

**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  
Sr. Planning Coordinator

**Date:** March 31, 2023

**Subject:** **Planning Board Case # PB-2022-030**  
**Scheduled April 24, 2023**  
**415 Hamburg Turnpike, Block 2800 Lot 14.01**  
**ADB Associates, LLC**  
**Preliminary & Final Major Site Plan, Bulk Variance, EP Waiver**

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Attached please find the following documents:

- Cover letter prepared by Joseph Mele, PE, PLS, PP MidAtlantic Engineering Partners, LLC dated March 24, 2023
- Updated Land Development Application form. Application packet has been consolidated into one Site Plan application packet with EP waiver and checklists.
- Updated Submission Waivers List dated February 21, 2023.
- Memorandum dated January 20, 2023.
- Updated Stormwater Statement dated 12/12/22, prepared by MidAtlantic Engineering Partners.
- Letter requesting the Restriping of 3 crosswalks adjacent to Hamburg-Turnpike frontage, dated February 1, 2023. (per the County Review letter)
- Traffic Statement dated November 18, 2022, prepared by Dynamic Engineering.
- Signed and Sealed Boundary & Topographic Surveys, dated May 18, 2018, last revised August 30, 2022 Revision 6, prepared by Control Point
- Supplemental Architectural Plans, dated December 5, 2022, reissued January 11, 2023, signed and sealed, prepared by Mancini/Duffy Architects.
- Preliminary and Final Site Plan, dated November 30, 2022, last revised February 15, 2023, signed and digitally sealed, prepared by MidAtlantic Engineering Partners.

Please review the package and provide your comments by **April 14, 2023** 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 submitted on behalf of ADB Associates for the addition of seven building mounted loading docks to the existing 343,615 square foot warehouse building located at 415 Hamburg Turnpike. Based on the information provided to the health department and the understanding that there will be no change in use, building area or building footprint with the added loading docks; sixteen new EV parking spaces will be installed; there will be an expansion of the refuse storage area; and the areas around the loading dock doors will be repaved, the department finds this application acceptable with the following comments:

- 1) Confirmation should be made that only seven loading dock doors will be added as some supportive documents make reference to eight doors.
- 2) There is to be no burial of demolition, waste construction or waste landscaping materials on-site. These items need to be removed from the site and properly disposed of.

- 3) 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, insects or other vermin.
- 4) There shall be clear access to the dumpster/recycling area at all times.

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

April 14, 2023