

*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:** July 7, 2022

**Subject:** Board of Adjustments Case BOA-2022-019  
Scheduled August 1, 2022  
46 Route 46, Block 219, Lot 1  
46 Route 46, LLC  
Amended Site Plan & Use Variance

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Attached please find the following documents:

- Cover Letter dated July 6, 2022, signed by A. Michael Rubin
- Land Development Application signed by owner/applicant, dated June 6, 2022
- Survey prepared by Schwanewede/Hal Engineering, dated February 17, 2021; last revised April 6, 2022
- Amended Site Plan and Use Variance prepared by Schwanewede/Hal Engineering, dated April 7, 2022; last revised June 1, 2022
- Architectural Plan, prepared by SEMAC Design Group LLC, dated April 28, 2021; last revised April 15, 2022

Please review the package and provide your comments by **July 21, 2022** 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 amended site plan/use variance application submitted on behalf of 46 Route 46 LLC for the change in use of the currently vacant former restaurant/catering hall to a retail automotive accessory sales and vehicle upgrades business which would also include outdoor vehicle storage. Based on the information provided to the health department and the understanding that the building is provided with city sewer, city water and natural gas and that no vehicle maintenance work would take place at this location, the health department finds this proposal acceptable with the following comments:

- 1) The size of the dumpster/recycling containers as well as the frequency of content removal is to be such that there will not be any public health nuisances caused by accumulated debris or blowing litter.
- 2) Access to the dumpster/recycling area is to remain accessible at all times once the building is occupied.
- 3) There is to be no dumping or burial of any demolition or waste construction materials on-site. These materials are to be removed from the site and properly disposed of.
- 4) Should any prepackaged refreshments or bottled drink items be anticipated to be made available to the public at this location, a retail food license issued from the health department will need to be obtained.
- 5) Should food vending machines be contemplated for this location, a vending machine license issued by the health department will be necessary.
- 6) The new site lighting to be installed should be designed in such a manner so as not to interfere with any neighboring properties.

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

John Wozniak, REHS  
X3273

July 12, 2022