

6 July 2023

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

**Re: First Aid Review #2  
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 March 9, 2023 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 appear to have been revised from the previous submission and are adequate for the apparatus operated by the Township's emergency services, including but not limited to Rescue 976 and the Mass Casualty Ambulance Bus.

### **Response 1 Acknowledged.**

### **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. In addition, the roads near Buildings 17, 21, 35, 62, and 63 are dead ends and should be engineered to eliminate them. The road near Buildings 49 & 50 appears to have been revised to alleviate this concern.

### **Response 2**

**The roads have been designed in accordance with RSIS standards as it relates to acceptable lengths of dead-end roads without a turnaround (maximum allowable 300 feet). RSIS standards account for emergency service access in their design standards. The lengths of the dead ends in question are relatively short, and act as a hammerhead turnaround in relation to the nearest cross streets.**

### **Comment 3**

The clubhouse is highly recommended to have an emergency standby generator to power the entire building, including the hallways and HVAC. In addition, sufficient 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 is proposed at the clubhouse; refer to Drawing CS106.**

**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 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**

**A double-swing emergency access gate will be provided at the end of Old Homestead Road; refer to Drawing CS102. The gate will be equipped with a Knox Box lock that all Wayne Township emergency response departments will have access to.**

**Comment 5**

Building designations and individual unit numbers should be developed to avoid confusion by attempting to locate emergencies. Street signage should be visible. In addition, wayfinding signs should be considered within the development.

**Response 5**

**Street signs are proposed at all roadway intersections within the development; refer to Drawings CS101 through CS112. Building designations and individual unit numbers will be developed and submitted for approval as part of the building permit process and in coordination with the Post Master associated with assigning addresses to the units.**

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

JCC/kk

Enclosure(s): Preliminary & Final Site Plans, dated last revised 7/6/2023  
Major Subdivision Plans, dated last revised 7/6/2023  
Stormwater Management Report, dated last revised 7/6/2023  
Stormwater Operation & Maintenance Manual, dated last revised 7/6/2023  
Building Height Calculations, dated 7/7/2023

Exhibit EX10 – Temporary Model Unit Parking Site & Grading Plans, dated  
7/6/2023

cc: Meryl Gonchar, Sills Cummis & Gross P.C.  
Corey Klein, Sills Cummis & Gross P.C.  
Jonathan Grebow, AG-RW Wayne Owner, LLC  
Brett Owings, AG-RW Wayne Owner, LLC

NJ Certificate of Authorization No. 24GA27996400  
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