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A. MICHAEL RUBIN

COUNSEL TO THE FIRM
JOHN F. SULLIVAN

June 18, 2020
HAND DELIVERED

Planning Department
Township of Wayne
475 Valley Road
Wayne, NJ 07470

Re: *Arbor Ridge Property, LLC*
261 Terhune Drive, Wayne, NJ
Block 4411 Lot 19
Case No. BOA-2020-007

I am enclosing the following:

- 19 sets of amended site plan drawings (Revision No. 2 dated June 3, 2020)

Please accept this letter as an amendment to the initial application now showing a proposed oxygen tank, pad and enclosure as an accessory structure to the main nursing facility. Any side yard bulk variance would be subsumed by the use variance requested (expansion of a pre-existing non-conforming use - permitted by prior use variance.)

Also enclosed are 19 sets of proposed floor plans dated April 17, 2020. Please note that there are 16 beds presently in the facility that have oxygen and ventilators. The proposed addition will have 14 oxygen and ventilators to total 30 in the sub-acute rooms.

Please confirm that this application will be on the August 3, 2020, Board of Adjustment agenda (by remote – Zoom if necessary at that time.)

Very truly yours,


A. Michael Rubin

AMR:kh/Encs.

cc: Dina Napolitano (w/o encs.)
Nachman Besancon (w/o encs.)