

FIRE PROTECTION REVIEW AND COMMENTS
of the
ENCLAVE AT MILLINGTON
Proposed Mixed-Use Multi-Family and Commercial Occupancies
50 Division Avenue, Millington, NJ
Block 10100 Lot 7.01
Block 12301 Lot 1
February 2020

FIRE PROTECTION REVIEW: Pursuant to a request by Township Planning and Zoning Coordinator Debra Coonce, a fire protection review of the proposed project was conducted by Township Fire Official Don Huber in cooperation with Millington Fire Chief Pat White and Stirling Fire Chief Al Gallo. The purpose of the review was to identify any concerns relative to fire/rescue response and operations at the proposed site and to make recommendations relative to the same. The findings and recommendations made in this report are the collective works and consensus of the three contributing parties named above.

EXISTING SITE: Property situated on 11.90 acres located at 50 Division Ave. Millington, NJ; also designated as Block 10100, Lot 7.01 and Block 12301, Lot 1.

CURRENT OWNER OF PROPERTY: Prism Millington, LLC

PROPOSED PROJECT: Due to environmental restrictions caused by the previous use, only 2/3 of the site will be re-developed by virtue of this plan. The project requires the demolition and removal of all existing structures and other improvements for the construction of 14 unattached ten-unit multi-family residential buildings ranging from 4,709 sq. ft. to 4,791 sq. ft. Of the total 140 dwelling units (126 two-bedroom units and 14 three-bedroom units), twenty-one units (15%) will be reserved for Affordable Housing per the FSHC Agreement. Other site improvements include a north side gazebo, a 4,992 sq. ft. retail building and a 1,800 sq. ft. community building joined by a 30 X 40 sq. ft. community swimming pool.

VARIANCE REQUIREMENTS: None; current plan complies with MU-O Zone criteria

SCOPE OF FIRE PROTECTION REVIEW: The fire protection review was organized into five distinct but related categories as shown below.

1. SITE ACCESS
2. WATER SUPPLY
3. UTILITIES
4. MEANS OF EGRESS
5. CONSTRUCTION AND INTERNAL FIRE PROTECTION

1. SITE AND BUILDING ACCESS: The proposed plan appears to provide for two separate access points to the site; the main access from Division Street and a secondary access from Stonehouse Road. At least one additional (emergency vehicle) access point is recommended, perhaps coming in from an entry point on the north side of the site off Commerce Street. All roads within the complex seem to measure 24' in width, which is typically sufficient for movement of fire apparatus. A review of the Off-Street Parking Requirements (Sheet C-4) reveals the following:

<u>TYPE OF SPACE</u>	<u>MINIMUM # OF PARKING SPACES</u>	<u>PROPOSED # OF PARKING SPACES</u>
Residential Spaces	281	282
Retail Spaces	25	25
ADA	7	10
TOTAL	313	317

Given that no provisions are indicated in the plan for designated NO PARKING ZONES for fire hydrants, fire department connections or other emergency access points, the proposed parking lay-out may be in need of revisions that could have an adverse impact on meeting the minimum number of parking spaces as presently drawn. In addition, it would appear that all or most of the proposed structures will have limited fire department access on one or more sides due to front and side yard setbacks, NJ DEP restricted areas, courtyards, patios, and a 30X40' in-ground swimming pool. It is also recommended to conduct an on-site review to determine if fire apparatus will have the capacity to move unrestricted in and around the parking areas and if apparatus turning radius will be adequately accommodated at all corners. Regarding building access and as prescribed in the plan (Utility Plan C-7), Knox Boxes shall be installed on site locations to be coordinated with the Local Fire Official.

2. WATER SUPPLY: The proposed plan (Demolition Plan C-3) appears to identify three fire hydrants currently in place at the site. For purposes of this report, Hydrant #1 is located at the end of Commerce Street on the northern tip of the site. Hydrant #2 is located at the corner of Commerce Street and Division Avenue on the west side of Division Avenue approximately 250' travel distance east from Hydrant #1. Hydrant #3 is located on the northern side of Stonehouse Road adjacent to the south side of the site and approximately 660' travel distance south west from Hydrant #2. The proposed plan (Utility Plan C-7) clearly includes a fire hydrant symbol in the legend but does not seem to identify the location of fire hydrants in the proposed site. In addition, the proposed plan (Construction Details C-12 and C-13) does not seem to provide any details or specifications for fire hydrants or fire department connections to internal automatic fire suppression systems and/or standpipes. With regard to hydrant locations at the new site, NFPA 18.5.3 (2015 Edition) states that for buildings other than detached 1 and 2 family dwellings, (1) the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122m) and (2) the maximum distance between fire hydrants shall not exceed 500 ft (152m). Provisions should also be made in the plan to note locations of hydrants, detail hydrant specifications, water main sizes, and GPM (flow) ratings. Specifications and locations of proposed fire department connections to internal automatic fire suppression systems and/or standpipes in all new buildings should also be provided.

3. UTILITIES: To the extent possible, all utility areas (i.e. electrical service, gas meters, alarm, sprinkler, and HVAC rooms) should be situated in a standard manner and all such areas should be reasonably accessible and clearly marked/identified for their intended purpose. The presence of any emergency power units and solar-powered equipment should also be identified with reasonable detail. Natural gas service lines should not be approved or installed to any attached exterior decks or balconies for the purpose of using open flame cooking devices (i.e. gas barbecue grills).

4. MEANS OF EGRESS: To be consistent with the provisions of the Uniform Construction Code (UCC) and as otherwise required by the Office of the Local Construction Official.

5. CONSTRUCTION AND INTERNAL FIRE PROTECTION: To be consistent with the provisions of the Uniform Construction Code (UCC) and as otherwise required by the Office of the Local Construction Official. Approved interconnected fire/smoke alarms monitored by a central station alarm service should be provided and automatic fire suppression installations should meet or exceed all requirements of the UCC.

NOTE: Not included in this report are any considerations given to the potential need this site may cause or contribute to with respect to additional fire protection resources beyond the current availability of such resources.

It is also recommended to give consideration to a review by the Long Hill Police Department, the Long Hill Volunteer Ambulance Squad and the Local Office of Emergency Management.

Thank you for your consideration of our comments relative to the fire protection needs of the proposed site plan at 50 Division Ave. in Millington.



Patrick White, Chief, Millington Fire Company

02-20-2020

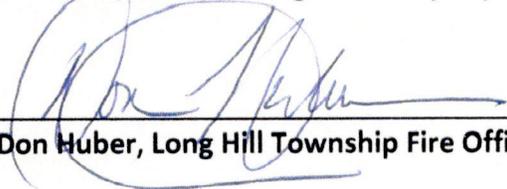
Date



Al Gallo, Chief, Stirling Fire Company

02-20-2020

Date



Don Huber, Long Hill Township Fire Official

02-20-2020

Date