



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
ACTING BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: May 27, 2021
TO: Zoning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: New 5-Story Multi-Family Residence
127 Delaware Avenue
Block 16202, Lot 19

This site plan review is based upon plans submitted by John C. Inglese, R.A. of Inglese Architecture + Engineering located in Cedar Grove, NJ 07009.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Boundary & Topographic Survey	1 of 1	8.07.19	----
• Title Sheet	T-1.00	9.18.2020	----
• Existing Conditions & Demolition Plan	C-1.00	9.18.2020	----
• Dimensional Site Plan	C-1.10	9.18.2020	----
• Ground Floor Grading & Utility Site Plan	C-1.20	9.18.2020	----
• Basement Grading & Utility Site Plan	C-1.21	9.18.2020	----
• SESC Plan	C-1.30	9.18.2020	----
• Landscape & Lighting Site Plan	C-1.40	9.18.2020	----
• Traffic Circulation Site Plan	C-1.50	9.18.2020	----
• Site Details	C-2.00-2.20	9.18.2020	----
• Architecture Plan	varies	9.18.2020	----
• Stormwater Mgmt Report	----	7.10.2020	----
• Traffic & Parking Assessment	----	11.30.2020	----

PLANS, COMMENTS:

Boundary & Topographic Survey, Sheet 1 of 1:

1. The survey provided is unacceptable. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.

Dimensional Site Plan, Sheet C-1.10:

2. Extend the new curb and sidewalk construction northerly to the next expansion joint beyond the utility pole to cover all disturbed area.

3. Relocate the proposed street trees to provide a minimum of 15' clearance with the utility pole and a minimum of 7' with the driveway according to Jersey City Forestry Standards 2018.
4. Show street tree dimensions and sidewalk dimensions on the plan. A minimum of 5' of unobstructed sidewalk must be provided.
5. Relocate the Stop sign proposed at the driveway to within the property lines. Install No Right Turn (R3-1) sign at the exit of the parking garage.

Grading & Utilities Site Plan, Sheet C-1.20/C-1.21:

6. Show detailed information for all utility mains on the plan.
7. Delaware Avenue shall be milled and paved, curb to curb, for the entire street length in front of the subject site plus an additional length of twenty (20) feet beyond the property lines. Show paving limits on the plan.
8. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

SESC Plan, Sheet C-1.30:

9. Relocate the stabilized construction entrance to within the property line.

Landscape & Lighting Site Plan , Sheet C-1.40:

10. 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.

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
John C. Inglese, R.A. of Inglese Architecture + Engineering
LW/File