



Planning Department

475 Valley Road
Wayne, New Jersey 07470
www.WayneTownship.com
Phone: 973-694-1800, x3282
Fax: 973-872-0586

Planning Department Review Memo

To: Wayne Township Planning Board
Board Chair and Members

From: Chris Kok
Township Planner

Date: August 17, 2021

Subject: Planning Board Case # PB-2021-021
511 Pines Lake Drive, Block 4301 Lot 20
Pines Lake Elementary
Wayne Township Board of Education
Capital Improvement Review

The purpose of this memo is to provide the Board with a summary of Application PB-2021-021 submitted by the Wayne Township Board of Education in regards to planned improvements to the Pines Lake Elementary School. The Planning Board is provided an opportunity to review and provide non-binding recommendations on capital improvement projects under NJSA 40:55D-31.

Neighborhood and Site Context

The Pines Lake Elementary School is located on the south side of Pines Lake Drive. To the north is the Pines Lake neighborhood and to the south is the Lionshead Lake neighborhood. Both neighborhoods are composed of single family residential dwellings, and in the area surrounding the school, these neighborhoods are zoned R-15. To the east of the school is the former Toys 'R' Us headquarters.

The school is primarily accessed via a loop driveway from Pines Lake Drive, however, a secondary access is provided from Ridge Place in Lionshead Lake. The primary entrance loop circulates counter-clockwise in a courtyard of on the northern side of the school, with a landscaped median separating the two legs of the driveway as well as separating the school from a surface parking area.

Proposal

The Board of Education proposed to install a natural gas backup generator in the landscaped island to the north of the school building. A gas service line will be installed from an existing gas service line near the boiler room.

Planning Comments & Requested Testimony

1. The purpose of this review is for the Planning Board to provide non-binding comments and recommendations to the Board of Education. The Planning Board does not have the authority to approve or deny this application.
2. The Board of Education shall provide testimony as to the reason the proposed location was chosen and any alternative locations that were considered.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Kok', written over the typed name below.

Christopher J. Kok, P.P., A.I.C.P.
Township Planner