

INTER-OFFICE MEMORANDUM

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

From: Kathleen Miesch
Sr. Planning Department

Date: July 13, 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:

- Township review comment response letters (8 letters total) prepared by Langan Engineering dated July 6, 2023
- Building height calculations prepared by Langan Engineering dated July 7, 2023
- Clubhouse drawings prepared by Tapestry Landscape Architecture dated June 26, 2023 consisting of 4 sheets
- EX10/Partial site plan for temporary model unit parking dated July 6, 2023 consisting of 2 sheets
- Major subdivision plans, prepared by Langan Engineering dated April 28, 2022; last revised July 6, 2023, consisting of 17 sheets
- Preliminary and final site plans prepared by Langan Engineering dated April 29, 2022; last revised July 6, 2023 consisting of 160 sheets
- Stormwater management report (Volume I & II) prepared by Langan Engineering dated April 29, 2022; last revised July 6, 2023 (*Engineering & Statile Only*)
- Stormwater operation & maintenance manual prepared by Langan Engineering dated April 29, 2022; last revised July 6, 2023 (*Engineering & Statile Only*)

Please review the items and provide your comments by **TBD as soon as possible 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 (second revision dated 7/6/23) submitted on behalf of AG-RW Wayne for the proposed redevelopment of the former GAF property located at 1361 Alps Road to be known as the Villas@Wayne Hills. Based on the updated information of the re-submitted materials, with the acknowledgement and incorporation of the comments made in the health department February 7, 2023 correspondence, the most recently submitted application is deemed acceptable to this department noting that lighting issues and dumpster design criteria was addressed via the engineering review as was the bio-detention access ways. The following comments are however offered:

- 1) The porta-john to be made available for use in conjunction with the temporary model units is to be serviced as often as necessary so as to limit potential content overflow or odors.
- 2) It is expected that all general notes related to the site work, demolition, utilities, sanitary sewer and water, grading and drainage as well as the general utility contractor notes shown on sheet G1003 will be adhered to.
- 3) Sheet LP202 (page 143 of 160) makes reference to garden apartments. It is believed that it was clarified earlier that all housing units will be either a townhouse, condominium or single family house that is owned with no rental units offered.

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

July 25, 2023

