

## ***INTER-OFFICE MEMORANDUM***

**To:** Subcode Official for ADA  
Wayne Environmental Commission (WEC)  
Fire Bureau  
Fire Commissioner  
Fire Chief  
Health Department  
Planner  
Superintendent of Water & Super  
Supervisor of Landscape and Park Design

**From:** Patricia Greco  
Planning Department

**Date:** January 16, 2024

**Subject:** **Planning Board Case PB-2023-034**  
**Scheduled February 12, 2024**  
**1195 & 1207 Hamburg Turnpike, Block 2711, Lots 105 & 106**  
**1195 & 1207 Hamburg Tpke LLC (Spark Car Wash)**  
**Preliminary and Final Site Plan**

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Delivered to your office, please find the following documents:

- Application Package signed by Kyle Van Decker dated July 17, 2023
- EP Calculation sheet stamped December 18, 2023 with TADA for Lots 105 & 106 of 119,723 square feet, TADA for Lot 105 of 65,051 square feet, and TADA for Lot 106 of 54,672 square feet.
- Affidavit of Disclosure for Corporations and Partnerships, signed by Kyle Van Decker, dated July 17, 2023
- Tax Office Release, signed by Ashley Neale, Deputy Tax Collector dated November 13, 2023.
- Property Owner List certified by James B. Kreitz, Chief Tax Assessor, dated April 18, 2023 Block 2711, Lot 105.
- Property Owner List certified by James B. Kreitz, Chief Tax Assessor, dated April 18, 2023 for Block 2711, Lot 106.
- Addendum to Site Plan Application, Prepared by Mark Semeraro, dated July 20, 2023.
- Traffic Impact Study signed and sealed by Matthew J. Seckler, last revised December 8, 2023.
- Stormwater Management Statement, signed and sealed by Paul D. Mutch, Jr., P.E., dated June 6, 2023.
- Checklist Waiver Memorandum, dated May 24, 2023.
- Wetland Certification Memorandum, dated June 6, 2023, signed by Paul D. Mutch, Jr. P.E.
- Location and Topographic Survey, signed and sealed by Miloslav Rehak, P.L.S., last revised July 1, 2021

- Architectural plans signed and sealed by Gary Kliesch, R.A., dated June 16, 2023 consisting of five sheets.
- Preliminary and Final Major Site Plan, signed and sealed by Paul D. Mutch, Jr., P.E., dated June 7, 2023, revised through December 13, 2023, consisting of 15 sheets.
- Environmental Factors Exhibit signed and sealed by Paul D. Mutch, Jr., P.E., dated November 6, 2023, revised through December 13, 2023, consisting of one sheet.
- Detour Plan signed and sealed by Paul D. Mutch, Jr., P.E., dated June 7, 2023, revised through November 3, 2023, consisting of two sheets.

Please review the package and provide your comments by **February 2, 2024** 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 the Spark Car Wash to be located at 1207 Hamburg Turnpike to include the demolition of the existing Charlie Brown Restaurant building and subsequent construction of a one-tunnel car wash. Based on the information provided to the health department, noting that the referenced explanatory use addendum for the project was not attached to the application as stated, and the understanding that the building will be served by city sewer, city water and natural gas; there will be a reduction in the overall impervious coverage on the site; vacuum and mat cleaning stations will be provided; because this property is located in an "urban redevelopment area", the storm water quality requirements do not apply, as well as the state ground water recharge requirements and as such the storm waters generated on-site will be directed into the existing piped drainage system already in place; and that a storm water drainage maintenance manual has been developed, the department finds this application acceptable with the following comments:*

- 1) *There is to be no on-site burial of demolition, waste construction or land clearing materials. These items need to be removed from the site and properly disposed of.*
- 2) *Prior to razing any buildings on the property, a rodent and insect free certification is to be provided by a licensed pesticide firm.*
- 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.*
- 5) *Adequate dust control measures are to be in place during the building demolition and site preparation 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) *Any fill material brought to the site is to be source certified and documented as clean fill free from any contaminants.*
- 8) *Consideration of the installation of carbon monoxide detectors within the building should be given.*
- 9) *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.*
- 10) *As specified in the application submission, there shall be a professional engineers inspection conducted on the storm water system every two years with an affiliate report submitted.*

- 11) Adequate protection and specified engineering standards are to be used where the incoming water line crosses the sewer service line.
- 12) Should vacuum sound level frequencies or decibel levels exceed acceptable ranges, noise attenuation devices may be necessary.
- 13) Vacuum filters are to be maintained accordingly and collection bags cleaned and handled in a manner not to create dust as a public health nuisance.
- 14) There was no mention in the application packet indicating the amount, container size or volume or location of any chemicals, waxes or soaps used in the car wash procedures.
- 15) There was no mention in the application packet noting if the water used in the car wash operation is recycled and if not, what discharge materials will be introduced into the sanitary sewer system (or storm water system).
- 16) Based on the assumption of soaps, waxes, cleaning compounds and other potential hazardous chemicals which may be used at this location, affiliate safety data sheets (SDS) would need to be kept on-site and these items must be properly labeled and placards posted as required with all right-to-know regulations being followed including notifications and establishment of a central file.
- 17) 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.

*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*

*January 24, 2024*