

6 July 2023

Sergeant First Class Robert Hitson  
Wayne Police Department, Traffic Bureau  
Township of Wayne  
475 Valley Road  
Wayne, NJ 07470

**Re: Police & Traffic Safety 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 Sergeant Hitson:

We are in receipt of your letter regarding your review of the Traffic Impact Study and site plans prepared for The Villas at Wayne Hills Preliminary & Final Site Plan and Major Subdivision application.

### **Comment 1**

The Villas at Wayne Hills will now have two lanes to exit out. One for straight ahead and left-turns and one for right-turns only. During the in person meeting with Langan it was proposed by someone on their team to possibly construct the intersection at Alps Rd with the proper electrical wiring and site work ahead of time in case a traffic signal is needed in the future. Was this confirmed? It would be easier to do the work for a possible traffic signal while they are constructing the new intersection. That is the only issue I have with the updated plans.

### **Response 1**

**The main entrance to the development from Alps Road has been revised in accordance with discussions with Wayne Township and Passaic County. The applicant is pursuing the installation of a traffic signal at the intersection with Alps Road, and the intersection geometry has been revised to accommodate a traffic signal design that would be subject to Passaic County's review, who has jurisdiction over the intersection design. The current design, depicted on Drawing CS101, shows 20-ft-wide ingress and egress lanes from the development, along with a left-turn lane into the development from the northbound lane on Alps Road. The intersection configuration, as well as the warrants to install the traffic signal, is subject to the review and approval of Passaic County.**

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

NJ Certificate of Authorization No. 24GA27996400  
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