

6 January 2023

Ryan Edge
Supervisor of Landscape and Park Design
Township of Wayne
475 Valley Road
Wayne, NJ 07470

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

Dear Mr. Edge:

We are in receipt of your memorandum dated October 25, 2022 regarding the proposed landscaping review for The Villas at Wayne Hills Preliminary & Final Site Plan and Major Subdivision application.

Comment 1

Due to the volume of trees being removed for this project I am requesting additional proposed trees on the single family properties, within the open areas between the townhouse buildings, along the streetscapes, and around the proposed sand basins. Shade trees along streets and within proposed housing communities tend to soften and break up the monotony of the buildings and hardscapes.

Response 1

We have proposed an additional 77 shade trees, 200 ornamental trees, and 184 evergreen trees across the development. Trees have been added between and around buildings, adjacent to patios, around basins, and within planting islands between driveways where space allows and to avoid conflicts with lighting, utilities, etc.

Comment 2

Plant grass in place of the proposed meadow mix for the site. It will yield better future results and less maintenance. Incorporate ornamental trees and shrubs around the basin perimeters for screening purposes.

Response 2

The proposed meadow mixes contain a significant amount of native grass species with some wildflower species mixed in. The goal of using the meadow mixes in the areas proposed is to limit the amount of fertilizers, mowing frequency, and other maintenance in the long run. We have added additional plantings around the basins.

Comment 3

Currently, there is only 5,800 sq ft of community (by the proposed pool) open space proposed for 400+ units of housing. Buildings #37,#38,#40,#41 could be converted elsewhere into stacked units to allow for a centralized open area of 115,000 sq ft. This area could have a meandering walking path around the perimeter, with pockets of trees throughout and be utilized for community events throughout the year. Creating more of a community than just somewhere to live. The proposed basin could remain or be reconfigured to better compliment the space.

Response 3

The settlement agreement and zoning ordinance have been amended to allow for a larger amenity area associated with the clubhouse that has been incorporated into the plans. The prior settlement agreement had 30,000 sf maximum allowable for the Clubhouse and Recreation Area. The current settlement agreement has a 70,000 sf maximum allowable. The current site plan area for the Clubhouse and Recreation Area is 69,900 sf. The proposed area includes amenities such as a turf lawn area, multi-purpose sports court, fire pits, and pool. Environmental constraints (wetlands, state open waters, and the associated buffer areas) limit the amount of developable area available to work with the density of units allowable under the settlement agreement, and thus complying with Wayne's affordable housing obligation for the property. The stacked townhouse unit building type is utilized for the affordable housing units versus the building type of standard attached townhomes, which is what is proposed for the market-rate portion of the development. Maintaining the number of attached townhouse unit types required to achieve the affordable housing units goal, leaving the appropriate areas designated for stormwater management, and continuing to avoid the environmental impacts imposed by the natural resource constraints, does not leave the flexibility required to create additional open space area.

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:

*Landscape Review #1
1361 Alps Road, Block 2329, Lots 1 and 17
AG-RW Wayne Owner
Preliminary and Final Site Plan
Langan Project No.: 100925301*

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NJ Certificate of Authorization No. 24GA27996400
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