

6 January 2023

Matthew Cavallo
Commissioner of First Aid & Safety
Township of Wayne
475 Valley Road
Wayne, NJ 07470

**Re: First Aid Review #1
The Villas of Wayne Hills
1361 Alps Road, Block 2329, Lot 1 & 17
Preliminary & Final Site Plan and Major Subdivision Application
Langan Project No.: 100925301**

Dear Mr. Cavallo:

We are in receipt of your memorandum dated August 11, 2022 regarding the First Aid review of The Villas of Wayne Hills Preliminary & Final Site Plan and Major Subdivision application.

Comment 1

Radius curves at intersections and driveways are inadequate for the emergency vehicles owned and operated by the Township's emergency services, including but not limited to Rescue 976 and the Mass Casualty Ambulance Bus. The Fire Truck Circulation Plans should be redone using the correct emergency vehicle dimensions.

Response 1

Truck turning maneuvers were performed for the largest emergency vehicle in the Township of Wayne's fleet, which is the ladder truck, with dimensions and specifications provided by the fire department. The fire truck circulation plans, Drawings CP101 through CP104, were revised utilizing the truck dimensions provided by the fire department, and the maneuvers showed that the intersection curb radii were adequate.

Comment 2

The internal traffic circulation around all buildings should be engineered so emergency vehicles are not required to reverse to maneuver to access the front of the residences. The roads near Buildings 17, 21, 35, 49-50, 62, and 63 are dead ends and should be engineered to eliminate them.

Response 2

During meetings held between Township of Wayne planning and engineering officials, Langan, and representatives from AG-RW Wayne Owner LLC on November 4 and November 7, 2022, it was determined that a turnaround area for ambulances should be provided at the end of Road H near Buildings 49 and 50; refer to revised Drawing CS108. All dead ends on the project site without a turnaround area meet RSIS requirements, which take into account emergency vehicle operations. Additionally, the tee intersection at each of these locations provide a hammer-head type maneuver to access all of the units and exiting maneuvers.

Comment 3

The club house is highly recommended to be equipped with an emergency standby generator to power the entire building, including the hallways and HVAC. 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.

Response 3

An emergency generator will be provided at the clubhouse. Architectural and electrical plans will be submitted to the building department for approval prior to construction.

Comment 4

Detail on how the Township's emergency responders will be permitted the access road off Old Homestead Road should be provided. 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 these emergency access roads quickly to access the development.

Response 4

The double-swing emergency access gate at the end of Old Homestead Road will be equipped with an emergency access key system (Knox Box or an approved equivalent that the Township of Wayne emergency departments would prefer); refer to Drawing CS502 for details.

Comment 5

Building designations and individual unit numbers should be developed to avoid confusion by emergency responders attempting to locate emergencies. Street signage should be visible. Wayfinding signs should be considered within the development.

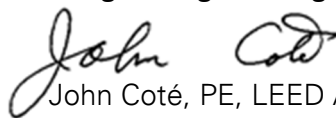
Response 5

Wayfinding street name signs have been added to the plans; refer to Drawings CS100 through CS112. Building designation and individual unit numbers can be revised subject to input by the township's emergency departments.

We trust that these revisions meet your approval and we look forward to your expedited review. Please feel free to contact me directly at 973-560-4987 with any questions.

Sincerely,

Langan Engineering and Environmental Services, Inc.



John Coté, PE, LEED AP
Associate Principal/VP

Enclosure(s): Preliminary & Final Site Plans, dated last revised 1/6/2023
Major Subdivision Plans, dated last revised 1/6/2023
Stormwater Management Report, dated last revised 1/6/2023
Stormwater Operation & Maintenance Manual, dated last revised 1/6/2023

CC:

NJ Certificate of Authorization No. 24GA27996400
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