

INTER-OFFICE MEMORANDUM

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

From: Kathleen Miesch
Planning Coordinator

Date: February 28, 2022

Subject: **Planning Board Case #PB-2021-037**
Scheduled March 14, 2022
1445 & 1455 Valley Road; Block 3103, Lot 16 & 19
Avalon Bay Communities, Inc.
Preliminary & Final Major Site Plan

Attached please find the following documents:

- Cover letter dated February 24, 2022 signed by John P. Inglesino
- Completed Application Form
- Traffic Impact Study prepared by Dynamic Traffic, dated October 29, 2021
- Stormwater Management, Groundwater Recharge and Water Quality Analysis prepared by Dynamic Engineering, dated October 29, 2021
- NJDEP LOI (Absence) Application Submittal
- Civil Plan prepared by Dynamic Engineering Consultants, PC, dated October 29, 2021, last revised January 24, 2022
- Architectural Plan prepared by The Architectural Team, Inc., dated October 29, 2021, last revised January 24, 2022
- Landscape Architectural Plan prepared by Melillo, Bauer, and Carman, dated October 29, 2021, last revised January 24, 2022
- ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC, dated April 12, 2021, last revised January 25, 2022

Please **expedite** and provide your comments by **March 11, 2022** for distribution in Board packets.

Reviewer's Response (*use additional sheet if necessary*):

Buildings to comply with Public Safety Radio Amplification. Wayne Town Ordinance #14-24
Install yard hydrants within 100 feet of Fire Department Connections. Wayne Town ordinance #14-8
Show location of Fire Department Connections.

Yard hydrants shall be equipped with a 5 inch Stortz connection. Sheet 28

Identify all proposed hydrants on plans or in legend.

Next page,

Mark all Fire Service water lines. _____

Add Fire hydrant. Sheet 21. by Fire water service for proposed clubhouse. Building A _____

Supply emergency access road for fire apparatus behind Townhouse P, L, K and J _____

Richard Boonstra, Fire Official

March 11, 2022

Name

Date

§ 14-24. Public safety radio amplification.

- A. No person shall erect, construct or alter, or cause to be erected, constructed or altered, any building or structure that is either (a) over 35 feet in height; (b) exceeds 199,000 square feet in area; (c) contains below-grade space or parking, without providing adequate radio coverage for the Wayne Township Police Department, Wayne Township Fire Department, Emergency Medical Services, Office of Emergency Management and other Township departments that may be called upon to respond to emergencies. The frequency range utilized by the Township, which must be supported by adequate radio coverage, is 469 MHz through 481 MHz and 499 MHz through 506 MHz.
- B. For purposes of this section, adequate radio coverage shall include the following:
- (1) (1) A minimum signal strength of -95 dBm available in 90% of the general building's areas of each floor of the building when transmitted from the Township of Wayne communications systems. Critical Areas such as emergency command centers, fire pump rooms, exit stairs, exit passageways, and other areas specific by Wayne Township must have 99% coverage.
 - (2) (2) A minimum signal strength of -95 dBm received at the Township of Wayne communications systems when transmitted from 90% of the general building's area of each floor. Critical Areas such as emergency command centers, fire pumps rooms, exit stairs, exit passageways, and other areas specified by Wayne Township must have 99% coverage.
 - (3) A 90% reliability factor.
- C. For purposes of this section, "alteration" shall mean:
- (1) The alteration of 25% or more of the total square footage of the building; or
 - (2) The cost of the alterations and/or construction exceeds \$100,000.
- D. All buildings and structures to which this section is applicable shall be equipped with any of the following to achieve the required adequate radio coverage: radiating cable system(s) or internal Distribution Antenna System (DAS) with 400 MHz and 500 MHz Bi-Directional Amplifier (BDA) system(s) as needed. Signal booster BDAs shall have FCC type acceptance in accordance with CFR Title 47, Part 90.219, Use of Signal Boosters. If any part of the installed system(s) contains an electrically powered component, the system(s) shall be capable of operating on an independent battery and/or generator system for a period of at least two hours without external power input. An automatic-monitoring-notification system must be in place to monitor BDA for Fault, AC Power loss, Battery Charger Fault, and Battery low charge conditions. Part 90 Class B (Broadband Non-Channelized signal booster installations must be registered with the FCC.
- E. A baseline In-Building coverage test of the building or structure to determine if an enhancement signal booster system is required. If the baseline coverage test indicates that the building has a high RF Building Loss due to architecture or materials and requires the installation of a signal booster system, another In-building coverage test will be performed with the signal booster installed and operational. Each floor shall be divided into a minimum of 20 evenly distributed test grids. The baseline In-Building coverage test shall consist of both

signal strength measurements and Delivered Audio Quality (DAQ) voice test calls performed within each grid cell. The passing criteria for the baseline In-Building coverage test of Downlink signal strength is a minimum signal strength of -95 dBm available for 90% of the general building areas of each floor (Minimum of 18 out of 20 test grids cells measured signal strength equal or greater than -95 dBm) and 90% of test voice calls evaluated at a DAQ 3.0 (Speech understandable with slight effort occasional repetition required due to Noise/Distortion) level or better of the general building areas of each floor. Downlink signal strength shall be collected for each grid using a spectrum analyzer or test radio FCC engineering menu registered on the Wayne Township radio system. The DAQ voice call test shall be performed with a pair of test radios registered on the Wayne Township radio system. A written baseline In-Building Coverage test results report shall be provided to Wayne Township Chief of Police and/or his/her designee. If the baseline In-Building Coverage test report results indicate the building has a coverage deficiency and fails the test criteria, the building owner shall install a coverage enhancement signal booster BDA DAS to remediate the deficiency. The building owner shall repeat the In-Building Test coverage test with the coverage enhancement signal booster BDA DAS installed and operational. A post installation coverage enhancement signal booster In-Building Coverage test results report shall be provided to Wayne Township indicating compliance with the provisions of this section. If specified for a given building by Wayne Township, Critical Areas such as emergency command centers, fire pump rooms, exit stairs, exit passageways, and other areas specified by Wayne Township must have 99% coverage. All testing is to be performed at the expense of the applicant for the building permit, or the owner of the building or structure, in which the radio amplification equipment might be installed. All tests to be performed shall be coordinated and scheduled by the Chief of Police or his/her designee, who retains the right to witness the test, and will provide two (2) Wayne registered radios capable of measuring signal strength for testing purposes.

- F. In addition to the initial test, annual tests shall be conducted and reports submitted for a determination that the radio amplification system equipment is still functioning at the levels required in this section. The building owner is required to have a maintenance service contract for emergency repairs of the BDA DAS system with a 2 hour response time.
- G. Prior to the issuance of a building permit, the Construction Code Official shall require proof that substantiates compliance by the applicant and/or owner of the building or the structure with the provisions of this section. The plans and specifications, and whatever other data would be relevant to a determination as to compliance, shall be filed by the applicant for the building permit, and same shall be reviewed by the Construction Code Official. Such plan may be reviewed by other departments of the Township when deemed necessary in the discretion of the Construction Code Official.
- H. The provisions of this section shall not apply to any single-family dwelling.
- I. Failure to comply with the provisions of this section will result in a penalty of \$5,000.00. Each month of noncompliance will result in an additional penalty of \$5,000.00 for each month of noncompliance. An appeal of the imposition of the penalty may be made to the Construction Board of Appeals within 15 days of the date of the original notice of noncompliance.

Wayne Township Fire Bureau Ordinance 14-8

§ 14-8. Fire hydrants.

A. All fire hydrants shall be installed subject to the approval of the Fire Official or his duly authorized representative.

B. Fire Department connections shall have an approved fire hydrant installed no more than 100 feet from the siamese connection location or as approved by the Fire Official. All fire hydrants and Fire Department connections shall be maintained accessible and visible at all times.

C. This location of hydrants to Fire Department connections shall apply to all new construction.