



WAYNE TOWNSHIP MEMORIAL FIRST AID SQUAD, INC

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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: June 10, 2022

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

I have reviewed the following revised documents, and I offer the following comments:

- A cover letter dated June 3, 2022, signed by John P. Inglesino of Inglesino Webster Wyciskala Taylor, LLC; and
- Planning Report prepared by John McDonough Associated, LLC dated May 29, 2022; and
- "Preliminary and Final Site Plan for Avalon Communities Inc.", Revision No. 3, dated May 31, 2022, prepared by Dynamic Engineering; and
- Revised Sheets L-8, L-9, and L-9B of the Lighting Plans prepared by Melillo Bauer Carman dated October 29, 2021, last revised June 3, 2022; and
- Architectural exhibits consisting of 6 drawings prepared by The Architectural Team, Inc., dated June 2, 2022; and
- Landscape Architecture Plan prepared by Melillo Bauer Carman, dated October 29, 2021, last revised June 3, 2022.

1. First and foremost, I thank the Developer for acknowledging most of the concerns raised in my plan review letter dated May 5, 2022, especially the revisions offered to the Plan calling for the addition of one bank of elevators each in Buildings C and D, even though the Code does not require said installation. However, I still have concerns about the lack of elevators proposed for Building E and the impact that is not installing elevators will have on residents and first responders alike. I request the Developer do whatever possible to install an elevator in Building E.
2. My comments of May 5, 2022, concerning the design and access for the elevators, have been satisfactorily addressed, in my opinion, by the Developer.
3. I understand that revision of the traffic circulation of the parking lot so that emergency vehicles are not required to reverse to maneuver to access the entrances of the buildings, specifically Building C, is impossible due to site design, and this remains a minor concern. Reverse maneuvering of ambulances, whether loaded or unloaded, is not preferred due to risk management. Ambulances will likely end up parking on Bay Lane, blocking a traffic lane to load patients from Building C to avoid reverse maneuvering.

4. I still request that the Developer consider emergency standby generators supplying power to the common areas of Buildings A, B, C, D, and E but especially in Building A, to allow residents from the entire complex with life-supporting equipment requiring power to be relocated to that Building as an area of refuge during utility power failure. This could prevent the potential need for emergency crews to relocate such residents to an area hospital or other emergency shelter solely due to a power failure.
5. In my opinion, the developer has satisfactorily addressed the remaining comments concerning parking lot design, vehicle loading/unloading areas, and building access.

I recognize that the Development is coming, and the Planning Board's hands are tied about what they can and cannot require, however speaking in the interest of both our future neighbors, the future residents of the Development, and the first responders that will undoubtedly respond to emergencies located within this building, I encourage the Developer to revisit my remaining comments to enhance this new Development which will certainly stand the test of time.