

TOWN OF CLINTON


INCORPORATED APRIL 5, 1865

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MEMO

To: Land Use Board
From: Jack Daniels, Fire Official 
CC: Jeff Hedden, Fire Chief
Scott Wintermute, Deputy Fire Chief
File
Date: September 9, 2020
Re: Plans for Old 22 Urban Renewal Proposal (Old A&P property); Block 21, Lots 29, 30.01, 31-33

The following items are the result of a review of the plans provided to the Clinton Fire Prevention Bureau and the Clinton Fire Department. The plans submitted are dated 8-13-2020, pages 1 through 17. The following are the comment/s regarding this submission based on the above documents;

1. There are likely multiple Knox Boxes required for this structure. The location of these will be as per fire chief or designee. A Knox Box for the residential entry and another for the commercial/retail stores/suites is needed
2. The fire alarm annunciation panel/s must be located as per fire chief or designee
3. Additional No parking Fire Zone/Fire Lane signage is needed along these areas
4. The Fire Lane and Fire Zone areas need to be identified as part of the local municipal ordinance authorizing local enforcement of these areas.
5. A full NFPA 13 sprinkler system is desired throughout the structure. This is due to the documented "commercial" multifamily residential structure fires that have demonstrated the need for this type of fire protection. Please identify the type of sprinkler system to be installed
6. The fire hydrants must be active, tested and approved for use before combustible materials are placed on site
7. Edge markers are needed at proposed grass paver fire access lanes.
8. There is a "fire gate" shown on the plans but there is no detail for such "gate". It appears that there may be a chain across the access lane instead of a gate. If it is not to be a "gate" please correct the verbiage on the plans. If a gate is to be provided there will need to be a Knox Box access system at the gate
9. An additional fire lane emergency access is needed out of flood plain area. The location of the additional access lane is to be along the westerly side at

- the corner of the neighboring parking lot area. This will provide an access lane that is not within the designated flood plain.
10. The underground storm water storage system along the westerly side of the structure needs to be able to support the potential loading of the various fire apparatus such as an aerial ladder and engine.
 11. Please identify how the maintenance of fire lane grass paver system will be cleared and maintained during the winter season
 12. The Easterly grass paver emergency access lane is entered from where? This is not indicated on the plan nor is the offsite aspects of these areas relative to the emergency access lanes
 13. Some landscaping appears to block emergency access roads (Greenspire Linden, Princeton Century ginkgo trees). Adequate clear access is needed at these locations for the intended emergency vehicles.
 14. It appears that there may be some tree landscaping around building that will obstruct access for ladder truck operations (pink Flair Cherry tree)
 15. Grass paver system specs are needed to evidence they will support a ladder and other large, heavy apparatus
 16. What offsite improvements are proposed? No plans found with this information
 17. During construction emergency vehicle access and site security are required and needs to be identified. This is due to 28 structures similar to this that why under construction have had major fires. Currently that is 4 more than what occurred for 2019.
 18. The short run of 8" water main connection from the 12" street main into the water meter pit needs to be increased to the 12" and then reduced just before the pit with hydrant off of 12-inch line.
 19. Is truss construction proposed and if so, is it open web or TJ I?
 20. Is there a solar system planned to be installed?
 21. Fire protection standpipes appear to be required. Please indicate where these will be installed and how the water feed is to be established; combination with the sprinkler or separate?
 22. Will there be a fire pump installed? If so where?
 23. The FDC location is required off building out of the collapse zone along Old Route 22 by existing hydrant
 24. The FDC needs to be a 5-inch Storz type connection and indicated as such on the plans
 25. What type of construction will this structure be? Metal, wood or both?
 26. A temporary standpipe must be active during the construction phase after a certain point of the construction. The Fire Official and Fire Department need to be involved with this set up to assure access, location and use of the standpipe
 27. There is a significant concern regarding the available water for sprinkler and fire department suppression efforts. Presently the water line is a dead-end system and although the plan is to increase the existing water main size for this development it will still be a dead-end system. There had been previous discussions and an indication that the water main would be looped up to and connected into the Center Street water main creating a looped system. This is not indicated on the plans and will need further discussion and resolution.

The Clinton Fire Official and Fire Department Chief would welcome discussions regarding these comments and the project in an effort to streamline these matters. If a meeting is desired that would be helpful. 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.