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Planning Department Review Memo

To: Wayne Township Planning Board
Board Chair and Members

From: Christopher J. Kok, P.P., A.I.C.P.
Township Planner

Date: January 3, 2024

Subject: Planning Board Case # PB-2023-056
201 Garside Avenue, Block 2101 Lot 19
Anthony Wayne Middle School
Capital Improvement Review

The purpose of this memo is to provide the Board with a summary of Application PB-2023-056 submitted by the Wayne Board of Education in regards to proposed soil stabilization work. The Planning Board is provided an opportunity to review and provide non-binding recommendations on capital improvement projects under NJSA 40:55D-31.

Neighborhood and Site Context

Anthony Wayne Middle School is located on Garside Avenue between Ratzler Road and the Boys and Girls Club of New Jersey. To the north and west of the site are single family dwellings. On the east side of Garside Avenue are additional single-family dwellings, however, there is a substantial wooded buffer between Garside Avenue and school improvements on the site. The school is accessed by a driveway from the intersection of Garside Avenue and Thorne Hill, leading to parking that wraps around the front and west sides of the building. The school is developed with a main portion of the building extending roughly east to west. There is a wing to the north of the main building, and two wings on the south side of the main building, at either end of the main building. The wing on the south side of the west end of the main building contains a cafetorium and stage area.

Proposal

The Wayne Board of Education proposes to repair the existing foundation of the cafetorium and stage wing of the school, along with a minor decrease in the size of the wing. Currently the southern side of the building bulges southward creating additional space for the stage. This bulge will be removed and replaced with a flat wall, creating a rectangular wing.

Planning Comments & Requested Testimony

1. The purpose of this review is for the Planning Board to provide non-binding comments and recommendations to the Board of Education. The Planning Board does not have the authority to approve or deny this application.
2. The Board of Education should provide testimony regarding the existing conditions of the foundation as well as the reason proposed for the decrease in building size.
3. The Board of Education is requested to provide to the Fire Commissioner any engineering reports received in regards to the stability of the structure on an ongoing basis.

Respectfully submitted,



Christopher J. Kok, P.P., A.I.C.P.
Township Planner