



TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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MEMO

To: Wayne Ingham, Engineering & Land Planning
From: Jack Daniels, Fire Official
CC: Land Use Board (Allison Witt)
Jeff Hedden, Fire Chief
Dave Durand, Deputy Fire Chief
File
Date: June 11, 2021
Re: Site Plans for Clinton Commons, Block 14, Lot 32

As requested, the following items are the result of a review of the response letter from the applicant's professional dated 5-24-2021. A review by me as Fire Marshal of the Clinton Fire Prevention Bureau and with the Clinton Fire Department Chief Officers. The revised sets of plans submitted are dated 5-24-2021, pages 1-22, Vehicle Tracking Plan page 1 of 1, Minor Subdivision & Site Plan page 1 of 1 all by Engineering & Land Planning. The items in **red** are the concerns relative to the revised plans and response letter. The Fire Department Chief Officers and I recommend that a meeting be conducted with the applicant's appropriate designer to address the outstanding issues that are listed below.

1. Knox Box installation requirement has been satisfied and is found noted on page 3 of 22, note 21;
2. Are there any plans for a generator to be installed for any of the commercial structures? If so what is the planned fuel source and where is the appliance/fuel to be located?;
This item has not yet been fully answered and was deferred within the 5-24-21 response letter,
3. Central Avenue needs to be resurfaced and paved to provide adequate, proper and safe emergency access for the fire department. Is this part of the project? Who will be responsible for clearing snow, parking obstructions/violations and maintenance of Central Avenue?;
There was an assumption made that the street is a "public access" roadway. This issue needs to be resolved regarding the present poor condition of the road, is it to be resurfaced and who is to maintain the roadway.

4. Please provide a plan/s indicating the ladder apparatus access and turn radius throughout the complex with particular attention being paid to the southern emergency access fire lane into the complex. It appears that some of the turns created by the layout may not be conducive to the access by the ladder truck;
While the newly submitted plan of 5-24-21 addresses the emergency access from Central Avenue into the development it also shows that the turning radius for some of the other areas is questionable. It would be best if the radii of some of the questionable areas were modified to provide better access for the fire department ladder apparatus.
5. The installation of "No Parking/Fire Lane" signs has been somewhat addressed by indicating the installation of an R8-31 sign along various roadways. However there does not appear to be adequate signage along the roadways therefore indication of these signs will be needed on subsequent plan revisions;
6. Please indicate the trash/dumpster coral for the food market structure that is proposed. It does not appear to be indicated on the plans. The location needs to be such that it is not close to the building whereby creating a fire hazard due to extension from a fire situation of the dumpster container;
The refuse "enclosure" indicated appears is substantially smaller than the other enclosures indicated for the other commercial structures. Please clarify this matter due to the indicated location of the trash "enclosure" within the "Loading Zone" area for the food store structure.
7. Will the food market have a sprinkler system installed (whether required or desired to be installed)? If so the required 5" Storz fire department connection (FDC) needs to be indicated on the plans and be located off the building at a location to be discussed and approved by the Clinton Fire Marshal and the Clinton Fire Department Chief Officers;
This has been deferred by the applicant until a decision is made. This concern needs to be documented within the plans reflecting should a sprinkler system be installed the FDC location will be coordinated with the Town Fire Marshal and Fire Department Chief.
8. There needs to be fire hydrant/s added for the food market building. These would need to be located in consultation with the Clinton Fire Marshal and Clinton Fire Department Chief Officers;
I would recommend a meeting to review the location of the fire hydrant so that the indication on the plans will meet with the approval of everyone. Please advise if a meeting can be arranged to review this matter.
9. There is no fire alarm system indicated as being installed for the proposed structures. While this fire protection system may not be required under the construction code, should the applicant wish to install one the location of any fire alarm annunciator location needs to be discussed with the Clinton Fire Marshal in consultation with the Clinton Fire Department Chief Officers;
The acknowledgement of this as indicated in the response letter needs to be indicated on the plans.
10. There are additional hydrants needed to adequately provide proper water supply for the fire department as well as some hydrants need to be relocated to better provide access;
I would recommend a meeting to review the location of the fire hydrant so that the indication on the plans will meet with the approval of everyone. Please advise if a meeting can be arranged to review this matter.

11. Emergency responder access throughout the site during the construction phase is noted on plan page 3 of 22 note #22;
12. Function tested fire hydrants being in place prior to combustibles being placed within the development is noted on plan page 3 of 22 note #23;
13. Road name sign is noted to be installed (temporary as well) during the construction of the development on plan page 3 of 22 note #24;
14. Please indicate the location and detail for the roof and/or floor truss signage that would be required for the complex if trusses are planned to be used. Typically, this signage is placed at the entrances on monument type signs. Are complex monument signs also to be installed?
Since no monument type signage is proposed at this time the truss construction signage will still need to be installed at all entrances (even emergency entrance) and upon each commercial structure as applicable. The detail provided within the 5-24-21 response letter is acceptable. The requirement of the signage is noted on plan page 3 of 22 note #25 however there is no detail found within the detail pages of the plans.
15. Please add a fire hydrant detail that includes the 5" Storz type fitting connection as well as an 5" Storz FDC detail indicating the height range above finished grade and the 30 degree downward turned fitting connection.
The detail of the FDC provided within the 5-24-21 response letter is adequate and needs to be added to the detail pages of the plans.

The Clinton Fire Prevention Bureau requires a plan review of any revised plans submitted. I may be reached via cell: 908-468-1696. Should you wish to use email, please contact me via jdaniels@clintonnj.gov. Thank you for your assistance in this matter and the opportunity to provide a fire safety review.