

# CHRISTOPHER P. STATILE, P.A.

PROFESSIONAL ENGINEERS AND PLANNERS  
DESIGN CONSULTANTS

[CPSTATILE@AOL.COM](mailto:CPSTATILE@AOL.COM)

3 FIR COURT  
OAKLAND, NJ 07436  
TELEPHONE (201) 337-7470  
FAX (201) 337-7599

NEW YORK

March 28, 2023

Wayne Township Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: **The Villas at Wayne Hills**  
**Block 2329, Lt 1 & 17**  
**1361 Alps Road, Wayne Township**  
**Preliminary and Final Major Site Plan with Use Variance**  
**Planning Board Case #PB-2022-13**

Dear Mr. Chairman and Members of the Board:

On behalf of the Township Planning and Engineering Departments, our office has reviewed the following documents for the above development for the Board:

- Application forms received April 29, 2022 by the Township.
- ALTA/NSPS Land Title Survey consisting of 21 sheets VL100, and VL200-VL218 dated January 4, 2022 by Langan Engineering & Environmental Service, Inc. dated January 4, 2022.
- Subdivision Plans entitled “The Villas at Wayne Hills, Major Subdivision Plans, Block 2329, Lot Nos. 1 & 17, Wayne Township, Passaic County, New Jersey” by Langan Engineering & Environmental Service dated April 28, 2022, revised to January 6, 2023.
- Site Plan entitled “The Villas at Wayne Hills, Block 2329, Lot Nos. 1 & 17, Wayne Township, Passaic County, New Jersey” consisting of 160 sheets by Langan Engineering & Environmental Service, Inc. dated April 29, 2022, revised to January 6, 2023.
- **“Supplemental Existing Stormwater Infrastructure”** for “The Villas at Wayne Hills, Block 2329, Lot Nos. 1 & 17, Wayne Township, Passaic County, New Jersey” consisting of 6 sheets by Langan Engineering & Environmental Service dated **March 9, 2023**, unrevised, showing nearby/adjacent existing drainage inlets and pipe ends.
- Stormwater Management Report, Two Volumes by Langan Engineering. dated April 29, 2022, revised to January 6, 2023.
- Stormwater Operation & Maintenance Manuals by Langan Engineering dated April 29, 2022, revised to January 6, 2023.

- Architectural plans entitled “The Villas at Wayne Hills,” Malvern Model dated April 15, 2022 with no revisions, prepared by Christopher J. Luce, AIA of Luce Architects sheets A1-A5 showing building elevations, floor plans, and photographic renderings.
- Architectural plans entitled “The Villas at Wayne Hills, Merion Model (End Unit)” dated April 15, 2022 with no revisions, prepared by Christopher J. Luce, AIA of Luce Architects sheets A1-A5 showing building elevations, floor plans, and photographic renderings.
- Architectural Plans A1-A2 of Johnson/Turner Models by NVR, Inc. prepared by John Chudovan, R.A. of NVR, Inc. showing model building elevations and interior layouts dated March 2, 2020 unrevised.
- Architectural Plans A6-A8 of Johnson/Turner Models by NVR, Inc. prepared by John Chudovan, R.A. of NVR, Inc. showing model building elevations and interior layouts dated February 24, 2020, March 2, 2020, and March 2, 2020 respectfully, unrevised.
- Architectural Plans A1, A2, A2, A2b, A-6, A-7, A-8,A-11 of the McPherson Models (various elevations) by NVR, Inc. prepared by John Chudovan of NVR, Inc. showing model building elevations and floor plans of various dates of September 9, 2015 thru November 29, 2021 unrevised.
- Architectural Plans A1 of the McPherson Models (front Elevations K) by NVR, Inc. prepared by John Chudovan of NVR, Inc. showing model building elevations and floor plans dated November 3, 2015 unrevised.
- Architectural Plans A1 of the McPherson Models (front Elevations K) by NVR, Inc. prepared by John Chudovan of NVR, Inc. showing model building elevations and floor plans dated November 4, 2015 unrevised.
- Architectural Plans A1 and A2 of the Wayne Hills Clubhouse by Michael Graves Architects, dated April 28, 2022, unrevised showing floorplan and building elevation.

Our review addresses site plan design and drainage details. We offer the following comments for the Board’s consideration:

1. Applicant has not provided MAD/TADA calculations. As per Section 134-54, the project is exempt from the requirement to submit these calculations (under both Sections 134-91.2 and 134-96.4).
2. The applicant has requested design waivers under Attachment A.
3. The applicant needs design waivers unless the plans are amended to satisfy Code requirements. These waivers are listed under Attachment B.
4. The plans need revisions to properly construct the improvements, which are listed under Attachment C.

5. The proposed development meets the definition of ‘Major Development.’ Comments to the Stormwater Management Report are listed under Attachment D.

Future submissions of revised plans must be accompanied by a cover letter that lists every change and/or revision, and indicates how each comment was addressed (following the same numbering system as the report). In addition, all plan revisions shall be clearly identified (“clouded” or similar treatment, and numbered). Furthermore, submissions must be accompanied by a County Planning Board letter granting unconditional approval or a waiver letter. Revised plans submitted without necessary cover letter and/or County Planning Board letter shall be returned without further review or comment.

## **FINAL COMMENTS**

Should the Board consider granting Preliminary and Final Major Site Plan with Design Standard Exceptions approval, the following Engineering Conditions should be attached:

1. Prior to issuance of a Building Permit or any work being done on the site, whichever comes first, the applicant shall:
  - A. Submit revised plans for Engineering Division review and approval addressing all review comments, including any other special conditions and/or notes imposed by the Board.
  - B. Receive all required State and County approvals and Township permits including, but not limited to:
    - 1) HEPSCD Soil Erosion Control plan certification.
    - 2) NJDEP Flood Hazard Area Verification
    - 3) NJDEP Flood Hazard Area Permit(s) (if required)
    - 4) County of Passaic Planning Board Approval or Waiver letter. As of March 23, 2023, the approval has been withheld pending revisions.
    - 5) NJDEP Wetlands Letter of Interpretation (LOI).
    - 6) NJDEP Wetlands Permits(s) (if required)
    - 7) Wayne Township Special Flood Hazard Area Permit (if required)
    - 8) NJDEP Treatment Works Approval (TWA-1) (if required)
    - 9) Water Main Extension Permit
  - C. Have remitted payment for all outstanding fees and contributions, including but not limited to:

- 1) Township wide off-tract drainage assessment (Chapter 134-10.3 of the Township Code). Applicant shall provide calculations of both the “Pre-Development” and the “Post-Development” C-factors based upon the rational Method for the calculation of this fee.
  - 2) Sewer Connection fee. (if required)
  - 3) Water Connection fee. (if required)
- D. At least one week prior to commencement of work, set up and attend a Pre-construction meeting between himself, his engineer, his contractor, representatives of the County, representatives of the NJDOT, affected utility companies, Township Engineer, Township Inspector, Township Planner, Zoning Officer, representatives of the Building Department and the Parks Department to discuss the requirements and regulations for on-site construction. Six sets of construction drawings reflecting all conditions as approved by the Board and the Engineering Division shall be submitted at least one week in advance of the pre-construction meeting for stamping and distribution.
- E. The applicant shall notify the HEPSCD at least forty-eight hours prior to any land disturbance activity. Proof of notification shall be provided to the Engineering Division upon request.
- F. Prior to the issuance of a Building Permit, the applicant shall submit a certified copy of the deed of record showing that the Maintenance Plan for the Stormwater Management Measures have been recorded upon the Deed of Record for the property in question, as required under NJAC 7.8-5.8(d).
2. Upon commencement of and during construction of the project, the applicant shall:
- A. Delineate on site the limits of disturbance as approved by the Board with soil erosion silt fence, or in the absence of silt fence requirements, snow fence. No clearing, tree cutting, or construction work shall occur on the site until the limits of disturbance and soil erosion control measures are in place and have been approved in the field by the Township Engineer.
  - B. Construct the soil erosion control measures and stormwater detention system as the first item of work. The stormwater detention system shall be made fully functional, and all runoff from the project while under construction shall be directed into it. In addition, temporary fencing or the permanent fence and gate shall be installed around the basin. Clearing and tree cutting shall not occur until erosion control measures are in place and approved in the field by the Engineering Inspector.
  - C. Should any dirt spill or tract onto the Township, County and/or State roads attributed to this project, the applicant and/or his contractor shall clean up same prior to the end of the work day and shall implement corrective measures to prevent same from re-occurring.

- D. Should any soil and/or sediment deposition occur attributed to this project which adversely affects surrounding drainage courses and/or properties, the applicant and/or his contractor shall prior to the end of the work day abate same, clean up the sediment, and shall repair and/or reinforce the soil erosion control measures to eliminate such erosion.
  - E. Cover each temporary inoperative fire hydrant with a suitable bag for easy identification so as to prevent problems during required emergency use, and notify the Fire Official of such hydrant locations.
  - F. Request and obtain engineering inspection, as per Chapter 134-113 of the Township Code, of all improvements. Work shall not be covered until inspected and passed/approved. Installation of public improvements shall not be performed on Saturdays, Sundays and/or Township holidays unless authorized in advance by the Township Engineer.
3. Prior to the issuance of any Certificate of Occupancy, the applicant shall:
- A. Have completed all on-site and off-site improvements, including but not limited to pavement, drainage, storm water detention/water quality system, curbing, sidewalks, striping, permanent stabilization and lighting.
  - B. Have submitted a professional engineer's certification that the stormwater detention system including outlet control structure(s) and the water quality/system(s) have been constructed to the required volume and orifice sizes/elevations in accordance with the approved design.
  - C. Request Title 39 Approval from Town Council.
4. The applicant is advised of the following:
- A. Any blasting of rock shall require a Township Blasting Operations Permit and full compliance with all the provisions of the Wayne Township Blasting Regulations in Chapter 52 of the Township Code.
  - B. Performance Bonds may be returned upon satisfactory completion of the work and/or issuance of Final Certificate of Occupancy. A letter requesting the return of same shall be filed with the Township Clerk, with a copy to the Township Engineer.

- C. Should the proposed lighting as shown on the site plan cause any glare or annoyance to adjoining neighbors, roads and/or other properties after its installation, the owner shall correct same at his expense and at the direction of the Township Engineer.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.  
Consultant Engineer

Attachment A

Attachment B

Attachment C

Attachment D

c: Christopher Kok, Township Planner

Fernando Zapata, Township Engineer, P.E.

**Attachment A – Design Waivers *requested by the Applicant***

- a) 134-72.4.C(1) Township Code requires the minimum storm drain size to be 15” inside diameter. Some sections of pipe (between CB6-3 to CB6-8 and MH6-1 to CB62) do not meet this requirement. **We do not object** to the granting of this design waiver.
- b) 134-72.4.C(2) Township Code requires drainage pipe materials to be concrete RCP where PVC is proposed. **We do not object** in the granting of this design waiver *if adequate soil/pavement cover is provided.*
- c) 134-72.4.C(5) Township Code requires headwalls or flared ends to be constructed with riprap at the inlet and outlet of all drains. Design waivers are requested for FES1-3, 4-3, 4-4, 5-3, 5-4, 5-6, 57 and HW2-1. Calculations were provided showing these outlets have design flow exit velocities less than the required threshold for riprap in accordance with the Standards for Soil Erosion and Sediment Control design manual. The Township Engineer and Board has the authority to require riprap if there is doubt of stability.
- d) 134-72.4.C(7) Township Code requires inlets to be limited a runoff area of 5,000 SF. Forty-four (44) inlets receive between 5,000 SF and 10,000 SF of impervious runoff . Eight (8) inlets receive between 10,000 SF to 20,000 SF of impervious runoff. Double inlets are proposed at these locations. Two (2) inlets receive in excess of 20,000 SF of impervious runoff. Double inlets are also proposed at these locations. **We do not object** in the granting of this design waiver *if the applicant changes the two (2) inlets that receive in excess of 20,000 SF of impervious runoff (CDB2-1 and CDB2-11) to triple inlets.*
- e) 134-72.4.C(8) Township Code requires pipes to have a minimum 3 ft. of cover. Less than 3 ft. in some areas is proposed. The applicant should provide testimony as to why the pipes cannot be lowered. **We do not object** to the granting of this design waiver if the pipe manufacturer specifications allow for the proposed shallow cover to carry motor vehicle/truck loads.

## **Attachment B – Design Waivers *required* but not requested by the Applicant**

- a) 134-77.E(1) Township Code requires lighting intensity in parking lots to be between 0.5 and 1.0 lumens. The proposed intensity exceeds 1.0 lumens in many areas. We **do not object** to the granting of this design waiver.
  
- b) 134-77.E(3) Township Code requires lighting intensity at the property line to be 0.1 lumens. Proposed intensity exceeds 0.1 lumens only at the Old Homestead Road Extension(private). We **do not object** to the granting of this design waiver.
  
- c) 134-71.B Township Code requires cul-de-sacs to have a minimum cartway width of 26.0 feet. The Olga Street cul-de-sac extension will be dedicated to the Township and is proposed with a cartway width of 24.0 feet. We **do not object** to the granting of this design waiver. However, the Township may wish to restrict parking to one side of the street to ensure emergency vehicle passage.



## Attachment C – Required Plan Revisions

1. Revise sheet “CS5063” to show:
  - A. Locking gate for the detention basin as per 134-72.4.C.(10) or request for a design waiver.
2. Revise sheet “CS102” to show:
  - A. Callout for interlocking grass pavers at the terminus of Old Homestead Road.
3. Revise sheet “CS505” to show:
  - A. 5-inch compacted-depth HMA base course (134-74.2.M.(2)) or request for a design waiver.
4. The mountable curbs at the access points for detention ponds 3D, 4B, 4F, 4J, 5B, 5 & 5D should be specifically called on the plans as “DC” for clarity during construction.
5. Detectable warning mats must be provided at Old Homestead/Road G, Road G at Road C, Road A and at all pedestrian crossings (i.e. guest parking lots). These ramps are open to the public and the Township may require additional safety measures to assist those with sight impairments. The applicant should provide testimony as to the *benefit of not* providing the colored tactile mats.
6. Barrier-free parking should be dispersed to every parking area. All barrier-free parking spaces are provided at the affordable buildings or the clubhouse. While we realize that the bulk of use for these spaces will occur at these locations, no other barrier-free spaces are provided anywhere else on the site. Of the approximately 80 guest spaces that reside west of the clubhouse/affordable buildings, none are proposed as barrier-free. Additionally, the barrier-free spaces at the affordable buildings should be centered on the building or split to both sides at the building access points.
7. The barrier-free ramp details must be site/location specific so as there is no confusion on which ramp ‘type’ is required during construction. This simplifies the Township’s construction inspection of the ramps and avoids conflicts in the field.
8. The trash enclosure details appear inconsistent from the site plan. The man doors are on the opposite side of the gates but travel paths that allow access to the man doors have not been shown on the site plan. Additionally, the gates on the diagonally aligned dumpsters (those opposite buildings 23, 28, 33) may swing into the roadway. While we understand that the design is to keep the gates closed at all times, there is a tendency for the collector

not to close and lock the gates after trash pickups. The alignment of the dumpsters opposite buildings Nos. 8 and 11 are more appropriate as the gates will not interfere with traffic if they are left open.

9. Detention ponds 3A, 3B & 4K do not appear to have maintenance access ways provided.
10. Fire hydrants must be approved by the local Fire Code Official. The need and location of fire sprinkler building connections must also be identified by the Official. Thereafter, parking prohibitions may be necessary to emergency access vehicle connections. The hydrants at the end of Road H and by building 63 may be difficult to access with fire apparatus. Placement of fire hydrants and light fixtures should consider possible over-run of curbs by apparatus in emergencies and by placed within the curb tangents
11. A minimum 10 ft. level lawn platform behind all units for fire department ladders placement to the 2nd story has been provided. These must not be altered during construction.
12. The applicant has provided a lengthy digital report from an LSRP clearing the site of contaminated soils.
13. The applicant must provide maximum wall heights and specify which wall construction details apply to each wall proposed on the site plans.
14. A list of proposed street names for the Township's consideration and approval must be provided.
15. Although the NJ default Statutory speed limit for residential streets is 25MPH, the applicant has proposed the use of 15 MPH speed limit signs.
16. There is a proposed drainage easement to the Township of Wayne which includes a bioretention basin that services the Olga Street right-of-way. Testimony on the responsibility of maintenance of this basin must be provided and included in the approval.
17. The applicant must provide a written agreement when the RSIS standards are exceeded as set forth in RSIS Section 5.21-3.6.
18. Provide testimony why the Road K cul-de-sac is proposed with a 70 ft. radius which exceeds the RSIS.
19. The Tax Assessor shall approve all proposed lot numbers and unit addresses.

20. The requirement for EV spaces is being met by wiring the individual market rate units. Of the 202 “public” parking spaces, two “public” EV stations have been provided on the site (at the clubhouse). These appear to be the only EV stations available to the affordable housing units and are located quite a distance from the dwelling units.

While the need for EV stations at guest parking may not be warranted, EV stations should be made more easily accessible to the affordable units.

21. There are minor discrepancies between the drainage plans and the rip-rap apron details. The applicant should confirm that the rip-rap aprons will be constructed at 0% grade, as indicated on the detail.
22. Our office is in receipt of a comment letter by One Water Consulting, LLC dated February 2, 2022 on behalf of the Packanack Lake Country Club & Community Association. These comments generally concern drainage from the site and mitigation due to environmental. The applicant should address these comments to the satisfaction of the Board.

## **Attachment D – Stormwater Management**

The applicant provided a Stormwater Management Report titled “Stormwater Management Report, Two Volumes, The Villas at Wayne Hills, Block 2329, Lot Nos. 1 & 17, Wayne Township, Passaic County, New Jersey by Langan Engineering. dated April 29, 2022, revised to January 6, 2023.

The proposed development meets the definition of “Major Development” because the redevelopment disturbs over 1 acre of land and increases regulated motor vehicle surface by more than one-quarter acres.

### Non- Structural Stormwater Strategies: NJAC 7:8-5.3

The applicant HAS IDENTIFIED non-structural strategies to be used on-site.

The applicant HAS submitted a Low Impact Development Checklist for the site.

### Groundwater Recharge NJAC 7:8-5.4

The subject site is located within Metropolitan Planning Area however, portions of the project site are undeveloped, and wooded areas are the predominant land cover type. Therefore, NJAC 7:8-5.4.(b).1.i., one hundred (100%) percent of the average annual pre-construction groundwater recharge volume for the disturbed area of the project must be maintained in the post-construction condition. The submitted design calculations showing compliance with these regulations appear acceptable.

### Stormwater Quantity NJAC 7:8-5.6

The applicant HAS shown compliance with stormwater quantity via the following method:

- a. Stormwater runoff intensities and required reductions to show compliance with 7:8-5.6.(b)3 have been provided. Eleven points of analysis were provided to show how the site meets these requirements. Appropriate reductions in the pre-construction and post –construction peak runoff rates of stormwater leaving the site for the 2, 10 and 100 year storms. The calculations appear acceptable.

### Water Quality NJAC 7:8-5.5

As per NJAC 7:8-5.5, stormwater runoff quality standards are applicable when the major development results in an increase of one quarter acre or more of regulated motor vehicle surface. The applicant has provided calculations and methodologies outlined in the NJ Stormwater Best Management Practices Manual which area acceptable.

### Operation and Maintenance Manual NJAC 7.8-5.8

An Operation and Maintenance manual HAS been submitted. See Other Comments #1.

## **OTHER COMMENTS:**

1. The Operation and Maintenance Manual requires the following additional actions after any approvals:
  - a. The Manual needs to be recorded with the deed at the office of the County Clerk.
  - b. The party responsible for maintenance needs to file an annual report with the Township of Wayne.
2. MH6-1 appears to tie into existing drainage on Alps Road. The applicant intends to tie additional drainage from the site interior into the municipal system at this point. Testimony on the need and suitability for this tie in should be provided.
3. Flow separators/diverters are needed in the bio-retention basins to ensure runoff is evenly distributed within the basins for percolation. The Township has the authority to require the separators/diverters to ensure the entire basin is being utilized during storm events.
4. Some inlets and manholes remain in the guest parking walking paths. Inlet heads freeze in the winter and become hazardous. Testimony should be provided as to why they cannot be relocated to avoid potential pedestrian pathways.