



WAYNE TOWNSHIP MEMORIAL FIRST AID SQUAD, INC

PO BOX 291 • WAYNE • NEW JERSEY 07474-0291

Volunteer Service Since 1943

Member: New Jersey State First Aid Council Inc.

MEMORANDUM

TO: Christopher J. Kok, PP, AICP, Township Planner

FROM: Matthew A. Cavallo, EMT(I), Commissioner of First Aid & Safety

DATE: May 5, 2022

RE: Avalon Bay Communities, Inc.
1445 & 1455 Valley Road
Block: 3101 / Lots: 16 & 19

I have reviewed the site plan titled "Preliminary and Final Site Plan for Avalon Communities Inc.", Revision No. 2, dated April 1, 2022, prepared by Dynamic Engineering, and the Architectural Drawings, dated January 24, 2022, prepared by The Architectural Team, Inc. and I offer the following comments:

1. Buildings C, D, and E's lack of elevators is **unacceptable** and **unsafe** to the first responders and patients they will undoubtedly serve. Without elevators, first responders responding to a medical call will not be able to utilize the stretcher on the third or fourth floors of Buildings C and D and the second and third floors of Building E. Instead, they will be required to use devices such as stair chairs and flexible stretchers to manually carry patients down to the stretchers waiting on the second floor. This will **increase the risk of lifting and carrying injuries** to these first responders and **increase the time necessary to remove patients from the buildings and transport them to the appropriate acute care facility**. THESE PLANS SHOULD NOT BE APPROVED WITHOUT INSTALLING ELEVATORS IN THESE BUILDINGS.
2. Neither the elevator in Building A nor any of the elevators in Building B appear to be large enough or configured to accommodate an ambulance stretcher fully extended. All elevators shall be designed to accommodate the loading and transport of an ambulance stretcher [**maximum size 24 inches wide by 84 inches long with not less than 5-inch radius corners measured from inside the elevator handrails**] in the horizontal position. Elevators shall be equipped with emergency recall, and floor numbering shall match the floor numbering of the building.
3. There appears to be no elevator access to the uppermost level of the parking deck of Building B or the hallway located above the fifth floor of Building B.
4. The traffic circulation in the parking lot is **unacceptable**, especially surrounding Buildings C and E. The traffic circulation around all buildings should be engineered so that emergency vehicles are not required to reverse to maneuver to access the entrances of the building. Currently, the driving lanes around Building C and E are dead ends and should be engineered to eliminate them.

5. Radius curves at intersections and driveways are inadequate for emergency vehicles. The turning radius on the corners of all access drives should be increased to accommodate emergency vehicles that are 46 feet in length.
6. A Vehicle Loading/Unloading area of at least 20 feet in length should be required at the stairwell door of the Center Wing on the northern side of Building B. Due to the Size of Building B, it will be necessary for emergency responders to utilize that door to access the elevator on the north side of the parking deck. Therefore, vehicles cannot be parked in that area.
7. Vehicle Loading/Unloading areas of at least 20 feet in length should be required at Buildings C, D, and E. The preferred location of the Vehicle Loading/Unloading areas is as follows:
 - a. At the stairwell door on the north side of Building C (second floor); and
 - b. At the stairwell door on the south side of Building C (first floor); and
 - c. At the easternmost stairwell door on the south side of Building D (first floor)
 - d. At the easternmost stairwell door on the north side of Building E (first floor)

I note that the plans currently do not have lobbies in buildings C and E. Plan revision should be considered to require lobbies in these buildings. Plan revision should also be considered to relocate the Lobby of Building D to the south side of the building or more easterly to eliminate the distance from the vehicle parking area to the lobby.

8. Buildings A, B, C, D, and E should be equipped with emergency standby generators to power the common areas of the buildings, including the hallways and the elevators. A sufficient number of outlets should be installed in the common areas to allow residents with life-supporting equipment requiring power to be energized during power outages.
9. There appears to be no sidewalk or pavement access to the courtyards on the east side of Building B. Consideration should be given to requiring sidewalks for emergency crews to access without going through individual apartments or traversing grass and landscaping.
10. Add an emergency access road to the townhouse section of the development should be considered. Currently, there is only one way in and one way out of the development. If that entrance were to be blocked, emergency responders would be required to travel on foot to emergencies located within the complex.
11. Building designations and individual unit numbers should be developed to avoid any confusion by emergency responders attempting to locate emergencies.
12. To expedite first responder access, access keys/cards/codes shall be provided to the Squad for all Buildings A, B, C, D, and E exterior doors.