

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: Patricia Greco
Planning Department

Date: November 2, 2023

Subject: **Planning Board Case PB-2023-013**
Scheduled November 27, 2023
524 Hamburg Turnpike, Block 3001, Lot 2.01
Academy of Greatness & Excellence
Preliminary and Final Site Plan

Delivered to your office, please find the following documents:

- Complete application packet dated May 9, 2023
- Letter to Christopher Kok dated September 14, 2023
- Checklist for Major Preliminary and Final Site Plan
- Stormwater Management Calculations dated April 4, 2023 prepared by Dykstra Walker Design Group
- Boundary and Topographic Survey Plan dated April 4, 2023 prepared by Dykstra Walker Design Group
- Signed and sealed Preliminary and Final Site Plan prepared by Dykstra Walker Design Group dated April 4, 2023, consisting of 14 sheets
- Signed and sealed Architectural plans by Anwar A. Alkhativ, R.A., dated April 13, consisting of three sheets

Please review the package and provide your comments by **November 17, 2023** 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 submitted on behalf of the Academy of Greatness & Excellence for the conversion of the existing vacant commercial/office building located on the 6.4 acre site at 524 Hamburg Turnpike to a private elementary/secondary school with affiliate site improvements to include an athletic field, tennis court, children's play area and associated walkways, retaining walls and fencing. Based on the information provided to the health department and the understanding that the facility will be provided with city sewer, city water and natural gas; a new storm water bio-retention basin will be constructed for the proposed new site development areas which will provide for 80% total-suspended-solids removal while the existing areas on the property will continue to use three drywells and sheet flow already in place; and noting the submission provided did not include a cafeteria, gym or locker rooms, the department has no objections for this application to move forward however the following comments are provided:

- 1) 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.

- 2) Because the building has been vacant for a time, a rodent and insect free certification is to be provided by a licensed pesticide firm.
- 3) The size of the dumpster and recycling containers, as well as the frequency of their content removal, 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.
- 5) Adequate dust control measures are to be in place during the interior building demolition and site preparedness process.
- 6) 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.
- 7) The bio-retention basin is to be installed and maintained in such a manner as to ensure accumulated debris or vegetative growth will not create stagnant water conditions resulting in adverse insect breeding conditions.
- 8) It is suggested that a maintenance manual be considered for the storm water management systems such that a guidance document can be followed to ensure accumulated debris or vegetative growth will not create a stagnant water condition resulting in adverse insect breeding conditions.
- 9) The playground equipment is to be age appropriate with adequate base padding materials to reduce potential injuries.
- 10) Should food vending machines be provided, these machines will need to be licensed by the health department and management must acquire the annual licensing stickers needed to be affixed to the units.
- 11) Routine testing of the emergency generator is to take place during normal weekday daylight hours so as not to create a noise nuisance for the surrounding area.
- 12) The medical office within the existing building noted to remain, shall provide locking cabinets and adequate refrigeration units should medications be stored there.

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

John Wozniak, REHS
X3273

November 10, 2023