

**INTER-OFFICE MEMORANDUM**

**To:** Superintendent of Water & Sewer

**From:** Kathleen Miesch  
Planning Coordinator

**Date:** June 3, 2022

**Subject:** **Planning Board Case #PB-2021-037**  
**Scheduled June 13, 2022**  
**1445 & 1455 Valley Road, Block 3103, Lots 16 and 19**  
**AvalonBay Communities, Inc.**  
**Preliminary and Final Major Site & Subdivision Plan**

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Attached please find the following documents:

- Cover letter dated June 3, 2022 signed by John P. Inglesino of Inglesino Webster Wyciskala Taylor, LLC
- Planning Report prepared by John McDonough Associates, LLC dated May 29, 2022
- Preliminary and Final Major Site & Subdivision Plan prepared by Dynamic Engineering, dated October 29, 2021, last revised May 31, 2022
- Revised Sheets L-8, L-9 and L-9B of the Lighting Plans prepared by Melillo Bauer Carman dated October 29, 2021, last revised June 3, 2022
- Architectural exhibits consisting of 6 drawings prepared by The Architectural Team, dated June 2, 2022
- Landscape Architecture Plan prepared by Melillo-Bauer-Carman, dated October 29, 2021, last revised June 3, 2022

Please review the package and provide your comments by **June 10, 2022** for distribution in Board packets.

Reviewer's Response (*use additional sheet if necessary*):

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See W & S report dated 6/9/2022

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Heather Vitz-Del Rio

6/9/2022

*Name*

*Date*

**TOWNSHIP OF WAYNE  
WATER AND SEWER DIVISION**

TO: Christopher Kok, Township Planner

FROM: Heather Vitz-Del Rio, Director of Public Works

DATE: June 9, 2022

RE: Avalon Bay Communities, Inc.  
1445 & 1455 Valley Road  
Block: 3103 Lots: 16 & 19

I have reviewed the site plan titled "Preliminary and Final Site Plan for Avalon Communities Inc.", Revision No. 3, dated May 31, 2022, prepared by Dynamic Engineering, and I have the following comments:

1. The proposed water and sewer lines within the property are private.
2. Water Comments
  - a. The applicant shall provide information of the projected water usage for the development and an analysis of the area water system to insure there is enough water flow and pressure to service the development. **Applicant stated that this is waived due to the settlement agreement. Water demand information is still required. Applicant agreed to supply as a condition of approval.**
  - b. The existing water mains, water services to the existing buildings, hydrant and valves in Valley Road and Barbour Pond have not been shown on the plans. **Not corrected. The Township can mark out the existing service lines and mains upon request so that they can be shown on the plans. Applicant agreed to supply as a condition of approval.**
  - c. The proposed connections to the existing water main has not been shown in detail. **The service connection detail has been provided. The water main wet tap connections detail has not been provided. Three valves, the wet tap valve and 2 additional valves are required at the connections to Valley Road and to Barbour Pond Drive.**
  - d. The applicant is proposing PVC water main. The Township standard is DIP. **DIP is now shown**
  - e. A water main valve is required on each branch of intersecting mains. This includes the mains within the complex and at the connection into the existing water mains. There must be three

valves at each Tee intersection. This has not been provided. **Not corrected. Not every intersection shows 3 valves.**

- f. The domestic and fire service lines from the main to the building are shown as two separate lines. Wayne allows a joint service line from the main into the building, and the service can then be split into domestic and fire service inside the building. **Single lines now shown.**
  - g. Water curb stops are not shown on the plans. **Not all locations show curb boxes. Not corrected.**
  - h. The water service for the 34 Unit Multi-Family Flat building should be off the water main to the east so it is not on a dead end line. **Not corrected. Buildings C & D are now shown on dead end mains where more than 20 units are on dead end lines. Water mains feeding more than 20 units must be looped so that water flow is from 2 directions.**
  - i. An additional main valve is needed on the water main to the west of the large building so that no more than 1 hydrant is out of service if there is a main break. **Corrected.**
  - j. How will the buildings be metered? **Internal metering will be provided.**
  - k. The Water Service Connection detail is not to Township Standards. **Corrected.**
  - l. The Typical Hydrant and Valve Installation detail is not to Township Standards. **A "Storz" connection must be provided on the hydrant. Corrected. The hydrant valves are not shown on the plans. As per the hydrant detail , all hydrants must have hydrant valves.**
  - m. **Two water lines are shown connecting to Building J. Is this correct? One line now shown.**
3. Sanitary Sewer Comments:
- a. The applicant shall provide information of the projected sewer flows from the development and an analysis of the area sewer system to insure there is enough sewer capacity to service the development. **Applicant stated that this is waived due to the settlement agreement. Projected sewer flows information is still required. Applicant agreed to supply as a condition of approval.**
  - b. The existing sanitary sewer connections have not been shown on the plans. These lines must be cut and capped at the main if they are not to be re-used. . **Not corrected. The Township can mark out the existing service lines and mains upon request so that they can be shown on the plans. Applicant agreed to supply as a condition of approval.**
  - c. No sanitary sewer profiles have been submitted. **To be supplied at time of TWA application.**
  - d. Sanitary cleanouts have not been provided. **Corrected.**

- e. There must be separate sanitary sewer laterals for each side by side unit unless the Homeowner's Association is responsible for the maintenance and repairs of the laterals. The Townhouse units do not all have individual sanitary sewer laterals. Applicant shall provide testimony as to whom is responsible for the laterals. **All units are rentals and the sewer laterals will be maintained by the owner.**
- f. Manholes #64, #65 and #66 are over 15 feet deep. Why are they so deep? How will they be maintained? **To be re-evaluated at time of TWA submission.**
- g. The main to the west of the large building is show on the edge of the existing storm drainage easement. The proposed main must be fully outside the existing easement. **Corrected.**
- h. The Sanitary Lateral to Manhole Connection detail is not to Township Standards. **Removed from plans.**
- i. The Cleanout detail is not to Township Standards. **Corrected.**