revise.
4. Tonnele Avenue is under New Jersey DOT jurisdiction. Therefore, the site plan shall apply for approval from NJ State, including traffic issues, utility issues, lighting and landscape, etc. Please forward all NJ DOT correspondents to this office.

Carrol Avenue Improvement Plan, Sheet CS-301:

5. Carrol Avenue serves as an industrial road. Please use Jersey City industrial road construction standards with 2” HMA 9.5M64 for surface course and 8” HMA19M64 for base course. Show design details on the plan.

Grading & Drainage, Sheet CG-101:

6. Please work with JCMUA for stormwater drainage connections to comply with Jersey City requirements.

SESC Plan, Sheet CE-101/102/103:

7. Please install silt fence along the entire perimeter of the project for each stage.

Utility Plan, Sheet CU-101:

8. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

Traffic Impact Study:

9. Tonnele Avenue, County Road and Carrol Avenue are all truck roads with heavy truck volumes. The Traffic Impact Study failed to show heavy veh. % on each scenario analysis. Please revise the Study to reflect the actual traffic situation.
10. The intersection of Tonnele Avenue and County Road should be included in the study.

General Comments:

11. Please notify this office in writing at least 72 hours prior to commencement of construction work.
12. 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.
13. 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
Brian M. Conlon, P.E. of Langan Engineering & Environmental Services, Inc.
LW/File