

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: May 13, 2024

Subject: **Board of Adjustment Case BOA-2023-030**
SCHEDULED: June 3, 2024
55 Haul Road, Block 1508, Lot 1 & 2
55 Hall St NJ, LLC
Use Variance with Preliminary and Final Major Site Plan

Delivered to your office, please **EXPEDITE** find the following documents for Board Review:

- Cover letter prepared by Langan Engineering dated May 9, 2024
- Application Packet signed by Zalman Blizinsky, dated September 8, 2023.
- Preliminary and Final Site Plan drawings signed and sealed by Gerard Fitamant, P.E., dated September 1, 2023, revised through March 20, 2024, consisting of five sheets.
- ALTA/NSPS Land Title Survey signed and sealed by David R. Avery, P.L.S., dated July 23, 2021, revised through August 27, 2021.
- Union Carbide Corporation General Plan Layout, dated June 15, 1978.
- FEMA Flood Insurance Rate Map 34031C0192G revised through April 17, 2020

Please review the package and provide your comments by **May 23, 2024** 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 site plan application submitted on behalf of 55 Hall St NJ LLC for their property located at 55 Haul Road, the site of an existing light manufacturing facility, to allow for non-hazardous outdoor industrial and vehicle storage to include cars, vans, trucks and trailers, as well as, non-stacked containers, construction equipment, building and infrastructure supplies. Based on the information provided to the health department and the understanding that no site changes are anticipated to take place and that all storage on the 42-acre tract will be on existing parking areas, the health department has no opposition for this application proceeding but does offer the following comments:

- 1) It is recognized that the property is subject to flooding and as such plans for either the relocation or protection of the stored assets should be considered when flood warnings are issued.
- 2) Dumpster/recycling areas are to be maintained with clear access at all times and content removal of the dumpster/recycling containers is to be scheduled as necessary such that blowing litter and debris will not create a public health nuisance or act as an attractant to birds, insects, rodents or other vermin.
- 3) The storage areas noted should be monitored for any vehicle or equipment leakage and a spill response materials kit considered to be available on-site.
- 4) Depending on the materials stored at the yard and in the proposed containers, affiliate safety data sheets (SDS) may need to be kept on-site and proper placarding and labeling provided.
- 5) Noting the number of vehicles, including trucks, that will be kept on-site, morning start-up idling time, especially during cold weather, needs to be address so as not to exceed state required maximum idling times.
- 6) In relation to the existing manufacturing business, please be reminded that if food vending machines are provided in the building, these machines should be licensed by the health department and management must acquire annual licensing stickers to be affixed to the machines.

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

John Wozniak, REHS, MEH
X3273

May 20, 2024