



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: September 8, 2022
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 revised 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	4.15.22
• Existing Conditions & Demolition Plan	C-1.00	9.18.2020	4.15.22
• Dimensional Site Plan	C-1.10	9.18.2020	4.15.22
• Ground Floor Grading & Utility Site Plan	C-1.20	9.18.2020	4.15.22
• Basement Grading & Utility Site Plan	C-1.21	9.18.2020	4.15.22
• JCMUA Standard Requirements	C-1.22	9.18.2020	4.15.22
• SESC Plan	C-1.30	9.18.2020	4.15.22
• Landscape & Lighting Site Plan	C-1.40	9.18.2020	4.15.22
• Traffic Circulation Site Plan	C-1.50	9.18.2020	4.15.22
• Site Details	C-2.00-2.40	9.18.2020	4.15.22
• Architecture Plan	varies	9.18.2020	8.06.21
• Stormwater Mgmt Report	----	7.10.2020	1.28.21
• Stormwater Mgmt Maintenance Plan	----	1.28.21	----
• Traffic & Parking Assessment	----	11.30.2020	12.22.21

PLANS, COMMENTS:

Dimensional Site Plan, Sheet C-1.10:

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

3. 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:

4. 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.
5. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.

SESC Plan, Sheet C-1.30:

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

Landscape & Lighting Site Plan , Sheet C-1.40:

7. Revise the lighting plan. The intensity of the light shall not exceed one-half foot candles along the property lines.
8. Show proposed street trees on the plan. 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:

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