

INTER-OFFICE MEMORANDUM

To: Heather Vitz-Del Rio, P.E.
Director of Public Works

From: Kathleen Miesch
Planning Coordinator

Date: 9-18-2019

Subject: Board of Adjustment Case # BOA 2019-012
Scheduled for October 21, 2019
1777 Hamburg Turnpike; Block 3305, Lot 3
1777 Wayne Medical, LLC
Bifurcated Use Variance

Attached please find the following documents:

- Application form
- Traffic Impact Study signed and sealed by Dynamic Traffic dated January 14, 2019
- Proposed Use Variance @ Existing Campus signed and sealed ICON Architects Design Company, LLC dated 5-2-2019 last revised 8-16-2019

Please review the package and provide your comments by **10-07-2019** for distribution in Board packets.

Reviewer's Response (*use additional sheet if necessary*):

Planning office use

See Engineer's report dated 10/7/19

Heather Vitz-Del Rio
Name

10/7/19
Date

township of wayne

Division of Engineering

475 Valley Road
Wayne, New Jersey 07470
www.WayneTownship.com
Phone: 973-694-1800
Fax: 973-709-1141
Heather Vitz-Del Rio PE
Extension 3219

October 7, 2019

Wayne Township Board of Adjustment
475 Valley Road
Wayne, New Jersey 07470

RE: 1777 Hamburg LLC
1777 Hamburg Turnpike
Block: 3305 Lot: 3
Bifurcated Use Variance

Dear Mr. Chairman and Commissioners:

The Engineering Division has reviewed the following for the proposed use variance:

1. Plans titled "Proposed Improvements @ Wayne Medical Center", prepared by Icon Architects Design Company Inc., Revision No. 2, dated August 16, 2019.
2. Traffic Impact Study titled "Traffic Impact Study for Wayne Medical, LLC" prepared by Dynamic Traffic, dated January 14, 2019.

The existing site has a single office building. The proposal seeks to add an urgent care facility and an assisted living facility to the site with additional parking.

The site is a triangle shaped lot with a 600 foot frontage on Hamburg Turnpike narrowing down to a point at the southwest corner. The site has a high spot along the southeast side and slopes steeply to the west.

This application is for a use variance only. The following Engineering comments should be considered for this application:

1. No Environmental Protection calculations, tree removal plan or drainage information was submitted.
2. The applicant has submitted a Traffic Impact Study for the proposed site. The study discusses the existing, No-Build and Build conditions for the

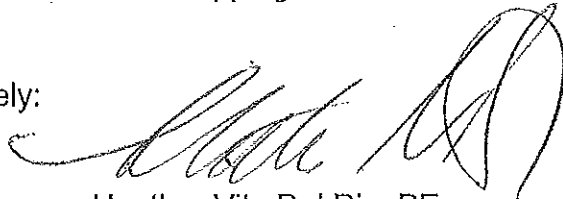
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site. The Level of Service rating for the signalized intersection will remain at LOS "B" and the driveway will go from a LOS "C" to a LOS "D". The applicant should be prepared to provide testimony regarding the Traffic Impact Study at the meeting.

3. The applicant is advised that the following outside permits may be required for this project:
 - a. Passaic County Planning Board approval.
 - b. Hudson Essex Passaic Soil Conservation District (HEPSCD) soil erosion plan certification.
 - c. NJDEP Freshwater Wetlands Delineation - LOI and any required permits
 - d. NJDEP Flood Hazard Area Permit
 - e. NJDEP Water Main Extension Permit
 - f. NJDEP Sewer Extension Permit – TWA permit
 - g. Township Industrial Wastewater Discharge Permit

4. The applicant is advised that the following fees may be required for this project
 - a. Township wide off-tract drainage assessment if required. Applicant shall provide calculations of both the "Pre-Development" and the "Post Development" C-factors based upon the rational Method for the calculation of this fee.
 - b. Sewer tapping and connection fees.
 - c. Water tapping and meter fees.

Sincerely:



Heather Vitz-Del Rio, PE
Director of Public Works

Cc: Christopher Kok, Township Planner
Fernando Zapata, Township Engineer