

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 Environmental Commission (WEC) reviewed the above documents.

1) The total Adjusted Disturbed Area (TADA) of 68,083 sq ft is 46% higher than the Maximum Allowable

Disturbed Area (MAD) of 46,506 sq ft. The development as proposed is not acceptable. It must be redesigned to reduce the TADA.

2) Comment: The proposed development meets the impervious surface requirement and is higher than the previous use. Thanks for considering the use of porous asphalt. How many electronic charging stations are proposed?

Richard Stomber of WEC
Name

10/11/2022
Date