

**INTER-OFFICE MEMORANDUM**

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

**From:** Kathleen Miesch  
Planning Coordinator

**Date:** 2/19/2020

**Subject:** Board of Adjustment Case # BOA 2019-012  
**Scheduled for March 16, 2020**  
1777 Hamburg Turnpike; Block 3305, Lot 3  
1777 Wayne Medical, LLC  
Bifurcated Use Variance

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Attached please find the following documents:

- Application form
- Letter from 1777 Wayne Medical, LLC (not dated)
- Traffic Impact Study prepared by Dynamic Traffic dated 1-14-2019
- Proposed Use Variance @ Existing Campus signed and sealed by ICON Architects Design Co., LLC dated 8-16-2019 last revised 2-12-2020

Please review the package and provide your comments by **3/4/2020** for distribution in Board packets.

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

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See Engineer's report dated 2/26/2020

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Heather Vitz-Del Rio  
*Name*

2/26/2020  
*Date*

# township of wayne

## *Division of Engineering*

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

February 27, 2020

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 February 12, 2020.
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 proposed mental health care 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:

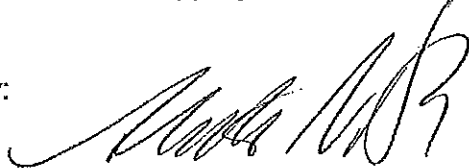
1. No Environmental Protection calculations, tree removal plan or drainage information was submitted.
2. The applicant has submitted a Traffic Impact Study for the proposed site. This is the same traffic study that was submitted for the prior application.

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1777 Hamburg LLC  
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The Traffic Study must be updated to show the traffic impacts from the revised application.

3. The landscaping plan is incomplete. The trees to be removed have not been shown. Only 8 replacement trees are shown.
4. The lighting plan submitted is incomplete. It does not show the lumens per square foot. There is lighting shown spilling over into the adjacent residential properties. No shielding is provided.
5. 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
6. 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. Industrial Pre-Treatment permit is required for the cafeteria in the proposed mental health center
  - c. Sewer tapping and connection fees.
  - d. Water tapping and meter fees.

Sincerely:



Heather Vitz-Del Rio, PE  
Director of Public Works

Cc: Christopher Kok, Township Planner