

INTER-OFFICE MEMORANDUM

To: Wayne Environmental Commission (WEC)

From: Kathleen Miesch
Sr. Planning Department

Date: January 24, 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*): This is in addition to WEC Review #1. See letter From Langan to Richard Stomber, dated January 6, 2023.

Some minor typos in the Stormwater Management Report. (1) On Page ii, List of Figures, Figures 7 and 8 should be labeled Packanack and Figure 11 should be labeled Preakness. (2) On Figures 4 and 5 there are two Points of Analysis labeled 11; one on the east side of Kiwanis near Stalter and the other near Hollow Brook Ct and Packanack Brook, which is the one referred to in the description.

Table 20 identifies the Peak Discharge Summary at the 11 Points of Analysis (POA). Each POA identifies the Existing, Allowable and the Proposed discharge (cubic feet per second) for 2-, 10- and 100-year storms. The Ratio of the Allowable to the proposed provide a measure of safety in terms of meeting the requirements. Some are quite marginal areas, less than 10%. There is a summary below. The ratios range from 0.3% to 9.0 %. If these ratios are exceeded the design would not meet the requirements.

Will solar panels be on the community center and the townhouse units.

Richard Stomber for WEC

3/6/2023

Peak Discharge Ratio (Allowable/Proposed)

| Point of Analysis | Year Storm Event | Allowable/Proposed Flow Rates |
|-------------------|------------------|-------------------------------|
| 2 | 2 | 1.003 |
| 3 | 100 | 1.057 |
| 4 | 100 | 1.031 |
| 5 | 100 | 1.007 |
| 6 | 2 | 1.090 |
| 7 | 2 | 1.045 |
| 7 | 10 | 1.077 |
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