

## ***INTER-OFFICE MEMORANDUM***

**To:** Health Department

**From:** Kathleen Miesch  
Planning Coordinator

**Date:** October 21, 2021

**Subject:** **Planning Board Case PB-2021-016**  
**Scheduled November 8, 2021**  
**441 Newark Pompton Turnpike, Block 1618, Lot 29**  
**441 Newark Pompton Turnpike Associates, LLC**  
**Preliminary and Final Major Site Plan**

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Attached please find the following documents:

- Application form
- Preliminary and Final Site Plan prepared by Darmstatter, Inc., dated July 26, 2021 revised to September 8, 2021, 7 pages
- Architecturals prepared by Gensler, dated May 13, 2021 revised to July 22, 2021, 4 pages
- Stormwater Management Report prepared by MCB Engineering Associates, dated April 26, 2021 (Engineering Only).

Please review the package and provide your comments by November 3, 2021 for distribution in Board packets.

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

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The Wayne Township Health Department is in receipt of the above referenced application for the proposed construction of a warehouse/office building in front of an already existing warehouse building at 441-443 Newark-Pompton Turnpike. Based on the information made available to the department and the understanding that the existing building will remain with some site upgrades including walk-ways and curbing; the proposed building will be served by city sewer, city water and natural gas; and that the existing salt storage area will be relocated, the health department finds this application acceptable with the following comments:

- 1) The dumpster area is to remain accessible at all times.
- 2) The size of the dumpsters and frequency of dumpster content removal shall be such that accumulated litter, waste or debris will not create a public health nuisance.
- 3) Any demolition debris that may be created in the existing curb and sidewalk removals, as well as any construction debris shall not be buried on-site and must be removed off-site for proper disposal.
- 4) The relocated salt storage area shall be constructed so as to protect the salt from the elements and preclude any soil absorption which may lead to possible future soil, ground water or surface water contamination.

- 5) Should the proposed breakroom contain food vending machines, application to the health department for annual vending machine licenses will be necessary and the license approval stickers affixed to the machines.
- 6) Because there is a proposed “drive-in entrance” to the warehouse, it can reasonably be assumed that vehicle traffic may be present in the building which may result in possible carbon monoxide gas accumulation and as such CO detectors should be installed in each office and break room space at a minimum.
- 7) There was no indication of the expected tenants that may occupy this warehouse space therefore no discussion on package labeling or Right-to-Know regulations are currently offered. It is also noted that no floor drains were indicated in this building.

If you have any questions concerning any items mentioned in this report, please feel free to contact me at the health department offices.

John Wozniak, REHS  
X3273

October 26, 2021