



## County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER  
ROOM 524

Jonathan C. Pera, P.E.  
County Engineer

TEL: (973) 881-4456  
FAX: (973) 742-3936  
TDD: (973) 279-9786

### MEMORANDUM

**Date:** May 29, 2025

**To:** Nadege Allwaters, Esq.  
County Counsel

**From:** Muhammed S. Assal, P.E.  
Principal Engineer

**RE:** The Villas at Wayne Hills; (RLS-Cal Wayne, LLC)  
1361 Alps Road,  
Block 2329 Lots 1 & 17  
Township of Wayne  
Passaic County Planning Board Application SP-23-011  
Storm Drain Connection Permit Application

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This office has received a Storm Drain Connection Application submitted by the applicant to install a new storm water management system on site that ties into existing storm drain on Alps Road.

APPLICANT:

RLS-Cal Wayne, LLC  
c/o Jonathan Grebow  
25 A Hanover Road Suite, 310  
Florham Park, NJ 07932

DESCRIPTION OF PROPOSED WORK:

In connection with proposed site improvements dated April 29th, 2022 and revised through May 31st, 2024, the applicant will construct a new storm sewer management system on site that will discharge into existing storm drain within Alps Road.

DIVISION DETERMINATION:

The proposed drainage system modifications and improvements being applied for in the attached Application have been reviewed by this Office and will pose **NO** adverse effect upon the County of Passaic's Storm Drain System.

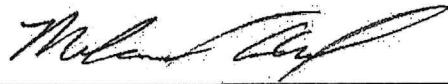
CONDITIONS OF APPROVAL:

1. As specified on attached application and County Planning Board approval.



Our office recommends the issuance of a Storm Drain Connection Permit for the above-mentioned work, subject to the conditions listed in the application and per the standard agreement.

PREPARED BY:



Muhammed S. Assal, P.E.  
Principal Engineer

Enclosures

cc: Jonathan Pera, PE, County Engineer





**County of Passaic**  
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**401 Grand Street • Paterson, New Jersey 07505-2023**

**OFFICE OF THE COUNTY ENGINEER**

**Room 524**

TEL: (973) 881-4456

FAX: (973) 742-3936

TDD: (973) 279-9786

**STORM DRAIN CONNECTION PERMIT APPLICATION**

DATE: May 27, 2025

The undersigned,

Jonathan Grebow - Authorized Signatory

(Print Name)

Acting as (Owner, Partner or Authorized Corporate Official by a Resolution adopted by the Company's Board of Directors) of

RLS-Cal Wayne, LLC

(Company Name)

Partnership



Corporation

Or the Owner of a private residence

Hereby submit formal application to the Board of County Commissioners of the County of Passaic to grant approval to connect a new storm drain into the existing County of Passaic storm drain system within

Alps Road

(Print Name of County Road)

In the Municipality of WAYNE

(Print Name)

If approved, the applicant will agree to the following terms and conditions:

1. The applicant will construct, at their expense, the entire proposed drainage system on their site, and also, the necessary extensions and connections into the County's system within the County's right-of-way. The applicant will supply all materials, labor and equipment to perform said work described and indicated on the submitted construction plans.
2. The applicant agrees to maintain, replace, and repair, when necessary, the constructed system with his own forces and at his own expense.
3. The applicant or their contractor shall obtain a Highway Opening and Use Permits, including payment of all required permit fees, and post the required bonds and insurance with the Passaic County Road Department, prior to commencing work.



4. Work within a County Roadway is only permitted between the period from April 1<sup>st</sup> to November 15<sup>th</sup> of any calendar year during allowable working hours on Monday thru Friday, County of Passaic Holidays excluded.
5. A Highway Opening and Use Permits **will not** be issued for the Storm Drain Connection work without Commissioner approval of the Storm Drain Connection Permit.
6. If any curb is to be removed, replaced, or installed, it must be noted on the Highway Opening and Use Permit application.
7. Issuance of a storm drain connection permit to the applicant does **NOT** allow the applicant, developer or contractor to perform any blasting work within the Passaic County right-of-way.
8. The applicant agrees to assume all responsibilities for the work and for any damages or injury which may result from this installation and during the maintenance thereof.
9. The applicant shall comply with any additional conditions as may be required by the Commissioners and/or County Engineer.

**Submit the following information and documents with the application:**

\_\_\_\_\_ Two (2) copies of the Construction Plans showing the proposed connection, size of all pipes and drainage calculations; **OR**

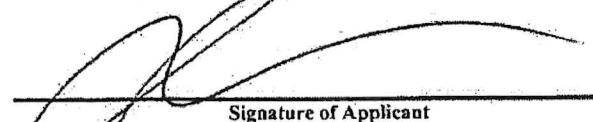
X \_\_\_\_\_ Construction Plans and Calculations were submitted as part of a Subdivision and/or Site Plan.

Passaic County Planning Board Site Plan Number SP \_\_\_\_\_<sup>23</sup> \_\_\_\_\_<sup>011</sup>

**Property Location:**

Road Address: 1361 Alps Road Municipality: WAYNE

Block: 2329 Lot(s): 1 and 17

 \_\_\_\_\_  
Signature of Applicant \_\_\_\_\_ Authorized Signatory \_\_\_\_\_  
Title \_\_\_\_\_

Mailing Address: 25 A Hanover Road, Suite 310

Florham Park NJ 07932  
City State Zip Code

Phone No. & Email: 732-991-3874, jgrebow@ridgewoodrep.com

**NOTICE TO APPLICANT**

Mail the completed application package (no fee required) to: County Engineer, 401 Grand Street, Room 524, Paterson, NJ 07505. An initial application package may be submitted via email to: [engineeringpermits@passaiccountynj.org](mailto:engineeringpermits@passaiccountynj.org). Original application documents will be required prior to final approval.

**ALL CONSTRUCTION WORK** for the proposed Storm Drain Connection **SHALL BE INSPECTED** by the County Engineer or his duly authorized representative in accordance with the Highway Opening and Use Permit.

**PLEASE ALLOW 15 BUSINESS DAYS FOR PROCESSING**





## County of Passaic

Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

[www.passaiccountynj.org](http://www.passaiccountynj.org)

Andras Holzmann AICP, PP  
Director

PLANNING BOARD  
TEL (973) 569-4040  
FAX (973) 569-4041

May 23<sup>rd</sup>, 2025

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – The Villas at Wayne Hills; 1361 Alps Road, Wayne; Block 2329, Lots 1 & 17 (Passaic County File Number SP-23-011)

Members of the Board,

The above referenced site plan prepared by John Cote, P.E. (N.J. Lic. No. 37058) and dated April 29<sup>th</sup>, 2022, revised as of May 31<sup>st</sup>, 2024, and the “Traffic Signal Installation and Roadway Improvements Alps Road and Miller Road” plan set prepared by Karl A. Pehnke, P.E. (N.J. Lic. No. 36434) and dated June 3<sup>rd</sup>, 2024, revised as of September 20<sup>th</sup>, 2024, were both reviewed by Passaic County Planning Board staff pursuant to the provisions of the Passaic County Site Plan Resolution. This site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Prior to this project being constructed, the applicant will need to obtain any and all necessary permits from the Passaic County Road Department at 1310 Route 23 North, Wayne, NJ 07470, (973) 881-4500. Road Department staff will determine the required permits for the proposed work impacting the County rights-of-way of Alps and Ratzer Road (CR 504) and the amount of bonds that must be posted in order to do work within the County right-of-way. The applicant may be required to submit a traffic control plan to the Road Department as part of the permit application package; questions on this matter may be directed to the County Traffic Engineer at (973) 881-4453.

Prior to the release of the performance bond by the County Road Department, the curb ramps in the County right-of-way shall be inspected and certified by a New Jersey-licensed professional per current PROWAG standards. Signed and sealed correspondence from the professional shall be provided to the County Road Department certifying the ADA compliance of the ramp in accordance with PROWAG standards prior to the release of the performance bond.

Prior to the release of a performance bond by the County Road Department, a signed certification shall be provided by a New Jersey-licensed engineer that the traffic signal has been constructed in compliance with the approved plan set.



Passaic County Planning Board  
The Villas at Wayne Hills (SP-23-011)  
1361 Alps Road, Wayne  
Block 2329, Lots 1 & 17

Upon obtaining the Certificate of Occupancy from the Township of Wayne, the applicant must submit an inspection report from a professional engineer on the conditions of the stormwater system. The applicant shall address any recommendations, if any, within 90 calendar days of the report. The inspection report is to be performed and submitted every two (2) years to the Wayne Construction Official and the Passaic County Planning Board. The note must be included on the drainage plan and in the Stormwater Operation & Maintenance Manual.

Best Regards,



Jason Miranda, AICP  
Senior Planner

Cc: Passaic County Engineer  
John C. Cote, P.E.  
File

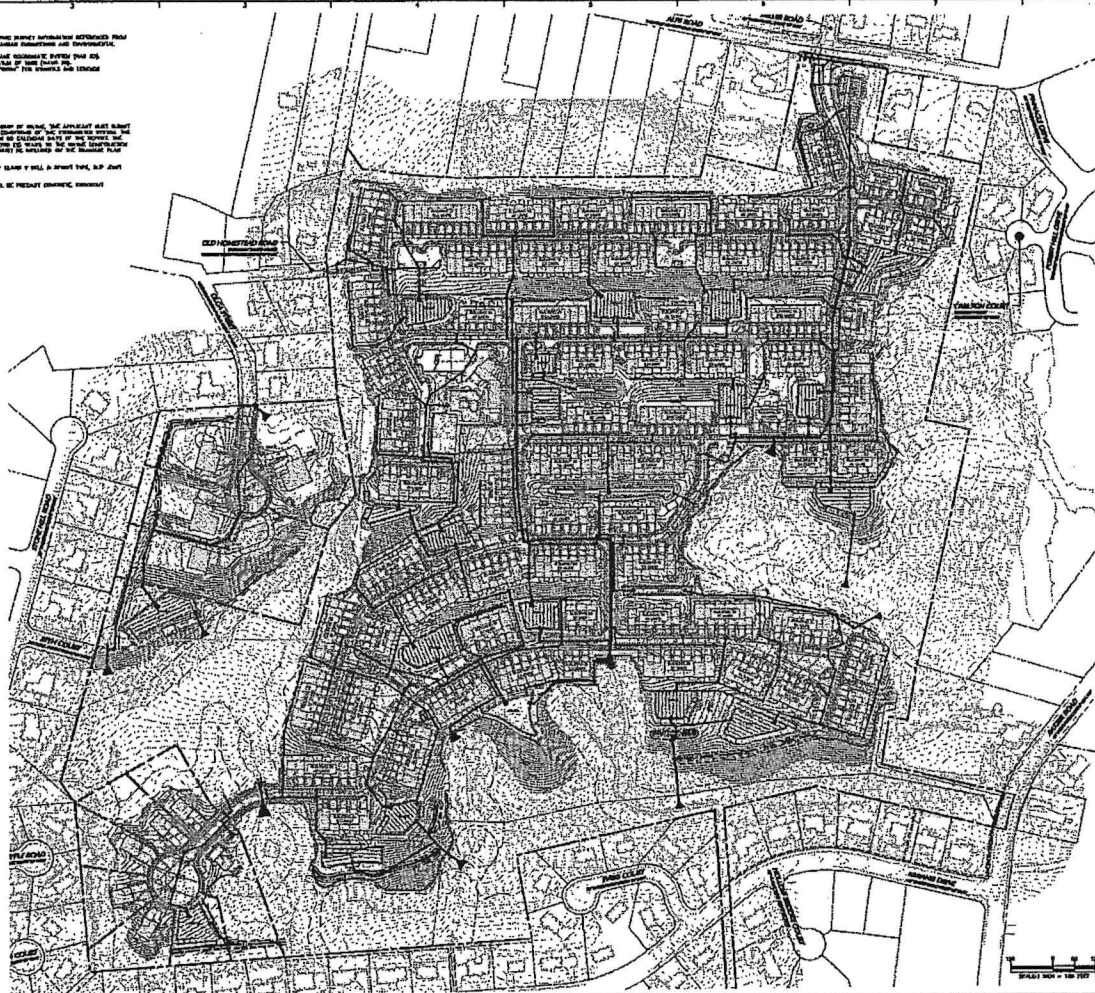
AG/RW Wayne Owner, LLC  
Meryl Gonchar, Esq.



1. MICHAEL MARMON, BACKGROUND SURVEY AND BIOGRAPHIC SURVEY INFORMATION REFERENCES FROM PLAINFIELD, ALABAMA AND FLY BUCKS, PREPARED BY LORIAN CARMONSON AND ENVIRONMENTAL SCIENCES, INC. 10-20 JANUARY 4, 1983
2. HORIZONTAL DATA REFERENCES TO THE NEW ARMY BASIC PLAIN COORDINATE SYSTEM 20-80
3. ELEVATION REFERENCES TO THE NEW ARMY VERTICAL DATUM 20-80 (DATA FOR PLAIN COORDINATE SYSTEM 20-80)

UPON RECEIVING THE CERTIFICATE OF COMPLIANCE FROM THE THUNDERBOLT BOARD, THE APPLICANT MUST SUBMIT AN INSPECTION REPORT FROM A PROFESSIONAL ENGINEER ON THE COMPLETION OF THE THUNDERBOLT SYSTEM. THE APPLICANT SHALL ADDRESS ANY DISCREPANCIES, IF ANY, WITHIN 30 CALENDAR DAYS OF THE REPORT. THE INSPECTION REPORT IS TO BE FORWARDED AND ELIMINATED WITHIN TWO (2) YEARS OF THE INITIAL INSPECTION. AFTER TWO (2) YEARS, THE APPLICANT MUST BE REINSPECTED BY THE THUNDERBOLT BOARD. THE THUNDERBOLT BOARD WILL MAINTAIN A RECORD OF ALL INSPECTIONS.

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6/31/21	REVISED FOR RESOLUTION COMPLAINTS	6
3/30/21	ISSUED FOR BID	7
3/15/21	REVISED PER PASSAIC COUNTY & NEDCO COMMENTS	8
12/24/20	REVISED PER PASSAIC COUNTY COMMENTS	9
7/6/20	REVISED PER TOWNSHIP COMMENTS	6
1/6/20	REVISED PER TOWNSHIP COMMENTS	3
9/23/22	REVISED PER NEDCO COMMENTS	2
5/5/22	REVISED FOR NEDCO SUBMISSION	1

## REVISION



**LANGAN**  
Langan Engineering and

T: 877.340.4400 F: 877.340.4001 [www.integris.com](http://www.integris.com)

Project

THE VILLAS AT

**WAYNE HILLS**

BLOCK No. 2228, LOT No. 12 & 13  
 WINDMILL CREEK VILLAGE

ANIMAS COUNTY

MASTER DRAINAGE

MASTER DRAINAGE  
PLAN

## PLAN

Project No.	Issued Date
1	1/1/19
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7	1/1/19
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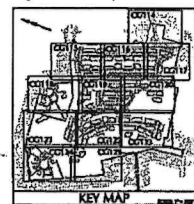
CG113
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	<i>NW</i>
Quoted By:	

NY Sheet 51 of 103

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LEGEND	
PROPERTY LINE/AREA	SYMBOL
OWNER	---
SPOT ELEVATION	457.72
STREET ADDRESS	10
SECTION NUMBER	10
SECTION NAME	10
SECTION DATE	10
SECTION TIME	10
SECTION DATE	10

DATE	REVISION	BY
6/21/24	REVISED FOR PERMITTING	1
3/28/24	REVISED FOR PERMITTING	1
3/28/24	REVISED FOR PERMITTING	1
12/11/23	REVISED FOR PERMITTING	1
1/8/23	REVISED FOR PERMITTING	1
1/8/23	REVISED FOR PERMITTING	1
6/22/23	REVISED FOR PERMITTING	1
6/22/23	REVISED FOR PERMITTING	1

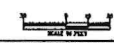
**LANGAN**  
 Langan Engineering and  
 Environmental Services, LLC  
 1000 North Street  
 Paramus, NY 11765  
 1-877-444-4444  
 www.langan.com

**THE VILLAS AT  
 WAYNE HILLS**  
 BLOCK No. 10, LOT No. 10  
 TOWNSHIP OF WAYNE  
 COUNTY OF WAYNE

**PARTIAL DRAINAGE  
 PLAN**

Project No.	Drawing Title
CG114	CG114
Drawn By	CG114
Checked By	CG114
Appr.	CG114

NOTES:  
 1. DRAINAGE DISTRICT BOUNDARY AND EXISTING DRAINAGE SYSTEMS SHOWN FOR INFORMATION.  
 2. DRAINAGE DISTRICT BOUNDARY AND EXISTING DRAINAGE SYSTEMS SHOWN FOR INFORMATION.  
 3. DRAINAGE DISTRICT BOUNDARY AND EXISTING DRAINAGE SYSTEMS SHOWN FOR INFORMATION.  
 4. DRAINAGE DISTRICT BOUNDARY AND EXISTING DRAINAGE SYSTEMS SHOWN FOR INFORMATION.



DATE: 6/21/24 TIME: 10:00 AM DRAWN BY: CG114 CHECKED BY: CG114 APPR: CG114