

6 January 2023

John Wozniak  
Wayne Township Health Department  
Township of Wayne  
475 Valley Road  
Wayne, NJ 07470

**Re: Department of Health Review #1  
The Villas at Wayne Hills  
1361 Alps Road, Block 2329, Lots 1 & 17  
Preliminary & Final Site Plan and Major Subdivision Application  
Langan Project No.: 100925301**

Dear Mr. Wozniak:

We are in receipt of your memorandum dated July 14, 2022 regarding the Health Department's review of The Villas at Wayne Hills Preliminary & Final Site Plan and Major Subdivision application.

**Comment 1**

Prior to razing any buildings on the property, a rodent and insect free certification is to be provided by a licensed pesticide firm.

**Response 1  
Acknowledged.**

**Comment 2**

There is to be no burial of demolition materials or waste construction materials on-site. All such matter is to be removed from the site and properly disposed of.

**Response 2**

**There will be beneficial re-use of existing on-site asphalt and concrete in accordance with NJDEP rules and regulations that will be crushed and reused as proposed roadway subbase material. All other demolition materials shall be hauled offsite and disposed of in accordance with all State and Federal requirements.**

**Comment 3**

Adequate dust control measures are to be in place during the building demolition and site preparedness process.

**Response 3**

**Adequate dust control measures shall be utilized during demolition as well as during grading operations. Dust control notes are provided on Drawing CE502.**

#### **Comment 4**

The bio-retention basins are to be installed and maintained in such a manner as to ensure accumulated debris or vegetative growth will not create stagnant water conditions resulting in adverse insect breeding conditions.

#### **Response 4**

**In accordance with the approved NJDEP permit, a stormwater operation and maintenance manual has been developed (included in the submission) for the continued preventative and corrective maintenance measures to maintain the bioretention basins in working order and prevent stagnant water conditions.**

#### **Comment 5**

The waste removal and recycling collection methods were not specified. It needs to be determined if individual containers will be used for each unit or if common dumpster/recycling containers will be used. In any case, the size of these containers and the frequency of content removal is to be such that a public health nuisance is not created by blowing litter, accumulated debris or as an attractant to insects and rodents.

#### **Response 5**

**Trash enclosure areas are located outside of each affordable housing building, which shall contain dumpsters for both trash and recycling. The townhouse units and single family homes shall have individual recycling and refuse cans that shall be stored in garages and placed curbside only on pickup days. Curbside pickup shall be handled by a private hauler contracted through the project's HOA.**

#### **Comment 6**

Exterior lighting should be designed and installed such as not to create fugitive illumination off-site or to have an adverse impact on the residential units.

#### **Response 6**

**All light fixtures are proposed to be shielded to not throw light up toward the sky or toward neighboring properties.**

#### **Comment 7**

On review sheet G1003 page 3 of 160, note 8 makes reference to an off-site combined sewer system. As this is a generally non-acceptable practice, this situation should be investigated and corrected if possible.

#### **Response 7**

**This note has been removed and revised; refer to Drawing G1003.**

#### **Comment 8**

The submitted application notes ten lots for detached dwelling units whereas the specific MLR3D-2 zone notes eight single family dwelling units permitted.

### **Response 8**

**The 6 proposed single family homes on Road K are located in the MLR3D-2 zone utilizing a R-15 design criteria; the 4 proposed single family homes on Olga Street are located within the R-30 zone. The development is in compliance with the Township's zoning regulations and settlement agreement as it pertains to the total number and type of residential units.**

### **Comment 9**

In a portion of the submission, a reference was made to garden apartments. Should any housing units be classified as apartments as opposed to owned condominiums or townhouses, health department certificates of continued occupancy (CCO) inspections will be necessary as the apartments change tenants.

### **Response 9**

**According to the Township of Wayne code definition, the affordable housing units qualify as attached and stacked townhomes.**

### **Comment 10**

It is highly suggested that prior to building permits being issued for the clubhouse and kitchenette portions of the buildings, that a health department review of the kitchenettes be performed to ensure compliance with Chapter 24 of the State Sanitary Code as well as with local codes dealing with retail food conveyance should this become an issue in the future.

### **Response 10**

**Acknowledged.**

### **Comment 11**

Should mobile food vendors (coffee trucks) be anticipated to service this complex throughout the demolition and reconstruction activities, these food vendors must acquire the necessary retail food license from the health department prior to dispensing any food products.

### **Response 11**

**Acknowledged.**

### **Comment 12**

In the submission provided, there was no indication of a playground, dog park, pool, railed balconies or maintenance garages.

### **Response 12**

**An amenity area is proposed in the vicinity of the clubhouse, which shall include a pool, sports court area, lawn area, fit pit and hardscape areas; refer to Drawing CS106.**

We trust that these revisions meet your approval and we look forward to your expedited review. Please feel free to contact me directly at 973-560-4987 with any questions.

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



John Coté, PE, LEED AP  
Associate Principal/VP

JCC/kk

Enclosure(s): Preliminary & Final Site Plans, dated last revised 1/6/2023  
Major Subdivision Plans, dated last revised 1/6/2023  
Stormwater Management Report, dated last revised 1/6/2023  
Stormwater Operation & Maintenance Manual, dated last revised 1/6/2023

CC:

NJ Certificate of Authorization No. 24GA27996400  
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