

TO: Kathleen Miesch
Sr. Planning Coordinator
Wayne Township

FROM: Rick Iapoce
Chief
Wayne Fire Company #4

DATE: 6/10/2022

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

This memo is an update to the March 10, 2022 initial response memo to site plans submitted by Avalon Bay. First, I do want to thank Avalon Bay for the adjustments that they did make at the Fire Departments request. As I mentioned on the review call yesterday with representatives from Avalon Bay and the Township, we recognize that Avalon Bay did not need to make some of the changes that they did because they fell within the State regulations. While we as a Fire Department may not agree with some of the state regulations, Avalon Bay's site plan appeared to conform with the state regulations.

Some of the points in our original letter dated 3/10/22 written by Assistant Chief Rob Chetirkin are not part of this site plan process and can be discussed when the project moves to the architected review phase. I will only address the points in our original letter that are applicable to the site review.

Point 1 – Radius curves at intersections and driveways – I am not familiar with the software that is used to develop the vehicle circulation exhibit so I cannot support or deny the accuracy of the exhibit that was presented by Avalon Bay. From experience, driving a 40'+ apparatus into a parking lot when covered with snow or cars not totally within the parking stalls adds a level of complexity to driving. While we requested that all travel lanes be widened for ease of apparatus operation, we recognize that Avalon Bay did make the following enhancements at the request of the fire department and was not required to do so:

- Widened the northern parking lot aisle from 24' to 26'
- The driveway to building A has been widened by 9'
- The driveway accessing the townhouse portion was widened to 26' and the center median is mountable
- Low impact curbing to be utilized at the corners of the curbing to allow apparatus to ride over

Point 2 – Fire Hydrants – We are satisfied with the additional hydrants Avalon Bay added.

Point 8 – Parking deck standpipes – Avalon Bay has agreed to install standpipes in all corner parking deck vestibules

Point 9 – We are satisfied with the NFPA 13 system that will be utilized in building A and B

The additional points in our March 10 Memo can be addressed at the architectural review process.

If there are any additional questions please do not hesitate to reach out to me.

Rick Iapoco
Chief
Wayne Fire Company # 4