



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: June 27, 2023
TO: Zoning Board
FROM: Lichuan Wang, P. E., C. M. E.
SUBJECT: Construction of a New 4-Story Multiple Dwelling
275 – 279 Ocean Avenue
Block 27203, Lot 10

This site plan review is based upon plans submitted by Raul Cabato, R.A. of RA Design & Consultants LLP located in Jersey City, NJ 07306.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Zoning Analysis, Site Plan, etc.	Z-100.00	11.30.22	4.11.23
• Checklist, Unit Summaries	Z-101.00	11.30.22	4.11.23
• Landscaping Details	Z-102.00	11.30.22	4.11.23
• Survey & Demolition Plan	Z-103.00	11.30.22	4.11.23
• Architecture Plan	A-100.00-400.00	11.30.22	4.11.23
• Shadow Study	A-500.00/600.00	11.30.22	4.11.23
• Storm Water Mgmt	C-101.00	12.05.22	----
• Storm Sewer Collection	C-102.00	12.05.22	----
• Sediment Control	C-103.00	12.05.22	----
• Soil Erosion Plan w/Notes	C-104.00	12.05.22	----

PLANS, COMMENTS:

1. The proposed street tree location needs to be adjusted to provide a minimum of 15' clearance with the existing street light located close to the northern property line.
2. Show proposed street tree dimensions on the plan.
3. 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.
4. Indicate items to be demolished on the Demolition Plan, Sheet Z-103.00. 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."

5. Please revise the Lighting Plan, Sheet A-106.00. The intensity of the light shall not exceed one-half foot candles along the property lines.
6. Construct new curb and sidewalk. New curb construction must bring the curb face to 6" in front of the project to be in compliance with the current Jersey City Design Standards (JCDS). The new curb and sidewalk shall be extended to the next expansion joint beyond the side property lines and then tapered off to match the existing curb and sidewalk. Show TC/BC elevations on the plan. Show construction limits on the plan.
7. The 6" stormwater line shown on the design details is inconsistent with the 4" stormwater line shown on the Storm Sewer Collection, Sheet C-102.00. Please verify and revise.
8. Show detailed information for all utility mains on the plan.
9. Show complete information for the sanitary sewer/storm water line (size, material, slope, length, invert elevation, elevation, etc.).
10. Drainage service connections, sanitary sewer and water service connections will require approval of JCMUA.
11. Ocean Avenue shall be milled and paved, curb to curb, for the entire street length in front of the subject site.
12. Please notify this office in writing at least 72 hours prior to commencement of construction work.
13. 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.
14. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.

A handwritten signature in blue ink, appearing to read 'Lichuan Wang', written over a horizontal line.

Lichuan Wang, P.E., C.M.E.
Principal Engineer

A handwritten signature in blue ink, appearing to read 'Paul Russo', written over a horizontal line.

Paul Russo, P.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Raul Cabato, R.A. of RA Design & Consultants LLP