



## CRANFORD FIRE DEPARTMENT

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**LT. MATTHEW J. LUBIN, MPA**  
ADMINISTRATIVE OFFICER  
FIRE OFFICIAL

May 30, 2017

MEMORANDUM FOR: Township of Cranford – Planning and Zoning Department

FROM: Lt. Matthew J. Lubin *ML*  
Fire Official

SUBJECT: Application PBA-17-00004  
750 Walnut Avenue (B 541 – L 2)  
Applicant: Hartz Mountain Industries, Inc.

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The Cranford Fire Department has conducted a review of the subject application and supportive documents submitted for the above referenced application before the Planning Board. The subject property is a 30.5 acre commercial property currently containing 420,000 square feet of office and commercial/industrial space. The applicant is seeking to rezone the subject property and redevelop the site as a multi-family residential community.

The proposed community would consist of 905 dwelling units over five residential buildings with enclosed parking, two community club house buildings with in-ground pools, and several parking lots. The project would be constructed in two phases, and the existing commercial/industrial building would be gradually demolished to make room for the proposed residential buildings. The applicant submitted the following for review:

1. Zoning Plans for “Hartz Mountain Industries, Inc. Proposed Residential Redevelopment Plan” prepared by Stonefield Engineering & Design, dated March 21, 2017.
2. Architectural Plans for “Hartz Mountain Industries, Inc. Proposed Residential Development” Prepared by Minno & Wasko Architects and Planners and Stonefield Engineering and Design, Dated March 15, 2017.

3. Planning Report in support of the application prepared by Phillips Preiss Grygiel LLC dated March 2017.

And;

4. Traffic Impact Study, prepared by Langan Engineering & Environmental Services dated March 20, 2017.

Within our office's scope of plan review, the following commentary is offered should the Board be inclined to approve the application;

- (1) **Emergency Vehicle Access:** Access for emergency vehicles was assessed during the site plan review. The following items require attention and further information for a complete assessment. CFD apparatus planning requires a 270 in. wheelbase, inside turning radius of 25 ft. 8 in., a wall to wall turning radius of 48 ft. 6 in., and 12 ft. height apparatus to traverse the property. Access drives must be designed to meet the imposed loads of fire apparatus and shall be constructed of an all-weather driving surface.
  - a. Vehicle ingress and egress points on Walnut Avenue – It appears from the site plan, utilizing a scale of 1" = 80', that the ingress points on Walnut Avenue allow for about 15' to 20' of room for apparatus turning onto the property. Please conform and/or provide exact dimensions along with identification of landscaping and any overhead obstructions.
  - b. Fire lanes/ access within the site: Applicant shall identify planned fire lanes and show turning radius for the lanes within the site itself, particularly around the roundabouts and at the main entrances to the proposed buildings. This should take into account the planned landscaping (which would affect access in later years with growth) as well as any other overhead obstructions, such as lighting.
  - c. Fire lane signs and striping will be required in front of site hydrants, fire department connections, and other critical areas subject to obstructions.
  - d. The site plan, as submitted, does not allow for any vehicle access to the westerly portion of the property. This would eliminate the possibility of an emergency vehicle from accessing the rear and sides of Building "B", Building "C", and Building "D". This greatly limits the access to these

buildings and does not allow for the use of an aerial device for substantial portions of those structures. It appears from the landscaping plan that Firefighter access to the rear of those buildings, even on foot, would be largely inhibited by the planned landscaping. The applicant should plan for an emergency vehicle access drive along the entire rear portion of that property to allow for emergency vehicle access.

- e. The proposed site plan currently features dead-end lanes in the parking lots between buildings "B" and "C" and between buildings "C" and "D". This condition would inhibit the ability of emergency vehicles to turn around at the end of the lane. A turning circle should be installed at the end of these lanes.

**(2) Water Supply & Fire Flow:** There are several items which need further review with respect to site water supply. Further recommendations cannot be provided without engineering guidance related to available water supply.

- a. Available water supply shall be provided by applicant by obtaining current flow tests from NJ American Water Company.
- b. Required NFPA Fire Flow shall be calculated for the proposed buildings after construction type and fire protection features are determined. At that point, applicant shall demonstrate sufficiency of water supply for fire protection purposes with due consideration to the increased usage as a result of the dwelling units on the site.
- c. The requirements for fire pumps, standpipes, and other fire protection features will be determined by the available water supply and required fire flows once calculated.
- d. Private fire main/hydrant locations within the site shall be provided by the applicant. Site location shall factor spacing between hydrants, access to responding apparatus, Fire Department Connection (FDC) locations, and shall account for planned landscaping to ensure there are no obstructions.

**(3) Fire and Emergency Service Features:**

- a. Applicant shall indicate the locations of proposed Fire Department Connections (FDCs) and Standpipes (if required by UCC plan review).
  - i. The Fire Department Connection specification within the Township of Cranford requires a five inch “Stortz” type connection.
- b. Applicant shall indicate the proposed locations of Fire Alarm Control Panels (FACPs), fire alarm annunciators, and sprinkler control rooms. Annunciators will be required near main entrances without a fire alarm control panel.
- c. Fire Service Key Box Requirement – The Township of Cranford has adopted the “Knox Box” rapid entry system to comply with the key box requirements within the Township. Knox key boxes will be required to be installed near main entrances, near remote entrances, and near doors leading to FACPs or fire protection systems to allow for timely access to emergency personnel.
- d. Ambulance Stretcher Elevator Requirement – Elevators shall be provided allowing emergency access to all floors, and be sized to accommodate an ambulance stretcher in accordance with the NJ Uniform Construction Code. These elevators shall be identified by a “star of life” symbol on the hoist way door frame<sup>1</sup>.
- e. Applicant shall provide a Snow Removal Plan which details the location for proposed storage of snow and ice. This plan shall take into account the strategy and methods used to maintain access to required emergency vehicle access routes, site fire hydrants, fire department connections, and exit discharge routes from exits to the public way. Applicant shall maintain access at all times and shall demonstrate procedures consistent with this requirement before, during, and after storm and heavy snow events.
- f. If truss components are to be utilized for floor or roof construction, appropriate signage shall be installed on the building exterior in accordance with the NJ Uniform Fire Code.

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<sup>1</sup> Reference 2015 IBC, NJ Edition, Ch. 30.

**(4) Other Items**

- a. This report consists of items related to the Fire Department's area of review. There are a number of fire and construction code related items which will be reviewed under the Uniform Construction Code plan review of the project should the Board approve the application.
- b. All requirements shall be inspected prior to the final Certificate of Occupancy issuance.
- c. The applicant shall register the proposed development with the NJ Bureau of Housing Inspection (BHI) as a multifamily dwelling and comply with all applicable multiple dwelling maintenance and code enforcement regulations.

Should you have any questions, please feel free to contact our office.