

7 March 2023

Caroline Z. Reiter, P.P., A.I.C.P.
Planning Group Manager &
Timothy Jessen, A.I.C.P.
Senior Staff Planner
T&M Associates
400 Broadacres Drive
Suite 250
Bloomfield, NJ 07003

**Re: Preliminary and Final Site Plan Application: PB 2022-13
Block 2329, Lots 1 & 17
1361 Alps Road & Kiwanis Drive
Applicant: AG/RW Wayne Owner, LLC
Second Completeness Review
Langan Project No.: 100925301**

Dear Ms. Reiter & Mr. Jessen:

We are in receipt of your letter dated 17 February 2023 regarding the Preliminary and Final Site Plan Application: PB2022-13, second completeness review.

Preliminary Subdivision. 134 - 111.4

Comment 1

134-111.4.3: Submission of plans and exhibits in digital media. When the application is ready to be scheduled, the Planning Department will send a request via the Township's FTP system for a copy of all digital plans and documents. ***No further comment.***

Response 1 Acknowledged.

Comment 2

134-111.4.9: The titles "Preliminary & Final Subdivision" in the title block. The Major Subdivision Plan, consisting of 7 sheets, should be revised to include "Preliminary & Final Subdivision Plan" in the title block. Also, the subdivision and site plans should reference each other (i.e., the subdivision plans reference the site plan and the site plan reference the subdivision) in General Notes, by date and number of sheets. ***The Major Subdivision Plan consisting of 17 sheets, revised through January 6, 2023, is titled "Major Subdivision Plat." "Preliminary and Final Subdivision Plan" is not listed in the title block or referenced elsewhere on the title sheet. Based on the Township's engineering review, there are no objections to the granting of a submission waiver for this item.***

However, the General Notes on the revised Major Subdivision Plat do not reference the most recent site plans revised through January 6, 2023, and the General Notes on the revised site plans do not reference the Major Subdivision Plat revised through January 6, 2023. Both set of plans should be revised accordingly.

Response 2

The general notes on both the Major Subdivision Plans and Site Plans will be revised to cross-reference each other upon resubmission of both plan sets in a consolidated response to the Township's next engineering and planning review along with comments by the Planning Board.

Comment 3

134-111.4.10: The Subdivision Plan shall be drawn at a scale of not less than 1" = 50' using an engineer's scale. The Master Major Subdivision Plan contained on Sheet 3 of the subdivision plans is drawn to a scale of 1 in. = 120ft. However, the Partial Major Subdivision Plans (Sheets 4-7) are drawn to a scale of 1 in. = 30 ft. There are no objections to the granting of a submission waiver for this item. **No further comment.**

Response 3

Acknowledged.

Comment 4

134-111.4.11: A statement on the sealed subdivision plan that the plan complies with the RSIS and/or a list of de minimis exception requests. This statement should be added to the subdivision plans. **Continuing comment. Note 1. On the Zoning Table (sheet G101) states that "Zoning regulations and design standards referenced from Township of Wayne Resolution No. 338 Exhibit C: Proposed Ordinance, the Township of Wayne Code of Ordinances Chapter 134: Land Development, and N.J.A.C. 5:21 New Jersey Residential Site Improvement Standards." The N.J.A.C. 5:21 RSIS standards applicable to the proposal are listed in the Zoning Table, and all are labelled as compliant. However, a statement has not been added to the plans confirming that the proposal complies with all applicable RSIS standards, and a list of de minimis exceptions has not been included (if applicable). A note should be added to the Zoning Table (sheet G101) to provide this information.**

Response 4

Note 14 has been added to the zoning table, stating that the proposed development has been designed in accordance with the New Jersey Residential Site Improvement Standards (RSIS) N.J.A.C. 5:21, and that no de minimis exceptions are requested from RSIS standards. Refer to the revised zoning table in Exhibit EX02C.

Comment 5

134-111.4.14: If the subdivision plan is too large to fit on one page and the plan preparer uses match sheets, then there shall be an overall plan showing the entire project on one sheet at a smaller scale, with the same north orientation as the match sheets. *The applicant should confirm that the north orientation matches on all sheets and revise the plans as needed.* **Addressed. The north orientation matches on all match sheets included (sheets CB101 through CB). The**

Key Map on each match sheet and north orientation included within also correspond correctly to each match sheet. No further comment.

**Response 5
Acknowledged.**

Preliminary & Final Site Plan, 134-111.5

Comment 6

134-111.5.2.c: Sealed architectural plans. **Per the Township's planning review, architectural plans for the McPherson Grand were to be clarified. These plans need to be revised as indicated in the January 6, 2023 Langan response letter and submitted to the Township.**

Response 6

Revised architectural plans for the McPherson prototype are being provided as part of this review response.

Comment 7

134-111.5.3: **Submission of plans and exhibits in digital media.** When the application is ready to be scheduled, the Planning Department will send a request via the Township's FTP system for a copy of all digital plans and documents. **No further comment.**

Response 7

Acknowledged.

Comment 8

134-111.5.9: The titles "Preliminary & Final Site Plan" in the title block. The title block should be revised to include "Preliminary & Final Site Plan." **Addressed. The title block has been revised to include this information. No further comment.**

Response 8

Acknowledged.

Comment 9

134-111.5.10: The Site Plan shall be drawn at a scale of either 1" = 30 ft., 1" = 40 ft. or 1" = 50 ft. using an engineer's scale. There are multiple sheets, typically entitled "Master" sheets that are prepared at a scale of 1" = 120 ft. However, the related "Partial" sheets are prepared at a scale that conforms to the checklist requirement. There are no objections to the granting of a submission waiver for this item. **No further comment.**

Response 9

Acknowledged.

Comment 10

134-111.5.11: A statement on the sealed site plan that the plan complies with the RSIS, and a list of de minimis exception requests. This statement should be added to the site plans.

Continuing comment. Note 1. On the Zoning Table (sheet G1006) states that "Zoning regulations and design standards referenced from Township of Wayne Resolution No. 338 Exhibit C: Proposed Ordinance, the Township of Wayne Code of Ordinances Chapter 134: Land Development, and N.J.A.C. 5:21 New Jersey Residential Site Improvement Standards." The N.J.A.C. 5:21 RSIS standards applicable to the proposal are listed in the Zoning Table, and all are labelled as compliant. However, a statement has not been added to the plans confirming that the proposal complies with all applicable RSIS standards, and a list of de minimis exceptions has not been included (if applicable). A note should be added to the Zoning Table (sheet G101) to provide this information.

Response 10

Note 14 has been added to the zoning table, stating that the proposed development has been designed in accordance with the New Jersey Residential Site Improvement Standards (RSIS) N.J.A.C. 5:21, and that no de minimis exceptions are requested from RSIS standards. Refer to the revised zoning table in Exhibit EX02C.

Comment 11

134-111.5.15: Show the proposal. The site plan shall be clearly and legibly drawn. If drafting techniques that do not foster clarity are used and the plan is illegible, then the application will be declared incomplete. **Per the Township's planning review, architectural plans for the McPherson Grand were to be clarified. These plans need to be revised as indicated in the January 6, 2023 Langan response letter and submitted to the Township.**

Response 11

Revised architectural plans for the McPherson prototype are being provided as part of this completeness review response.

Comment 12

134-111.5.24: Locations of all properties, with current tax block and lot designations indicated, and any buildings thereon, within 200 feet of the extreme limits of the property in question. Buildings within 200 ft. should be provided. **Addressed. The Master Site Plan (sheet CS100) has been revised to include existing buildings within a 200-foot radius of the subject property line. Each site plan match sheet (sheets CS101 through CS112) has also been updated to include existing buildings within a 200-foot radius, where applicable. No further comment.**

Response 12

Acknowledged.

Comment 13

134-111.5.27: Site Data Box. A Site Data Box, labeled as a Zoning Table, is provided. However, the proposed lot numbers for the single family detached dwellings are not provided. In addition, the applicant should confirm the "less than" and "greater than" symbols used in the Zoning Table, and that building height, F.A.R. are not exceeded (thereby potentially resulting in additional variances). **Continuing comment. The proposed lot numbers have been added to the partial site plans (sheets C5105 and CS111) which contain the single family detached dwellings.**

The Site Data Box on sheet G1006 still shows "greater than" (>) symbols for the proposed maximum height for the detached dwellings within the R-15 and R-30 zones, which exceed the maximum height limit of 35 feet within each zone. The Site Data Box incorrectly labels these proposed height figures as compliant. Similarly, the proposed F.A.R. figures for the R15 and R-30 are labelled as "greater than" the maximum F.A.R. (0.25 and 0.24, respectively) permitted for each zone. The Site Data Box also incorrectly labels these proposed F.A.R. figures as compliant. The Site Data Box should be revised accordingly with exact height figures and F.A.R. figures proposed. Other instances where "less than" and "greater than" symbols are shown on the Site Data Box should be replaced with exact figures. Finally, the Site Data Box indicates a total of 444 MLR3D-2 and R-15 residential units are permitted and 445 units are proposed, which gives the appearance that a variance is required. The Zoning Table should be revised accordingly.

Response 13

The zoning table has been revised to indicate "less than" symbols as it pertains to both the proposed building height and proposed F.A.R. for the single-family homes in both the R-15 and R-30 zones. The proposed building height will be less than or equal to 35 feet in both zones, and the proposed F.A.R. will be less than or equal to 0.25 in the R-15 zone and less than or equal to 0.24 in the R-30 zone, meaning that they will be in compliance with the applicable zoning criteria. Refer to the revised zoning table on Exhibit EX02A. A final plot plan for each single-family home, along with the associated architectural plans, shall be provided to the Zoning Officer prior to construction, demonstrating compliance with the maximum building height and maximum F.A.R.

Comment 14

134-111.5.28: Parking Analysis. The following items need to be addressed: (1) The market rate parking includes a separate parking requirement for guest parking, which typically is contained within the RSIS requirement. (2) The market rate parking analysis should be revised to specify bedroom counts. (3) The clubhouse parking requirement should be explained. **Continuing comment. All previous comments above are still applicable and have not been addressed. The parking calculations on Sheet 6 (G1006) shall be revised accordingly.**

Response 14

- (1) According to Note B in Table 4.4 in N.J.A.C. 5:21-4.14, guest parking must be provided on-street or in common parking areas. The market rate townhomes provide parking in private garages and driveways; therefore, the 0.5 spaces per dwelling unit guest parking requirement is not met. Because of this stipulation in the RSIS guest parking requirement, a separate market rate townhouse guest parking calculation is provided, with guest parking spaces proposed in separate common parking areas throughout the development. A note to this effect has been added to the revised parking table; refer to Exhibit EX02C.**
- (2) The market rate townhome parking analysis has been revised to specify that each proposed townhome will be 3 to 4 bedrooms. Refer to Exhibit EX02C.**
- (3) RSIS does not specify any parking requirements for amenities that support proposed residential uses, such as the clubhouse. Due to the size of the development and relatively steep road grades, it is expected that some residents**

will drive to access the clubhouse. Therefore, proposed parking spaces adjacent to the clubhouse have been provided.

Comment 15

134-111.5.30: Existing building square footage. The plans and application form contain the existing building footprint, but not the total square footage. There are no objections to granting a waiver for this submission item. **No further comment.**

**Response 15
Acknowledged.**

Comment 16

134-111.5.31: Proposed building square footage. The plans and application form contains the proposed building footprint. Given that the architectural plans include optional extensions, it is recognized that a total proposed building square footage may not be available at this time; however, a range of potential building square footages should be provided. **Continuing comment. Sheet G1007 shows the proposed floor plan dimensions of all types of attached units proposed, however total square footage figures for each type of unit are not shown. Additionally, a range of square footage figures has not been provided. The proposed dimensions and square footage figures for the proposed detached, single-family homes and clubhouse should also be included, which are not shown in the plans. The plans should be revised accordingly to include this information.**

Response 16

Summary tables indicating the square footage range of each unit, building type and the range of total square footage for the overall develop has been provided; refer the tables on Exhibit EX02D.

Comment 17

134-111.5.34: Sight Triangle. Sight triangle information should be provided. **Continuing comment. Sight triangles have not been provided on the site plans. The partial site plans (sheets CS101 through CS112) should be revised accordingly to include this information where applicable.**

Response 17

Sight triangles have been added; refer to Exhibits EX01 through EX01L.

Comment 18

134-111.5.36: Basement and first floor elevations of all proposed buildings. The Grading Plans show ground floor or first floor elevations. Basement elevations are not shown. However, some of the townhouse designs include basements. Therefore, a prototype basement elevation that will be modified based on grading should be provided. **Addressed. A sample "Building Height Evaluation Figure" has been provided for the Townhouse A design, which includes elevation figures for basements modified based on grading.**

Response 18
Acknowledged.

Comment 19

134-111.5.38: Dimensions of proposed structures. Several sheets in the Master and Partial Site Plans do not contain building dimensions. All sheets should be revised to include this information. ***Continuing Comment. The Master Site Plan (Sheet CS100) and all partial site plans (sheets CS101 through CS112) do not show any building dimensions. The plans should be revised to include this information.***

Response 19

Dimensions for all of the proposed townhomes and affordable housing buildings were previously provided on drawing GI007. Dimensions of the clubhouse building have been added; refer to Exhibits EX01B and EX01F. Dimensions of the single-family homes will be provided to the Zoning Officer prior to construction as part of the final plot plans for each single-family home as part of the building permit process, along with the associated architectural plans.

Comment 20

134-111.5.39: Offsets to property lines of all proposed structures. It is understood that all building setbacks to property lines cannot be shown on the plans. ***Continuing Comment. The minimum dimensions shown on the bulk table should be provided on the plan. For example, it is assumed that the 200.85 front yard setback refers to Building #1. If that is correct, the resulting 200.85 ft. setback should be shown on the plan. The plans should be revised accordingly.***

Response 20

The minimum dimensions shown on the bulk zoning table have been added to the plans; refer to Exhibits EX01 through EX01L. Note 13 has been added to the zoning table, indicating which building governs in terms of minimum setback dimensions; refer to Exhibit EX02C.

Comment 21

134-111.5.44: The location of all existing off-tract for a distance of 200 ft. from the extreme limits of the property in question: stone drainage ponds, streams, above-ground utility lines and appurtenances; below-ground utility lines and appurtenances, pipe sizes, grades and direction of flow. ***Continuing Comment. The plans must be revised to include the pipe locations and sizes of the drainage infrastructure within 200 ft. of the property from which water from the site is flowing. There are no objections to granting a waiver for the other submission requirements. The plans should be revised accordingly.***

Response 21

A partial waiver is requested regarding the content of the drainage infrastructure within 200 feet of the subject property on the plans. As additional field survey is required, we will provide the update under separate plans prior to any action to be taken by the board on the application. Additionally, calculations in the stormwater management report

demonstrate that post-construction peak discharge rates are less than or equal to existing peak discharge rates at all discharge points. As such, a downstream assessment of drainage infrastructure is not required.

Comment 22

134-111.5.51: Width of driveway. The width of the driveway from Alps Rd. should be provided.
Continuing Comment. The plan should be revised accordingly.

Response 22

The width of the driveway has been added to the plans; refer to Exhibit EX01A.

Comment 23

134-111.5.52: Loading areas. Testimony should be provided on whether any loading areas are proposed. If none are anticipated, there is no objection to granting of a waiver in connection with this submission requirement. **Continuing comment; pending applicant's testimony provided at scheduled public hearing.**

Response 23

Acknowledged. No loading areas are proposed therefore, a waiver is requested. Testimony shall be provided.

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

JC/kk

Enclosure(s): 3 Copies - Composite Master Site Plan Set, Drawing EX01, EX01A-L, Dated 03/07/2023
3 Copies - Revised Zoning, Parking & Architectural Summary Tables, Drawings EX02A-C & EX03, Dated 03/07/2023
3 Copies - Updated Architectural Drawings, McPherson Plans with X'd Out Sections

cc: Brett Owings/Jonathan Grebow (AG-RW Wayne Owner, LLC)
Meryl Gonchar/Corey Klein (Sills Cummis)
Iyad Kojak/Mike Vitello (Langan)