

INTER-OFFICE MEMORANDUM

To: Health Department

From: Kathleen Miesch
Sr. Planning Coordinator

Date: June 15, 2023

Subject: **Planning Board Case PB-2023-003**
Scheduled July 10, 2023
1195 Hamburg Turnpike, Block 2711, Lot 106
1195 & 1207 Hamburg Tpke LLC
Preliminary and Final Site Plan

Delivered to your office, please find the following documents:

- Cover letter prepared by Decotiis dated June 15, 2023
- Copy of signed and dated Preliminary & Final Site Plan Application
- Addendum to Application signed by Gregory K Asadurian, dated February 16, 2023
- Correspondence prepared by Page Consultants, Inc. addressing review comments dated June 2, 2023
- Memorandum prepared by Page Consultants, Inc. dated May 8, 2023
- Affidavit of Disclosure signed by CJ Huter dated February 15 2023
- Environmental Protection Calculations, undated
- Certified Property Owner's List dated April 18, 2023
- Certificate of Payment of taxes dated April 17, 2023
- Certification that there are no wetlands or environmentally sensitive or protected areas prepared by William Page dated December 16, 2022
- Checklist for Major Preliminary and Final Site Plan.
- Preliminary and Final Site Plan prepared by William B. Page of Page Consultants, Inc. dated January 30, 2023; last revised June 1, 2023, consisting of 13 sheets
- Architectural Plans prepared by GreenbergFarrow, dated February 17, 2023
- Location and Topographic Survey prepared by Miloslav Rehak, dated July 1, 2021
- Chipotle Signage Package consisting of 9 pages.

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

The Wayne Township Health Department is in receipt of the above referenced application for the razing of the existing Valley National Bank building located at 1195 Hamburg Turnpike and replacing it with a new 44 seat mobile pick-up/drive-thru Chipotle Mexican Grill which will include a 22 seat patio section. Based on the information provided to the department and the understanding that the new building will be provided with city water, city sewer and natural gas, as well as, a 1500 gallon grease trap as part of its waste water disposal design, the health department finds this application acceptable with the following comments:

- 1) Prior to razing any buildings on the property, a rodent and insect free certification is to be provided by a licensed pesticide firm.

- 2) There is to be no burial of demolition, waste construction or land clearing materials on-site. These items need to be removed from the site and properly disposed of.
- 3) Adequate dust control measures are to be in place during the building demolition and site preparation process.
- 4) As noted, any fill material brought to the site is to be source certified and documented as clean fill free from any contaminants.
- 5) There shall be clear access to the dumpster/recycling area at all times.
- 6) 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.
- 7) Exterior lighting should be designed and installed such as not to create fugitive illumination off-site or to have an adverse impact on surrounding properties.
- 8) As a reminder, prior to construction permits being issued for the proposed restaurant, plans and specifications for the building including the outdoor patio area, kitchen equipment and layout must be approved by the health department and conform to Chapter 24 of the State Sanitary Code as well as local ordinances.
- 9) Prior to opening the restaurant, a satisfactory inspection performed by health department personnel must be obtained.
- 10) The owner is reminded to also make application to the Township Clerk's Office to obtain an outdoor dining endorsement added onto their corresponding retail food license.
- 11) The grease trap is to be routinely monitored and serviced such that the unit will not create odors, surface content discharges or potential sewer line blockages due to accumulated grease.
- 12) Several contaminated groundwater cases were noted in proximity to this realty improvement. If any monitor wells were installed on this property for any of these projects and are no longer needed, they will need to be sealed and abandoned by a licensed well driller certified to seal wells.

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

June 20, 2023