



**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 20, 2024**  
**TO: Planning Board**  
**FROM: Lichuan Wang, P. E., C. M. E.**  
**SUBJECT: Harborside 9**  
**242 Hudson Street, 3 Second Street & Harborside Place**  
**Block 11603, Lots 18.02, 18.03, 22, 27**

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

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Boundary Survey	1 of 1	9.21.23	----
• Cover Sheet	G-001	5.04.23	12.20.23
• Site Plan	C-301	5.04.23	12.20.23
• Grading & Drainage Plan	C-401	5.04.23	12.20.23
• Utility Plan	C-501	5.04.23	12.20.23
• SESC Plan	C-801	5.04.23	12.20.23
• SESC Details	C-802	5.04.23	12.20.23
• Removals Plan	C-811	5.04.23	12.20.23
• Construction Details	C-901-904	5.04.23	12.20.23
• Architecture Plan	Varies	12.21.22	10.31.23
• Landscape Architecture Plans	Varies	4.27.23	10.31.23
• Stormwater Mgmt & Engineer's Report	----	----	----
• Traffic Engineering Evaluation	----	5.05.23	----

**PLANS, COMMENTS:**

**Site Plan, Sheet C-301:**

1. The easterly sidewalk along Hudson Street and southerly sidewalk along Second Street with the exception of the tree belt falls entirely within private property. Please provide an easement agreement with the City to provide a minimum of 5' unobstructed sidewalk for pedestrian.
2. Revise the curb return driveways to depressed curb driveways according to JC Design Standards.
3. Revise the curb return radius to 15' at all street corners.

4. Realign the curb ramps at each corner of the intersection to be in line with the pedestrian walkway according to the latest ADA Standards.
5. Reconstruct two receiving curb ramps, one at the SE corner of the intersection of 2<sup>nd</sup> Street and Service Drive and one at the NE corner of the intersection of New Road and Service Drive, according to the latest ADA Standards.
6. Label clearly the clearance between the proposed street tree and street light/traffic signal pole/driveway/fire hydrant/curb of the intersection. Minimum clearance shall be provided according to Jersey City Forestry Standards 2018.
7. All traffic related issues, including but not limited to traffic signs, pavement markings and traffic circulations, will require review and approval of JC Division of Traffic Engineering and Division of Transportation Planning.

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

8. Please relocate the two inlets proposed on New Road off Hudson Street to outside of the pedestrian crosswalk area.
9. Show elevations for all existing/proposed inlets and manholes. Verify and reset all inlets and manholes to be flush with new roadway elevations.
10. Verify the elevation TC11.75/BC 11.25 low point at the NW corner of the intersection of New Road and Service Drive.
11. Show new location of the fire hydrant slated for removal on 2<sup>nd</sup> Street.
12. Drainage system connection, sanitary sewer and water service connection require JCMUA's review and approval.
13. Provided proof of approval from NJDEP the flood hazard area permit to this office.

**SESC Plan, Sheet C-801:**

14. Relocate the silt fence to along the property line.

**Landscape Architecture Plan, Sheet L-2:**

15. Provide a minimum of 5' clearance between the proposed landscape planting bed and the curb ramp on Hudson Street.
16. Provide landscape planting bed dimensions on the plan.

17. We recommend substituting the precast decorative pavers proposed along Hudson Street and Second Street planting belt with permeable precast concrete pavers according to Jersey City Forestry Standards 2018.
18. 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:**

19. Relocate the street light on Hudson Street to provide a minimum of 5' clearance with the adjacent curb ramp.
20. Revise the street light design details according to Jersey City street light design standards (details attached).
21. Confirm that the specifications for the street light fixture are current with PSE&G requirements for lease lighting. Proposed street lights shall be the Jersey City Signature LED lamps.
22. 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.
23. All street lighting installations must be coordinated with this office.

**Construction Notes & Details, Sheet C-901:**

24. Please revise the HMA paving details to 9.5M64 Surface Course and 12.5M64 Base Course according to the latest JC Design Standards.

**General Comments:**

25. Please notify this office in writing at least 72 hours prior to commencement of construction work.
26. 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.

27. Upon completion of construction please provide this office with an as-built plan showing all of the new improvements.
28. 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., C.M.E.  
Municipal Engineer

Cc: Division of Planning  
JCMUA  
Matthew J. Neuls, P.E. of Dresdner Robin  
LW/File

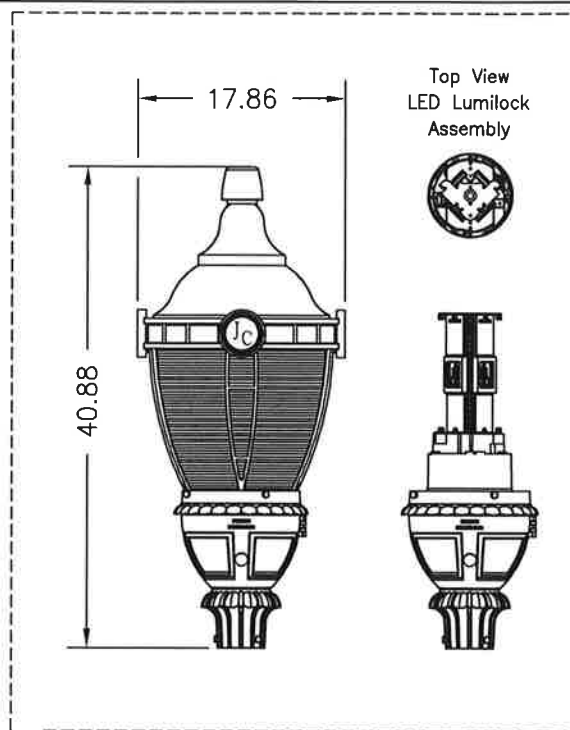
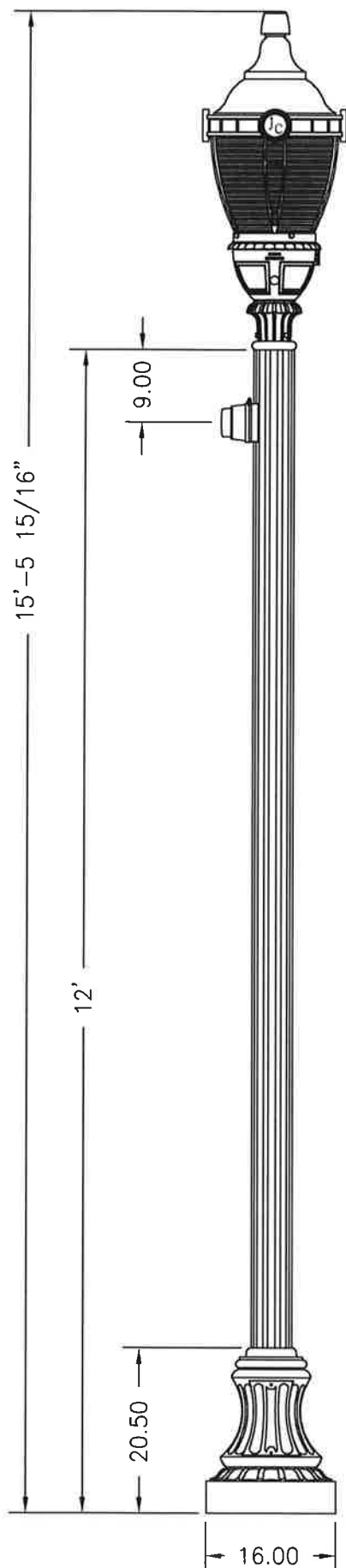
**Proposal revised June 16, 2016**  
**CRITERIA FOR THE COLLECTION OF GARBAGE/RECYCLING FOR**  
**50 RESIDENTIAL UNITS & UP**

**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.



Luminaire  
Detail  
Scale 1:16

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**NOTICE:**  
This drawing is for reference only. Check for latest revision prior to ordering.

C/C	PART #	DESCRIPTION
05-9960	C4732D-A	Signature LED, 85W, T5, "JC" logo, Black
04-1280	SP5844-A	Classic I Pole, 12', Black



**PHILIPS  
HADCO**

100 Craftway Drive  
Littlestown, Pa 17340  
Phone 800-331-4185  
Fax 717-359-9289  
www.philips.com

JOB NAME:  
Jersey City, NJ

DRAWN BY:  
H. Kuhn

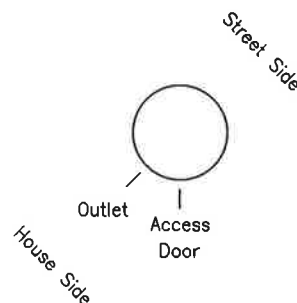
SCALE: 1:20      DATE: 09/15/17

DRAWING NUMBER:  
C14182-DWG06

REP:  
Dave Murphy & Assoc.

REV: A      PCN: 17-020  
BY:      DATE:

#### Pole Orientation



Note:  
Pole orientation for drawing purposes only, pour concrete per anchor rod template.