



## 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: February 26, 2021  
Re: Site Plans for Clinton Commons, Block 14, Lot 32

As requested, the following items are the result of a review of the plans provided to the Clinton Fire Prevention Bureau and the Clinton Fire Department Chief Officers. The plans submitted are dated 12-3-2020, pages 1-23 by Engineering & Land Planning.

1. A Knox Box access system will need to be installed for each commercial structure with the location determined after consultation with the Clinton Fire Marshal and Clinton Fire Chief or his designee. Please indicate this on the plans;
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?;
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?;
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;
5. There are "No Parking/Fire Lane" signs needed on the cartways where the road widths are 25 feet or less. Please indicate this on the plans;
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;
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;

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;
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;
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;
11. There is a requirement that adequate access into and throughout the construction site be maintained for the fire department (and all first responders) at all times of construction. This needs to be indicated on the plans;
12. There is a requirement that fire hydrant/s must be active, tested and approved in the immediate area prior to the placement of any combustibles upon the construction site. This needs to be indicated on the plans;
13. Please indicate that the road identification signage will be in place (even if temporary) during the construction such that all emergency first responders will be able to easily navigate the construction site;
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?;
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 Clinton Fire Prevention Bureau requires a plan review of any revised plans submitted. If you would like to discuss this further, I would be happy to assist with any discussion or meeting arrangement regarding these fire related site plan comments. I may be reached via cell: 908-468-1696. Should you wish to use email, please contact me via [jdaniels@clintonnj.gov](mailto:jdaniels@clintonnj.gov). Thank you for your assistance in this matter and the opportunity to provide a fire safety review.