

6 July 2023

Richard Stomber  
Vice Chair of the Wayne Environmental Commission  
Township of Wayne  
475 Valley Road  
Wayne, NJ 07470

**Re: Wayne Environmental Commission (WEC) Review #2  
The Villas at Wayne Hills  
1361 Alps Road, Block 2329, Lot 1 & 17  
Preliminary & Final Site Plan and Major Subdivision Application  
Langan Project No.: 100925301**

Dear Mr. Stomber:

We are in receipt of your memorandum dated January 14, 2023 regarding the Wayne Environmental Commission's (WEC) comments as it pertains to The Villas at Wayne Hills Preliminary & Final Site Plan and Major Subdivision application.

### **Comment 1**

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.

### **Response 1**

**The list of figures in the Stormwater Management Report has been revised accordingly. The second Point of Analysis 11 (POA-11) label on Figures 4 and 5 has been removed; the label remaining on the plans matches the description provided in the narrative of the report.**

### **Comment 2**

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.

### **Response 2**

**The proposed peak discharge rates for each point of analysis for the project site meets the requirements set forth in the NJDEP Stormwater Rules in N.J.A.C. 7:8 as well as the Wayne Township Stormwater Management ordinance requirements. Testimony was provided**

**detailing the inherently conservative nature of stormwater management calculations that provide a level of safety within the calculations.**

**Comment 3**

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

**Response 3**

**The applicant shall determine the viability of solar panels under the final construction plans which shall be submitted for review as part of the building permit process.**

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