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January 11, 2023

Via e-mail to mieschk@waynetownship.com

And Via Hand Delivery to:

Wayne Township
Department of Planning and Zoning
475 Valley Road
Wayne, NJ 07470
Attention: Kathleen Miesch, Planning Board Secretary

Re: AG/RW Wayne Owner, LLC
1361 Alps Rd. and Kiwanis Drive, Wayne
Application for Preliminary and Final Subdivision and Site Plan Approval
Block: 2329, Lots: 1 and 1QFARM; Block: 2327, Lot: 21.01
Our File: 10080145.000002

Dear Ms. Miesch:

As you may recall, this office represents AG/RW Wayne Owner, LLC (the “Applicant”) with respect to the enclosed application to the Planning Board of the Township of Wayne (the “Board”) for preliminary and final major subdivision approval and preliminary and final site plan approval (the “Application”) for property located at 1361 Alps Road and at an unnumbered address on Kiwanis Drive identified as Lots 1 and 1QFARM in Block 2329 and Lot 21.01 in Block 2327 on the tax maps of the Township of Wayne (the “Property”).

Following review letters issued by the Board’s consultants, the Township of Wayne and the Applicant executed a First Amendment to Settlement Agreement dated November 28, 2022 (the “Amended Settlement Agreement”), on December 7, 2022, the Wayne Township Municipal Council amended the Township’s Land Development Ordinance (the “Ordinance Amendment”). In response to the review letters and considering the Amended Settlement Agreement and Ordinance Amendment, the Applicant revised the Application as set forth in the enclosed materials to eliminate the previously requested variance to allow for 445 residential units in the MLR3D-2 zoning district since the Ordinance Amendment permits the requested number of residential units.

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The Application as revised further requests a variance from Section 134-62.1.A of the Wayne Township Code of Ordinances (the “Code”) pursuant to N.J.S.A. 40:55D-70(c) to permit the construction of dwelling units without garages and for waivers and exceptions from Article V. of Chapter 134 of the Code (entitled, “Site Plan and Subdivision Standards”) pursuant to N.J.S.A. 40:55D-51(b):

- 1) 134-72.4.C(1) – Minimum pipe size of 15-inch inside diameter
A design waiver is requested for this pipe run between CB6-3 and CB6-8 to be 12 inches in diameter. Pipe invert elevations are constrained by the existing invert elevations for the existing conveyance network within Alps Road, and inlet grate elevations are constrained by existing grades along Alps Road that Road A must tie into. A waiver is also requested for the pipe run from MH6-1 to CB6-2 to be a 14”x23” elliptical pipe for the same reasons. All other main line conveyance pipes are a minimum 15 inches in diameter.
- 2) 134-72.4.C(2) requires all drainpipes shall be reinforced concrete pipe, Class III, Wall B and shall comply with current ASTM specifications
A design waiver will be requested to utilize HDPE instead of reinforced concrete pipe. Reinforced concrete pipe will be utilized in vehicular areas where there is less than 3 feet of cover to the top of pipe.
- 3) 134-72.4.C(5) requires headwalls or flared ends with riprap to be constructed at the inlet and outlet of all drains.
A design waiver is requested for FES1-3, 4-3, 4-4, 5-3, 5-4, 5-6, 5-7 and HW2-1. Riprap aprons were designed in accordance with The Standards for Soil Erosion and Sediment Control in New Jersey design manual for the 25-year design storm event discharge velocities. These outlets have 25-year design storm exit velocities that are less than the required threshold for riprap to be provided. Calculations for all outlets are provided in Appendix D of the stormwater management report.
- 4) Design Standards of 134-72.4.C(7) require runoff area to inlets to be limited to 5,000 SF of impervious coverage.
A design waiver is requested for the inlets with a contributing runoff area of greater than 5,000 square feet of impervious area. Calculations have been provided in Appendix D of the stormwater management report demonstrating which inlets have greater than 5,000 square feet of surface inflow impervious area (discounting building roof areas that are a direct piped connection), and demonstrating that all inlets have sufficient capacity. Capacity calculations and obstruction assumptions are based on the regulations and guidelines set forth in Chapter 10 of the New Jersey Department of Transportation (NJDOT) Roadway Design Manual.
- 5) 134-72.4.C(8) requires pipes to have a minimum cover of 3 feet.
A design waiver is requested for pipes with less than 3 feet of cover. All drainage pipes located in areas that are subject to vehicular traffic have been lowered to accommodate the 3 feet of cover requirement, with the exception of pipes that cannot be lowered due to existing invert elevation constraints. The pipes subject to

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vehicular traffic with less than 3 feet of cover are proposed to be class V reinforced concrete pipe. Drainage pipes located within landscaped areas have a minimum of 2 feet of cover. All drainage pipes meet or exceed the minimum cover requirements as specified by the manufacturers.

Enclosed herewith, please find the following:

1. Twelve (12) signed and sealed sets of the Preliminary and Final Major Site Plan and Major Subdivision Plans prepared by Langan Engineering dated January 27, 2021 and last revised January 6, 2023 consisting of one hundred and sixty (160) and seventeen (17) sheets, respectively;
2. Three (3) signed and sealed sets of the Stormwater Management Report prepared by Langan Engineering dated April 29, 2022 and last revised January 6, 2023;
3. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Christopher P. Statile, P.A., Professional Engineers and Planners;
4. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Christopher J. Kok, PP, AICP, Township Planner, Township of Wayne;
5. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Richard Stomber, Vice Chair of the Wayne Environmental Commission, Township of Wayne;
6. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to John Wozniak, Wayne Township Health Department, Township of Wayne;
7. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Heather Vitz-Del Rio, Township of Wayne Water and Sewer Division;
8. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Sergeant First Class Robert Hitson, Wayne Township Police Department, Traffic Bureau, Township of Wayne;
9. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Christopher J. Kok, PP, AICP, Township Planner, Township of Wayne;
10. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Matthew Cavallo, Commissioner of First Aid & Safety, Township of Wayne;

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11. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Ryan Edge, Supervisor of Landscape and Park Design, Township of Wayne;
12. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to Richard Boonstra, Fire Official, Township of Wayne; and
13. Twelve (12) copies of a letter dated January 6, 2023 from Langan Engineering addressed to David Source, ADA Subcode Official, Township of Wayne.

This letter and the enclosures listed above constitutes a complete Application. We anticipate receiving prompt confirmation from the Board that the Application has been deemed complete. Once the Board so confirms, the Applicant will provide the additional plan sets to the Board as required by the Code. Should you have any questions about the Application, please do not hesitate to contact me. Thank you for your time and attention in this regard.

Respectfully submitted,

/s/Corey Klein

Corey Klein

CK:CK
Enclosures

cc: Jonathan Grebow (w/ enc. via e-mail to jgrebow@ridgewoodrep.com)
Brett Owings (w/ enc. via e-mail to bowings@ridgewoodrep.com)
John Coté (w/ enc. via e-mail to JCote@Langan.com)
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