



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
Dave Durand, Deputy Fire Chief
File
Date: December 14, 2020
Re: Plans for Puleo International Inc, Z & F LLC, Block 18, Lot 5, Moebus Place and Route 31 North

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 10/19/2020, by Engineering & Land Planning pages 1 – 19 and plan A-1 dated 10/21/2020 by Debarbieri Architects LLC.

It is noted that this is a proposed change from the previously submitted application in which 2 separate structures were to be built. Please note that there may be additional concerns and comments made based on the responses to these comments. If a meeting is desired to discuss these comments, please contact me to make arrangements. These are the comments noted thus far;

1. What is to be stored within the facility and more importantly how will that storage be arranged? Will there be rack type storage arrangements?
2. This is a large warehouse and it is likely that standpipes will be required along with firefighter access doors along the perimeter. What are the locations of the standpipes with relation to the required doors?
3. The sprinkler system fire department connection (FDC) needs to be located off the building at the northwest area of the parking lot across from the drive in ramp,
4. The FDC connection needs to be the 5" Storz type fitting,
5. The fire hydrant presently shown near the drive in ramp needs to be relocated across from the drive in ramp close to the FDC,
6. The Knox Box location needs to be indicated on the plans,
7. There will be a fire alarm system required to be installed: the location of the fire alarm annunciator panel/s needs to be addressed and coordinated with the Fire Department Chief,

8. The dumpster corral structure is too close to the building and poses a fire hazard threat to the main structure. It needs to be located at least 10 feet from the main building. If the dumpster must remain close the structure adequate fire protection methods such as fire separation assemblies and/or sprinkler protection need to be discussed,
9. There is only a single feed for the 6 inch loop for the fire line and hydrants. There needs to be another connection so to provide adequate water volume and pressure as well as allow both hydrants to be used at the same time. There is an existing water line within this property that should be utilized to provide a secondary connection to the 6 inch looped system,
10. Consideration should be given to the 48 foot trailer indicated on the plans to reflect the typically used 55 foot trailer. If the turning radius and access paths/flow are based on the 48 foot trailer, it may be that the ladder type fire apparatus that would respond to this facility may have some level of maneuvering difficulty,
11. Will there be rooftop solar system installations planned?
12. Will there be a generator installed and if so where; what is the fuel source?
13. Will this facility be manned on a 24/7 basis and if not what are the hours of operation?

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 fire related site plan comments/review. 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.