

TO: Willie Rodriguez, Commissioner
Wayne Fire Department

FROM: Robert Chetirkin, Assistant Chief
Wayne Fire Company #4

DATE: 3/10/2022

SUBJECT: Response to the SITE Draft Plans for 1445 and 1455 Valley Road
Block 3103, Lots 16 &19, PB-2021-037

A review of the Draft Plans submitted to the Township of Wayne for the property located on 1445 & 1455 Valley Road, Wayne, NJ (Formerly Valley National Bank Site) has raised concerns for the following items as shown or omitted for the intended property usage by Avalon Bay, Wayne, NJ.

1. Radius curves at intersections and driveways is inadequate for Fire Apparatus. All access drives should be a clearer distance no less than 28 feet. The turning radius on the corners should be increased for Fire Apparatus of 40 foot.
2. Fire Hydrant locations need to be discussed for optimum utilization/placement by FD. FD connections on building sprinklers/parking garage are shown not on drawings. Two additional fire hydrants are required for the building side of Valley Road. All hydrants should have Storz connections.
3. The close proximity of the parking structure to the adjacent residential buildings creates a high probability of fire spread to residential building from the parking structure or vice versa.
4. The close proximity of the residences and the parking structure will preclude the Fire Department from any ground ladder operations for removal of potential victims during an emergency.
5. There are no Ariel Ladder access or non-existent access to most structures. Specifically, Buildings A and B.
6. The connections between the Building A (Parking Garage, Buildings A and B). All levels create an immediate egress hazard.
7. What is the access for Roof Top Condensing Units on all buildings?
8. Prefer to have standpipes in all four parking garage corner vestibules.
9. What are the sprinkler systems for all buildings? Buildings A and B are of great concern.
10. What is the building cross section of the area between the parking garage and residential structures (Building A and B).

CC: Rick Iapocce, Chief, Wayne Fire Company #4