



PB 2022-13

March 9, 2023
(via email)

To: Township of Wayne Planning Board
% Kathleen Miesch, Senior Planning Coordinator
Township of Wayne
475 Valley Road
Wayne, New Jersey 07470

From: Caroline Reiter, PP, AICP

Date: March 9, 2023

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
Third Completeness Review

We are in receipt of an application, as well of the following plans and reports that were submitted to the Township in connection with the above application.

1. Application Submission Dated March 8, 2023

- *Langan Engineering Response Letter to T&M Associates, consisting of eight (8) pages, dated March 7, 2023;*
- *Composite Master Site Plan for Preliminary and Final Major Site Plan and Preliminary and Final Major Subdivision Plan, prepared by Langan Engineering, consisting of 17 sheets, dated March 7, 2023; and,*
- *Architectural Plans prepared by NVR, Inc. consisting of ten (10) sheets, dated November 3, 2015.*

The applicant had also previously submitted the following materials.

- First Completeness Review Memorandum Prepared by Christopher P. Statile, P.A., consisting of four (4) pages, dated August 25, 2022.
- Transmittal letter prepared by Langan Engineering, consisting of one (1) page, dated January 11, 2022.
- Cover letter prepared by Sills Cummis & Gross, consisting of four (4) pages, dated January 11, 2023.
- Engineering plans prepared by Langan Engineering, consisting of 160 sheets dated April 29, 2022, revised through January 6, 2023.
- Major Subdivision Plat prepared by Langan Engineering, consisting of 17 sheets, dated April 28, 2022, revised through January 6, 2023.
- Building Height Evaluation Figure prepared by Langan Engineering, consisting of one (1) sheet, dated January 6, 2023.

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- Stormwater Operation and Maintenance Manual prepared by Langan Engineering, consisting of 45 pages, dated April 29, 2022, revised through January 6, 2023.
- Stormwater Management Report Volume I of II, prepared by Langan Engineering, consisting of 553 pages, dated April 29, 2022, revised through January 6, 2023.
- Stormwater Management Report Volume II of II, prepared by Langan Engineering, consisting of 1,864 pages, dated April 29, 2022, revised through January 6, 2023.
- Langan Engineering response letter to Christopher Statile, P.A., Township Engineering Consultant, consisting of 22 pages, dated January 6, 2023.
- Langan Engineering response letter to Christopher Kok, PP, AICP, Township Planner, consisting of eight (8) pages, dated January 6, 2023.
- Langan Engineering response letter to David Sorce, Township ADA Subcode Official, consisting of one (1) page, dated January 6, 2023.
- Langan Engineering response letter to Matthew Cavallo, Township Commissioner of First Aid and Safety, consisting of two (2) pages, dated January 6, 2023.
- Langan Engineering response letter to Richard Stromber, Vice Chair, Township Environmental Commission, consisting of five (5) pages, dated January 6, 2023.
- Langan Engineering response letter to Richard Boonstra, Township Fire Official, consisting of one (1) page, dated January 6, 2023.
- Langan Engineering response letter to John Wozniak, Township Health Department, consisting of four (4) pages, dated January 6, 2023.
- Langan Engineering response letter to Ryan Edge, Township Landscape and Park Design Supervisor, consisting of three (3) pages, dated January 6, 2023.
- Langan Engineering response letter to Robert Hitson, Sergeant First Class, Wayne Police Department, Traffic Bureau, consisting of two (2) pages, dated January 6, 2023.
- Langan Engineering response letter to Heather Vitz-Del Rio, Director of Public Works, Township Water and Sewer Division, consisting of six (6) pages, dated January 6, 2023.
- Freshwater Wetlands Letter of Interpretation/Line Verification issued by the NJDEP, dated May 4, 2018.
- Flood Hazard area Verification Approval issued by NJDEP, dated May 8, 2018.
- ALT A/NSPS Land Title Survey prepared by Langan Engineering, consisting of 21 sheets dated January 4, 2022.
- Architectural plans prepared by NVR, Inc., consisting of seven (7) sheets dated March 2, 2020.
- Architectural plans prepared by NVR, Inc., consisting of 11 sheets dated November 13, 2015.
- Architectural plans prepared by NVR, Inc., consisting of five sheets dated April 15, 2021.
- Architectural plans prepared by Michael Graves, consisting of two sheets dated April 18, 2022.
- Traffic Statement prepared by Langan Engineering, dated April 28, 2022.

The application is for Preliminary & Final Site Plan and Subdivision approval. The application was previously reviewed for conformance with the Township's Settlement Agreement in a May 18, 2022 memo prepared by Christopher P. Statile, PA. The application was found Incomplete at that time due to several conflicts between the submitted application materials and the approved Settlement Agreement for the property.

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The application was reviewed for completeness again in an August 25, 2022 memo prepared by Christopher P. Statile, PA, and in a February 17, 2023 memo prepared by T&M Associates; the application was found to be Incomplete in both of these reviews due to lack of conformance with the Township's application submission requirements. The application is now **Incomplete Pending Waiver (IPW)** and may be scheduled for a public hearing.

We have reviewed the submitted materials against the checklist requirements contained in 134-111.4, 134-111.5 and 134-111.6 of the Township Code. Previous comments from the First Completeness Review Memorandum dated August 25, 2022, and the Second Completeness Review Memorandum dated February 17, 2023, are shown in *italic* font, with specific plan revisions or comments pertaining to the most recent submission shown in **bold** font.

Preliminary Subdivision, 134 - 111.4

1. 134-111.4.3: Submission of plans and exhibits in digital media. *No further comment.*
2. 134-111.4.9: The titles "Preliminary & Final Subdivision" in the title block. *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.

The applicant has stated that 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, as well as comments from the Planning Board. There are no objections to the granting of a submission waiver for this item.

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. = 120 ft. 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.*
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*

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*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. **Addressed. Note 14 has been added to the Zoning Table on Sheet (Exhibit) EX02C, which states "The proposed development has been designed in accordance with the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21. There are no de minimis exception waivers requested from N.J.A.C. 5:21."***

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.*

Preliminary & Final Site Plan, 134-111.5

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. **Addressed. Revised architectural plans for the McPherson prototype have been provided in the current submission.***
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.*
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.*
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.*

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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. **Addressed. Note 14 has been added to the Zoning Table on Sheet (Exhibit) EX02C, which states "The proposed development has been designed in accordance with the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21. There are no de minimis exception waivers requested from N.J.A.C. 5:21."***
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. **Addressed. Revised architectural plans for the McPherson prototype have been provided in the current submission.***
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.*
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 CS105 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*

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*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. **Addressed. Sheet (Exhibit) EX02A has been revised to address the items listed above.***

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 (GI006) shall be revised accordingly. **(1) Addressed per Note 4 added to Sheet (Exhibit) EX02C. (2) Addressed per Note 3 added to Sheet (Exhibit) EX02C. (3) There are no specific RSIS requirements for amenities that support proposed residential uses, such as the proposed clubhouse. However, Sheet (Exhibit) EX02C has been revised to include 25 parking spaces for the proposed clubhouse. Prior to the scheduled public hearing, the plans should be revised to include the parking calculations related to the 25 proposed spaces, and a note should be added to confirm whether this number is sufficient based on the number of daily anticipated visitors and the overall visitor capacity of the clubhouse. There are no objections to the granting of a submission waiver for this item.***
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.*
16. 134-111.5.31: Proposed building square footage. *The plans and application form contain the proposed building footprints. 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 GI007 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. **Addressed. The proposed square footage range of each unit, building type, and square footage range for the total square footage of the overall development has been provided on the Architectural Summary Table on Sheet (Exhibit) EX03.***
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. **Addressed. Sight triangles have been provided for all intersections within the proposed development, as shown on Sheets (Exhibits) EX01 through EX01L.***

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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.*
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. Partially addressed. Dimensions to the proposed townhomes and affordable housing types were previously provided on Sheet G007 on the previous site plan submission dated January 6, 2023. Dimensions of the clubhouse building have been added, as shown on Sheets (Exhibits) EX01B and EX01F. Per the Applicant's response letter, dimensions of the single-family homes will be provided to the Zoning Officer prior to the start of 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. There are no objections to the granting of a submission waiver for this item.*
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. Addressed. The minimum dimensions have been provided on Sheets (Exhibits) EX01 through EX01L, as shown on the Zoning Table on Sheet (Exhibit) EX02A. Note 13 has also been added to Sheet (Exhibit) EX02C which states which building governs regarding the minimum setback dimensions proposed.*
21. 134-111.5.44: The location of all existing for 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. Continuing comment. The applicant requests a partial waiver regarding the content of the drainage infrastructure within 200 feet of the property from which water from the site is flowing. The applicant will provide revised plans under separate cover addressing this item prior to any action by the Board on the application. 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 a result, the applicant has stated that a downstream assessment of drainage infrastructure is not required. There are no objections*

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to the granting of a submission waiver for this item, provided that the revised plans/exhibits are submitted for review in advance of the scheduled public hearing.

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. Addressed. The driveway width dimensions have been added to Sheet (Exhibit) EX01A.*
23. 34-111.5.52: 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. Continuing comment. No loading areas are proposed, therefore, the applicant is requesting a waiver for this item. Testimony should be provided in support of this waiver request at the scheduled public hearing. There are no objections to the granting of a submission waiver for this item.*

Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

T&M Associates



CAROLINE Z. REITER, P.P., A.I.C.P.
T&M PLANNING GROUP MANAGER



TIMOTHY JENSSEN, A.I.C.P.
T&M SENIOR STAFF PLANNER

cc: (via email):

Kathleen Miesch, Senior Planning Coordinator, mieschk@waynetownship.com
Christopher Kok, Township Planner, kokc@waynetownship.com

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