

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: September 29, 2022

Subject: **Planning Board Case PB-2022-019**
Scheduled October 24, 2022
1591-1593 Alps Road and 12 Grandview Avenue, Block 2604, Lots 1 & 2
1591 Alps Road LLC
Preliminary and Final Major Site Plan

Attached please find the following documents:

- Cover letter signed by Jerome A. Vogel dated September 28, 2022
- Copy Land Development Application which includes Checklist, Environmental Protection Calculations, Engineering Division Preliminary and Final Major Site Plan checklist and review form
- Traffic Impact Analysis prepared by Dolan & Dean dated July 20, 2022; last revised September 9, 2022
- Wetland investigation letter prepared by EcolSciences, Inc. dated September 1, 2022
- Alta/NSPS Land Title survey prepared by Control Point Associates, Inc., 2 sheets dated October 29, 2021; last revised July 13, 2022
- Alta/NSPS Land Title Survey, prepared by Morgan Engineering & Surveying, 1 sheet dated December 11, 2018; last revised March 30, 2020
- Preliminary and Final Major Site Plan prepared by Bohler Engineering dated July 15, 2022; last revised September, 9, 2022
- Architectural Plans prepared by Dietz Partnership, dated July 8, 2022

Please review the package and provide your comments by **October 17, 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 application proposing to raze all the structures currently consisting of a funeral home, unattached garage and single family house located at 1591-1593 Alps Road and 12 Grandview Avenue and the construction of a new five unit strip mall which will include a drive-through coffee shop. Based on the information provided to the health department and the understanding that the new 10,482 square foot retail plaza will be served by city sewer, city water and natural gas; there are no wetlands, transitional area buffer zones or open waters on-site; and that the traffic study performed indicated no negative or perceptible impacts to the surrounding intersections, the department finds this application acceptable with the following comments:

- 1) Prior to the demolition of the structures on the properties, a rodent and insect-free certification should be obtained from a licensed pesticide firm.

- 2) There is to be no burial of any demolition debris or waste construction materials on-site.
- 3) Due to the nature of the existing on-site business, if any hazardous materials are encountered during the demolition process, they are to be handled and disposed of in accordance with pertinent state and local regulations.
- 4) The size and frequency of content removal of the refuse and recycling containers is to be such that no public health nuisances develop due to blowing or accumulated litter and debris nor act as an attractant to rodents or insects.
- 5) The access to the dumpsters is to remain clear and unobstructed at all times.
- 6) The area lighting is to be designed to eliminate any off-site fugitive illumination from affecting neighboring properties.
- 7) There are two proposed grease traps for the new strip mall. One is located on the east side of the building and the other is on the west side of the building. These need to be adequately maintained on a routine basis to eliminate possible odors and to circumvent any grease carry-over into the sanitary sewer system.
- 8) Prior to construction permits being issued for the proposed coffee shop, plans and specifications for the building including the kitchen equipment and layout must be approved by the health department and conform to Chapter 24 of the State Sanitary Code.
- 9) Prior to the opening of the coffee shop, a satisfactory inspection performed by health department personnel must be obtained.

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

October 4, 2022