

INTER-OFFICE MEMORANDUM

To: Subcode Official for ADA
Wayne Environmental Commission (WEC)
Fire Bureau
Fire Commissioner
Fire Chief
Health Department
Planner
Superintendent of Water & Sewer
Supervisor of Landscape and Park Design

From: Kathleen Miesch
Planning Coordinator

Date: February 28, 2022

Subject: **Planning Board Case #PB-2021-037**
Scheduled March 14, 2022
1445 & 1455 Valley Road; Block 3103, Lot 16 & 19
Avalon Bay Communities, Inc.
Preliminary & Final Major Site Plan

Attached please find the following documents:

- Cover letter dated February 24, 2022 signed by John P. Inglesino
- Completed Application Form
- Traffic Impact Study prepared by Dynamic Traffic, dated October 29, 2021
- Stormwater Management, Groundwater Recharge and Water Quality Analysis prepared by Dynamic Engineering, dated October 29, 2021
- NJDEP LOI (Absence) Application Submittal
- Civil Plan prepared by Dynamic Engineering Consultants, PC, dated October 29, 2021, last revised January 24, 2022
- Architectural Plan prepared by The Architectural Team, Inc., dated October 29, 2021, last revised January 24, 2022
- Landscape Architectural Plan prepared by Melillo, Bauer, and Carman, dated October 29, 2021, last revised January 24, 2022
- ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC, dated April 12, 2021, last revised January 25, 2022

Please expedite and provide your comments by **March 11, 2022** for distribution in Board packets.

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

The Wayne Township Health Department is in receipt of the above referenced major site plan application submitted on behalf of Avalon Bay Communities for the razing of two office buildings and the new construction of 473 multifamily units which will include 71 affordable housing units at 1445 and 1455 Valley Road. Based on the information provided to the health department and the understanding that in addition to 418 midrise residential units in four buildings at 1455 Valley Road and 55 townhouse units in eleven buildings at 1445 Valley Road, the new complex will also include a clubhouse, maintenance building, pool and assorted associated amenities; there will be four above ground bio-retention basins utilizing under drains with no groundwater recharge measures in place; wetlands are not an issue at this location; a vehicle parking deck will be constructed surrounded by the

midrise units; and that the realty improvements will be provided with city sewer, city water and natural gas, the health department finds this site plan application acceptable with the following comments:

- 1) Prior to the razing of either building, a rodent and insect-free certification is to be provided by a licensed pesticide firm.
- 2) There is to be no burial of demolition materials or waste construction materials on-site. All such matter is to be removed from the site and properly disposed of.
- 3) Adequate dust control measures are to be in place during the building demolition process.
- 4) All demolition activities are to be performed in accordance with the notes specified in sheet 3 of 28 in the revised site plan dated January 24, 2022.
- 5) At a minimum, the bio-retention basins are to be installed and maintained in accordance with the "detention/infiltration basin maintenance notes" specified in sheet 11 of 28 of the January 24, 2022 revised site plan.
- 6) It is suggested that a maintenance manual be considered for the storm water management systems such that a guidance document can be followed to ensure accumulated debris or vegetation growth will not create a stagnant water condition resulting in adverse insect breeding conditions.
- 7) The size and frequency of content removal of the dumpster and recycling containers should be such that blowing litter and debris will not create a public health nuisance or act as an attractant to rodents, birds or insects.
- 8) Access to the dumpster/recycling areas is to remain unimpeded.
- 9) Ongoing maintenance of the dog run area is necessary to ensure waste bags and refuse removal are adequate to control debris and odors. Routine cleaning of the dog props should also be scheduled.
- 10) The playground equipment is to be age appropriate with adequate base padding materials to reduce potential injuries.
- 11) Should chemicals, fuels, cleaning compounds or other hazardous type materials be stored in the maintenance building, all such materials are to be properly labeled and all right-to-know regulations are to be followed including, in part, notifications and establishment of a central file.
- 12) Exterior lighting should be designed and installed such as not to create excessive fugitive illumination off-site or to have an adverse impact on the residential units.
- 13) Construction and operation of the on-site pool shall be in conformance with Chapter 9 of the State Sanitary Code and local ordinances. Proposed pool design plans are to be submitted to the health department as part of the construction permit process and a health department public recreational bathing permit must be obtained prior to use.
- 14) Should slats be used on any residential exterior decks, the spacing of the balusters shall be as required so as to address child safety concerns.
- 15) It is understood that these units will be condominiums or townhouses. Should apartments be a part of the application process, health department certificate of continued occupancy (CCO) inspections will be necessary as the apartments change tenants.
- 16) Should mobile food vendors (coffee trucks) be anticipated to service this complex throughout the demolition and reconstruction activities, these food vendors must acquire the necessary retail food license from the health department prior to dispensing any food products.

If you have any questions concerning this correspondence or the comments made in reference to it, please feel free to contact me at the health department offices.

John Wozniak, REHS
X3273

March 10, 2022