

6 July 2023

John Wozniak
Wayne Township Health Department
Township of Wayne
475 Valley Road
Wayne, NJ 07470

**Re: Department of Health Review #2
The Villas at Wayne Hills
1361 Alps Road, Block 2329, Lots 1 & 17
Preliminary & Final Site Plan and Major Subdivision Application
Langan Project No.: 100925301**

Dear Mr. Wozniak:

We are in receipt of your memorandum dated February 7, 2023 regarding the Health Department's review of The Villas at Wayne Hills Preliminary & Final Site Plan and Major Subdivision application.

Comment 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.

Response 1

Acknowledged.

Comment 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.

Response 2

Acknowledged.

Comment 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.

Response 3

The relocation and/or abandonment of any monitoring wells shall be done in accordance with all Federal, State, and municipal regulations.

Comment 4

Any excavated contaminated soils shall be handled and disposed of in accordance with DEP requirements concerning hazardous waste.

Response 4

The disposal of any potentially contaminated soil shall be done in accordance with all Federal, State, and municipal regulations.

Comment 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.

Response 5

Proposed pool designs shall be submitted as part of the construction permit process for review and approval.

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

JCC/kk

Enclosure(s): Preliminary & Final Site Plans, dated last revised 7/6/2023
Major Subdivision Plans, dated last revised 7/6/2023
Stormwater Management Report, dated last revised 7/6/2023
Stormwater Operation & Maintenance Manual, dated last revised 7/6/2023
Building Height Calculations, dated 7/7/2023
Exhibit EX10 – Temporary Model Unit Parking Site & Grading Plans, dated 7/6/2023

cc: Meryl Gonchar, Sills Cummis & Gross P.C.
Corey Klein, Sills Cummis & Gross P.C.
Jonathan Grebow, AG-RW Wayne Owner, LLC
Brett Owings, AG-RW Wayne Owner, LLC