

INTER-OFFICE MEMORANDUM

To: Subcode Official for ADA
Wayne Environmental Commission (WEC)
EMS
Fire Bureau
Fire Commissioner
Fire Chief
Health Department
Planner
Police Chief
Superintendent of Water & Sewer
Supervisor of Landscape and Park Design

From: Kathleen Miesch
Sr. Planning Department

Date: January 12, 2023

Subject: Planning Board Case PB-2022-013
1361 Alps Road, Block 2329, Lots 1 & 17
AG-RW Wayne Owner (Formerly GAF) aka The Villas at Wayne Hills
Preliminary and Final Site Plan

The following documents are contained within your individual boxes:

- Cover Letter from Sills Cummis dated 1/11/2023
- Township Review Comment Response Letters (10 letters total) NJDEP Flood Hazard Area Individual Permit
- Preliminary & Final Site Plans, last revised 1/6/2023
- Major Subdivision Plans, last revised 1/6/2023
- Stormwater Management Report (Engineering & Statile Only)
- Stormwater Operation & Maintenance Manual (Engineering & Statile Only)

Please review the items and provide your comments by **February 3, 2023** and kindly send to the Planning Review PlanningReview@waynetownship.com.

Reviewer's Response (*use additional sheet if necessary*):

The Wayne Township Health Department is in receipt of the above referenced revised application submitted on behalf of AG-RW Wayne for the proposed redevelopment of the prior GAF Property located at 1361 Alps Road to be known as the Villas @ Wayne Hills. Based on the resubmitted revised materials, it is now understood that the affordable housing units will not have garages and will be considered townhomes as opposed to apartments; dumpster/recycling enclosures will be provided for the affordable housing units incorporating design improvements noted in "response 14" of the engineer response correspondence and the installation of protection bollards near the enclosures while the townhouse and single family units will use individual refuse and recycling cans; site lighting and potential glare were addressed; there will be an amenity area near the clubhouse that will include a sports court area, lawn area, pool, fire pit and hardscape; an emergency generator will be provided for the clubhouse; beneficial re-use of existing asphalt and concrete for roadway subbase material is proposed; and that evidently there was a 7,000 page remedial investigation report/remedial action report provided by Roux Associates in

March of 2020 which evaluated potentially contaminated areas on-site resulting in the installation of monitor wells that may need to be relocated due to construction activities, the health department finds this revised plan submission acceptable noting that all aspects of the departments July 14, 2022 review correspondence have been addressed and the following additional comments:

- 1) Any of the existing on-site asphalt and concrete to remain on-site must be re-used in accordance with DEP specifications and Township Engineering approval.
- 2) Routine testing of the emergency generator to be located at the clubhouse is to be done during normal weekday daylight hours so as not to create a noise nuisance for the residents
- 3) Should any of the on-site monitor wells need to be relocated, the existing wells shall be sealed and abandoned by a licensed well driller certified to seal wells.
- 4) Any excavated contaminated soils shall be handled and disposed of in accordance with DEP requirements concerning hazardous waste.
- 5) Design, construction and operation of the on-site pool shall be in conformance with Chapter 9 of the State Sanitary Code and local ordinances. Proposed pool design plans are to be submitted to the health department as part of the construction permit process and the acquisition of a health department public recreational bathing permit obtained prior to use.

If you have any questions concerning this approval or the comments made in reference to it, please feel free to contact me at the health department offices.

John Wozniak, REHS
X3273

February 7, 2023