

April 4, 2022
Via Hand Delivery

Township of Wayne
Department of Planning and Zoning
475 Valley Road
Wayne, NJ 07470

Attn: Barbara Silvestro-Roca, Board Secretary

**RE: AvalonBay Communities, Inc.
Proposed Inclusionary Multi-Family Development
Block 3103, Lots 16 & 19
1445 & 1455 Valley Road
Township of Wayne
Passaic County, NJ
DEC #1406-99-007
PB-2021-037**

Dear Ms. Silvestro-Roca,

Enclosed please find the following items in support of the above referenced application:

- Twenty (20) signed and sealed sets of Preliminary and Final Major Site & Subdivision Plan prepared by our office dated, October 29, 2021, last revised April 1, 2022;
- Twenty (20) signed and sealed sets of Architectural Drawings prepared by The Architectural Team, dated October 29, 2021, last revised April 1, 2022;
- Twenty (20) signed and sealed sets of Landscape Architecture Plans prepared by Melillo-Bauer-Carman, dated October 29, 2021, last revised April 1, 2022;
- Twenty (20) signed and sealed copies of the Traffic Impact Statement prepared by Dynamic Traffic, dated March 29, 2022;
- Submittal letter to the Passaic County Planning Board, dated April 4, 2022.

Subsequent to our attendance at the Technical Review Committee meeting (“TRC”) meeting with the Township staff on March 23, 2022, the enclosed documents have been revised to address the comments contained in the review memos prepared by the Township Planning Board staff and provided to the Applicant. The following is an itemized response to each review memo:

Planning Review Memo prepared by Christopher J. Kok, PP, AICP, dated March 10, 2022

Planning Comments and Requested Testimony

1. Discrepancies between plans – *Regarding items i.-xi., the corresponding plans have been revised to address these discrepancies. Regarding item ii., the apparent pathway behind Buildings C, D and E is actually lawn area bordered by planting beds.*

2. ADA Parking Stalls – *The plans have been revised to comply with the suggested ADA parking counts.*
3. Electric Vehicle Infrastructure – *Proposed Electric Vehicle charging locations/stalls have been indicated on the Site Plans and within the parking deck on Lot 16. Within the townhouses on Lot 19, the garage of each unit will be provided with an available electric receptacle for use with a vehicle charger.*
4. Passaic County Planning Board - *Per the enclosed copy of our transmittal letter, Application to Passaic County Planning Board is being submitted as of the date of this letter.*
5. Required Variance Relief
 - a. Accessory Structure Setback from Parking Areas (Section 134-54.8.E(5)(e))– *The Applicant requests relief for this item.*
 - b. Assignment of Parking Spaces (134-62.1.A)– *Residents of the smaller multifamily buildings on lot 16 (100, 200, 300) will be allocated unreserved surface parking spaces. Residents of the larger building on lot 16 will be allocated one unreserved parking space within the garage, and if they have multiple cars will have the option to either pay for an additional unreserved garage parking space or be allocated an unreserved surface parking space. Applicant’s architect will provide further testimony if necessary regarding the typical nature of this type of parking arrangement in other multifamily communities. The Applicant requests relief for this item.*
 - c. Emergency Communications (134-69.9.B)– *Per further discussions with the Township Planner, it appears the application meets the appropriate requirements and no variance is necessary.*
6. Site Design Comments
 - a. Alignment of driveways/drive aisles – *Per discussion at the TRC meeting, conflicting traffic movements at each of these instances are minimal and proper control is in place. Therefore, the proposed alignments will have negative de minimus impact to vehicle circulation, and the Applicant wishes to have each driveway remain as-is.*
 - b. Drive Aisle Widths – *The drive aisle in question has been revised as requested to 24 feet in width.*
 - c. Sidewalks – *The sidewalk extending to the west has been added and the pinch point adjacent to Building E has been corrected.*
 - d. Crosswalks – *Crosswalks throughout the townhouse portion of the project have been added as suggested. Per discussions at the TRC a crosswalk has been provided across Barbour Pond Drive at the 290’ location, including pedestrian crossing signs with flashing beacons. As this cross-walk is located at the intersection of opposing driveways along Barbour Pond, it is not considered a “mid-block” location.*
 - e. Directional Signage - *Applicant or applicant’s architect will testify to the proposed signage at the community. Applicant is amenable to having Wayne’s Emergency Services team review the final signage plan as a condition of approval.*
 - f. Lighting
 - i. *Testimony shall be provided regarding building mounted lighting. Lighting plans have been updated to show light locations within amenity areas.*
 - ii. *Locations have been provided throughout for tree uplights. Testimony shall be provided regarding the impact of such lighting.*
 - iii. *All lighting has been removed from the right-of-way.*
 - iv. *All lighting has been adjusted to reflect a 3000k color temperature.*
 - g. Accessory Structures
 - i. *Details have been provided for fire tables and shade structures.*
 - ii. *Testimony shall be provided regarding the size of the proposed dog run. The proposed dog run is comparable in size to similar sized residential projects developed by AvalonBay.*

Engineering Review Memo prepared by Maria Lowe, PE, dated March 11, 2022

1. *Informational, no response necessary.*

2. *Our response to Attachment A is detailed below.*
3. *Our response to Attachment B is detailed below.*
4. *Informational, no response necessary.*
5. *Informational, no response necessary.*
6. *Informational, no response necessary.*
7. *Informational, no response necessary.*
8. *Informational, no response necessary.*
9. *Street Hierarchy - Per the definition of "Street" in NJAC 5:21, the driveways within the proposed development do not qualify as streets since they are not public Right-of-Ways, therefore, classification per RSIS is not necessary.*
10. *Pavement Section – As the proposed driveways do not qualify as streets per RSIS, the pavement sections of NJAC 5:21-4.19 do not apply. However, the Paving Detail on Sheet 27 provides the pavement section found in Figure 4.2 (combination, poor subgrade). Given the low volume and speed of traffic on the internal roadways, the pavement details we have provided are adequate and the 2" HMA surface course and 5" HMA base course as suggested is not necessary.*
11. *Assignment of Addresses – The Applicant proposes the following address plan, subject to the Engineering Department's approval:*
 - *Building A: Address will be a Valley Road address (To be confirmed with Wayne Emergency Services team)*
 - *Building B: Address will be 1455 Valley Road. The apartment addresses will be "1455 Valley Road, Apartment 101", with the first number being the floor level of the unit, and the next two numbers as the unit identifier.*
 - *Buildings, C, D, E: These buildings would be labeled 100, 200, and 300 Bay Lane respectively (proposed street name that will be subject to confirmation by the Wayne EMS Department). Similar to Building B, the apartment addresses would be "100 Bay Lane, Apartment 101", with the first number being the floor level of the unit, and the next two numbers as the unit identifier.*
 - *Buildings F-P: These townhome units would be individually addressed based on the internal road name of Avalon Circle (proposed and subject to confirmation by the Wayne EMS Department). Each unit would have a two or three digit address (e.g. – 11 Avalon Circle, 101 Avalon Circle), whereby the first / second digit(s) would identify the building and the third digit would identify the unit.*
12. *NJDEP Flood Hazard Area (FHA) - The Applicant agrees to apply to NJDEP for a FHA Verification to confirm that no FHA or Riparian Areas exist on the subject site.*
13. *Two car garage tandem parking – The Applicant chooses to leave the garages and driveways as-is and will count the two-car garage and tandem parking spaces as only two spaces where those dimensions occur.*
14. *Freshwater Wetlands LOI – The application to NJDEP for a Freshwater Wetlands LOI / Absence is currently pending review/ issuance by NJDEP.*
15. *Existing On-site Drainage Easement - The beneficiary of this easement reserves the right for access to the easement for the purposes of maintaining, repairing, rebuilding, or replacing the drainage pipe within the*

easement. No further restrictions are placed on the owner of the underlying land for future development over or around the easement.

16. Existing Off-Site Drainage Easement - *As the current owner of Lot 19 Valley National Bank is the beneficiary of this easement for the purposes of operating and maintaining the existing drainage pipe. Similarly, upon eventual purchase of the parcel, the Applicant would become the beneficiary of the easement.*
17. Mail Delivery Facilities – *At buildings B, C, D and E, mail will be delivered to internal mailrooms at each building for the respective residents. At the Townhouses (Buildings F thru P), mail will be delivered to a mail kiosk located at the northwest corner of the central common/park area.*
18. Lighting Plans – *Lighting and Landscape Plans have been added to the Drawing Index on the Site Plan Cover Sheet, and will be bound with the Site Plans when eventually prepared for Township/Planning Board resolution compliance and signature.*
19. Landscape Plans - *Lighting and Landscape Plans have been added to the Drawing Index on the Site Plan Cover Sheet, and will be bound with the Site Plans when eventually prepared for Township/Planning Board signature.*
20. Lot 19 Stormwater Detention – *We defer to the Stormwater review prepared by Christopher P. Statile, P.A, however no onsite detention for lot 19 is necessary.*

Final Comments – *The Applicant is in agreement with all comments with the exception of the following:*

- 1.C.1) Township Stream and Maintenance Fees – *Per the Settlement Agreement between Wayne Township, the Wayne Township Planning Board, and AvalonBay Communities, Inc. dated January 7, 2021 (the “Settlement Agreement”) the referenced fee does not apply to this Application.*
- 1.C.2/3) Sewer and Water Connection Fees– *Per the Settlement Agreement, the connection fees for the affordable units are waived. It is also noted that the sewer and water connection fee rates are those that were in effect at the time the Settlement Agreement was entered into (January 7, 2021).*

Attachment “A”

- 1) Maximum Light Intensity – *As discussed and agreed to during the TRC meeting, a waiver will be required for the maximum light intensity, which is currently 5.9 fc.*
- 2) Minimum Light Intensity - *The lighting plans have been updated to maintain a .5 fc minimum throughout all parking areas, and as such no waiver is required.*

Attachment “B”

- 1) Retaining Wall along Valley Road – *All retaining walls are proposed to be Segmental Block Retaining Walls. The Applicant agrees to provide full design and product selection as a condition of approval and subject to Township review under building permits.*
- 2) Revise plans to show:
 - a. *The NJFHADF is shown per FEMA FIRM No. 34031C0203G, dated April 17, 2020.*
 - b. *Match lines have been added to the overall sheets.*
 - c. *Call outs have been added to all sheets.*
 - d. *The fence and guide rail utilize different line styles.*
 - e. *Sidewalk has been extended west on Lot 16 to the property limit.*
 - f. *Granite Block (Belgian Block) curb has been indicated throughout the site.*

- g. *The loop road on Lot 16 is proposed to be "Bay Lane". The loop road on Lot 19 is proposed to be "Avalon Circle". These names are subject to final approval from the Wayne Emergency Services Department.*
 - h. *The applicant agrees that no public streets are proposed.*
 - i. *Full design of the internal parking garage is provided on the enclosed architectural plans.*
- 3) Stormwater Basin Labels – *Basin labels are provided on the Site Plans.*
- 4) Demolition Legend – *The legend has been revised on the Demolition Plans, as requested.*
- 5) Sheet 6 – *Label of the existing 24" pipe has been revised as requested.*
- 6) Sheet 7, General Notes – *General Notes have been revised as requested.*
- 7) Circulation of Lot 19 Driveway – *Per discussion at the TRC, the driveway will maintain 2-way circulation. All roadway widths have been adjusted as requested to a uniform 24'.*
- 8) Sheets 7-10:
- a. *Signage at pedestrian crossings has been added as requested.*
 - b. *Street Name Signs have been added as requested.*
 - c. *Bollard mounted ADA signage is not proposed. The sign detail has been revised accordingly.*
 - d. *Speed limit signs have been added (10 MPH proposed).*
 - e. *Where available, easement beneficiaries have been indicated on the parcel survey.*
 - f. *Existing pipes/structures within easements are indicated on the plans.*
 - g. *Existing sidewalks on Valley Road are indicated on the plans.*
 - h. *Proposed sidewalks on Valley Road are indicated on the plans.*
 - i. *Retaining walls are labeled on the plans.*
 - j. *The lines at the corners of Buildings F and G represent the porches on these buildings. Please see the architectural plans.*
 - k. *Repair strips are indicated on the plans.*
 - l. *Sidewalk widths are indicated on the site plans.*
 - m. *Parking space dimension have been labeled as requested.*
 - n. Sheet 8:
 - 1) *The label on the existing easement has been revised as requested.*
 - 2) *The yard inlet atop the existing grade is to remain and be reset to proposed grade.*
 - 3) *Stop sign at the garage egress has been provided.*
 - 4) *Striping at the Valley Road Driveway has been removed.*
 - o. Sheet 9:
 - 1) *Sidewalks on Barbour Pond Drive are labeled.*
 - 2) *Depressed curbs at driveways have been removed.*
 - 3) *Proposed sidewalk on north side of Barbour Pond Drive has been provided as requested.*
 - 4) *Proposed sidewalk on south side of Barbour Pond Drive has been provided as requested.*
 - 5) *Existing sidewalk easement is indicated on the site plan.*
 - 6) *Cross-walks have been adjusted as requested.*
 - 7) *Because vehicle access to Building B is necessary in this location, "NO PARKING" striping has been provided in lieu of signage.*
 - p. Sheet 10:
 - 1) *Parking space dimensions have been provided as requested.*
 - 2) *Driveway dimensions have been provide as requested.*
 - 3) *All driveways are labeled as at least 9.0' wide.*
 - 4) *Please see the Landscape Plan for surface treatment of this area.*
 - 5) *Please see the parcel survey included with this application for further easement information.*
 - q. Sheets 9 and 10:
 - 1) *Door locations at Building F have been corrected as requested.*
 - 2) *Driveway islands at the townhouses have been revised as requested.*

- 3) *Please see the Landscape Plans for material and detail of patios.*
- 9) *The utility easements in question are labeled as shown in title documentation. These easements are not located along the frontage of the subject property and are shown for reference purposes only.*
- 10) *The retaining wall in question has been adjusted to avoid the utility easement.*
- 11) *The retaining wall in question has been adjusted to avoid the utility easement.*
- 12) Sheets 11-14:
- a. *Maximum driveway slope of 10% occurs in the vicinity of Valley Road; ordinance permits up to 12%.*
 - b. *All roof top drainage is to be collected by leaders delivering to runoff to the site collection system. Roof leaders will be added to the plans upon post-approval refinement of the architectural plans and determination of the location of building leaders.*
 - c. *Maximum driveway grade is 10%. Although classification as "street" per RSIS does not apply, 10% is the maximum RSIS grade for a Minor Collector.*
- 13) Sheets 15-18:
- a. *To avoid confusion with other labeling, flow arrows are not utilized on piping. Invert and grade information on pipe/structure labels indicate flow directions.*
 - b. *All roof top drainage is to be collected by leaders delivering to runoff to the site collection system. Roof leaders will be added to the plans upon post-approval refinement of the architectural plans and determination of the location of building leaders.*
 - c. *Pipe information between Storm Manhole 20 and Inlet 42 has been provided.*
 - d. *Existing pipe crossing Valley Road is 15" RCP.*
 - e. *Existing pipe collecting Lot 19 is 24" RCP.*
- 14) Sheets 19-22:
- a. *Per Utility Note 1 on Sheet 19, proposed utility services are to be confirmed independently with local utility companies prior to commencement of any construction.*
 - b. *In the event utility providers require easements for respective utility services, the applicant will provide same on a revised version of the site plan for the Township's records. At this time, no known utility easements will be necessary.*
 - c. *As discussed at the TRC, the gas main has been adjusted so that it is not within the easements, utility crossings through the easement are acceptable.*
- 15) Sheet 27:
- a. *Concrete curb is no longer proposed.*
 - b. *Sidewalk detail is provided per below.*
 - c. *Sidewalk detail has been revised as requested. This detail serves for both on-site and off-site sidewalks.*
 - d. *Crosswalk detail has been revised as requested.*
 - e. *Parking striping detail has been revised as requested.*
 - f. *ADA striping detail has been revised as requested.*
 - g. *The Applicant agrees to provide full design and product selection as a condition of approval and subject to Township review under building permits.*
 - h. *Timber guide rail detail has been revised as requested.*
 - i. *Proposed pavement thicknesses have been provided.*
- 16) Plans shall include:
- a. *Per discussion at the TRC, street center line profiles are not necessary.*
 - b. *Townhouse driveways consist of Belgian block curb and asphalt pavement. A driveway specific detail is not necessary.*
 - c. *The Applicant agrees to provide full design and product selection as a condition of approval and subject to Township review under building permits.*
 - d. *Please see the Landscape Plans for patio details.*

- e. *Flared End Sections are no longer proposed.*
 - f. *Belgian Block curb detail has been provided.*
 - g. *Inlet 42 will utilize a type "E" grate.*
 - h. *Street sign details will be provided after coordination with Township emergency services.*
 - i. *Stop Bar details are provided. Length varies per location as shown on the site plan.*
 - j. *Fixture D is a bollard light and is shown as detail 2/L-8 of the landscape plans. Fixture A.2 is a T3 pole mounted light with house-side shield dimmed 20% and is shown in detail 1/L-8. Additional notations have been added to the lighting plans to clarify the lighting details.*
 - k. *Because vehicle access to Building B is necessary in this location, "NO PARKING" striping has been provided in lieu of signage.*
 - l. *Detail of striped area is as indicated on the site plan.*
- 17) Sheet L-8 - *The statistics table has been revised as noted. The maximum value shown now reads as 5.9 fc.*
- 18) RSIS Appendix B Subchapter 5 – *Site design has been completed in conformance with NJAC 7:8.*
- 19) Landscape Plans:
- a. *All landscape enlargement plans have been adjusted to reflect an engineering scale.*
 - b. *All bar scales on the landscape plans have been adjusted to show the correct engineering scale values.*
 - c. *All trees along Barbour Pond shall be installed at least 5' from the sidewalk. The landscape plans have been adjusted to include a dimension and notations to reflect this.*

Traffic Review Memo prepared by Christopher P. Statile, PE, dated March 10, 2022

Parking and Circulation – *As discussed at the TRC, NJDCA has indicated that the parking requirements contained within RSIS are intended to be the maximum parking requirement that a municipality may require of an applicant, and are not intended to be minimum parking requirements applied to site plan applications. Therefore, an exception from this requirement is not required.*

General Comments:

1. *ADA parking quantities and locations have been revised per the recommendation of the Township Planner.*
2. *As discussed at the TRC, no additional parking is going to be pursued.*
3. *FDC's and respective hydrants have been indicated on the plans.*
4. *Per discussions at the TRC a crosswalk has been provided across Barbour Pond Drive at the 290' location, including pedestrian crossing signs with flashing beacons. As this cross-walk is located at the intersection of opposing driveways along Barbour Pond, it is not considered a "mid-block" location.*
5. *Sidewalks and crosswalks have been revised such that this comment no longer applies.*
6. *Sidewalk and crosswalk have been revised as requested.*
7. *Sidewalk has been eliminated as requested.*
8. *Sidewalk has been extended as requested.*
9. *The plans include a note for restriping of existing crosswalks at the intersection.*
10. *Tactile warning mats are provided.*

11. *As discussed at the TRC, it is expected that residents from Building C will walk or drive the maintenance building to drop off trash.*
12. *As discussed at the TRC, the parking space the north of the parking deck entrance has been eliminated.*
13. *As discussed at the TRC, vehicle circulation is acceptable, and the fire official has no further comment.*
14. *The applicant intends to apply for Title 39 enforcement for the site.*

Traffic Generation:

1. *Informational, no response necessary.*
2. *Informational, no response necessary.*
3. *Informational, no response necessary.*
4. *Methodology of assignment of trips has been provided in the enclosed Traffic Impact Statement.*
5. *Informational, no response necessary.*

Drainage Review Memo prepared by Christopher P. Statile, PE, dated March 10, 2022

As discussed at the TRC, the Applicant is in agreement with Mr. Statile's comments 1 and 8 regarding the classification of on-site soils type and the applicability of groundwater recharge requirements. As was further discussed, the Applicant is currently performing follow-up soils investigations to verify the soils types, and also to provide test pits at each basin location, and will subsequently amend the stormwater design as necessary and submit for Mr. Statile's review. Similarly, and as indicated below, several items below will be addressed upon completion of the additional soils investigation. Per Mr. Statile's Review memo, none of the comments will have a material effect on the project:

1. *Groundwater Recharge requirements – The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
2. *Stormwater Collection System Calculations – The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
3. *Inlet Drainage Areas – The Applicant requests a waiver for a 5,000 SF maximum inlet drainage area, and request to propose inlet drainage areas up to 20,000 SF.*
4. *Roof Drain Collection – All roof top drainage is to be collected by leaders delivering to runoff to the site collection system. Roof leaders will be added to the plans upon post-approval refinement of the architectural plans and determination of the location of building leaders. The upper level of the parking deck, open to receive rainfall, will be collected as part of the on-site stormwater system. Lower levels of the parking deck, not exposed to rainfall, will be collected for discharge to the sanitary sewer system, similar to building floor drains.*
5. *HDPE Pipe – The Applicant requests a waiver to utilize HDPE piping, with exception of the new piping with the 20' wide easement on Lot 16, which will be RCP as requested.*
6. *North Parking Lot Collection – The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
7. *Inlet 37 to 38 Slope - The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
8. *Hydrologic Soil Types – The Applicant agrees to address under revised design upon completion of the additional soils investigation.*

9. Existing Storm Outfall – *The Applicant agrees to address the need for maintenance at the existing outfall to Barbour Pond with the property owner.*
10. Basin Depth of 2 year – *The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
11. Basin Lowest Orifice – *The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
12. Depth of Soil Planting Bed – *The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
13. Filter Fabric at Soil Bed – *The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
14. OCS Footings – *The Applicant agrees to address under revised design upon completion of the additional soils investigation.*
15. Off-site Runoff - *The Applicant agrees to address under revised design upon completion of the additional soils investigation.*

Water/Sewer Review Memo prepared by Heather Vitz-Del Rio, dated March 9, 2022

1. *Informational, no response necessary.*
2. Water Comments:
 - a. *Per the Settlement Agreement with the Township, the Township has agreed to provide the necessary water demand/usage to the site.*
 - b. *Existing water services were not able to identified in the field. Per Note 3 on Sheet 3, existing water services are to be disconnected at the main.*
 - c. *Water main connection detail is provided on Sheet 29.*
 - d. *CLDIP water main is now proposed.*
 - e. *Water main valves have been added as requested.*
 - f. *Combined fire and water services are now proposed.*
 - g. *Curb stops are now shown on the plans.*
 - h. *Water service to Building D remains at the same location, as it is necessary due to the location of the proposed meter room and FDC. However, it should be noted that this is not a dead end line since this line includes service to the Maintenance Building.*
 - i. *Additional valve has been added.*
 - j. *Each of the buildings will be metered internally.*
 - k. *The water service connection detail has been updated to the Township standard.*
 - l. *The Hydrant and Valve detail has been updated to the Township standard.*
3. Sanitary Sewer Comments:
 - a. *Per the Settlement Agreement with the Township, the Township has agreed to provide the necessary water demand/usage to the site.*
 - b. *Existing sanitary sewer connection appear to be two (2) 8” pipes connecting to the existing 18” sanitary sewer located south of Lot 19 and running parallel to Barbour Pond. The western of the two pipes is to be removed up to the manhole (see Sheet 6), and the remaining pipe will be utilized to serve the site.*
 - c. *The applicant agrees to provide sanitary sewer profiles prior to submittal of NJDEP TWA applications for endorsement.*
 - d. *Cleanouts have been provided at all services.*

- e. *The Applicant will retain ownership of the entire community inclusive of both parcels, and the units/townhouses will only be available for rent. Therefore, the applicant will retain ownership of all on-site sanitary sewers.*
- f. *Prior to submittal for TWA applications for endorsement, manhole depths will be re-evaluated and minimized as appropriate.*
- g. *The location of the sewer main has been adjusted to be outside of the existing easement.*
- h. *Lateral connection to manhole is not necessary, and has been removed from the plans.*
- i. *The cleanout detail has been revised to the Township standard.*

Fire Review Memo prepared by Richard Boonstra, dated March 11, 2022

- *The Applicant agrees to comply with the Public Radio amplification ordinance.*
- *FDC's have been indicated on the plan and all are within 100' of a hydrant.*
- *The hydrant detail indicates a 5" Storz connection.*
- *Hydrants are indicated on the plans.*
- *No independent fire services are proposed (all are combined with domestic).*
- *As discussed during the TRC the Applicant has adjusted the driveway east of Building J to improve access, and has provided a fire access driveway west of building L in lieu of an emergency access road, since it was determined that an emergency access road behind those buildings was not safe or practical to accomplish.*

Landscape and Park Review Memo prepared by Ryan Edge, dated February 10, 2022

1. *All Bloodgood London Plane trees have been removed from the plan. Trees have been replaced with Red Sunset Maples, Greenspire Lindens, and Princeton Elms.*
2. *Proposed Red Oaks and Pin Oaks have been replaced by Sargent Cherries in all locations where planting space is only five feet wide.*
3. *All bio-retention areas shall be maintained by AvalonBay Communities. Maintenance notes for bioretention areas have been added to the Melillo Bauer Carman cover sheet.*

ADA Review Memo prepared by David Sorce, dated March 1, 2022

- *ADA parking quantities and locations have been revised per the recommendation of the Township Planner.*

Health Department Review Memo prepared by John Wozniak, REHS, dated March 10, 2022

- *The applicant agrees to all terms of the Health Department review.*

Should you have any questions or require additional information please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Daniel J. Dougherty, PE, PP, CME

Enclosures

Cc: Scott Fishbone, AvalonBay
Matthew Giammanco, AvalonBay
Derek Orth, Esq.