

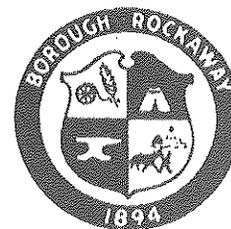
# Borough of Rockaway

BUREAU OF FIRE PREVENTION

MUNICIPAL BUILDING • 1 EAST MAIN STREET • ROCKAWAY, NEW JERSEY 07866



T. TRAPASSO  
FIRE MARSHAL



**TO: MEMBERS OF THE LAND USE BOARD**

**RPM DEVELOPMENT GROUP  
WEST MAIN & MT. PLEASANT AVENUE  
BLOCK: 40 LOT: 91**

**THE ENCLOSED PLANS HAVE BEEN EXTENSIVELY REVIEWED AND THE SITE HAS BEEN VISITED ON THREE SEPARATE OCCASIONS IN HOPES OF DETERMINING ESSENTIAL FACTS AND BASIC NEEDS IN REGARDS TO FIRE PROTECTION PERTAINING TO THE FUTURE DEVELOPMENT OF THIS PARCEL OF LAND. THE AVAILABILITY OF WATER IS ESSENTIAL FOR FIRE FIGHTING OPERATIONS. THE AMOUNT OF WATER REQUIRED TO FIGHT A FIRE DEPENDS ON MANY CONDITIONS INCLUDING THE SIZE OF THE BUILDING, RESPONSE TIME, AND THE CAPABILITIES OF THE FIRE DEPARTMENT. FIRE WILL INCREASE IN SIZE VERY QUICKLY FROM THE TIME OF IGNITION TO THE ARRIVAL OF THE FIRE DEPARTMENT. COUPLE THESE UNKNOWNNS WITH THE FACT OF ACTUAL WATER AVAILABILITIES.**

- 1. AT THE PRESENT TIME THERE IS AN EXISTING 8" WATER SUPPLY THAT IS LOCATED ON THE EASTBOUND LANE OF WEST MAIN STREET WHERE THERE IS PRESENTLY A FIRE HYDRANT. DIRECTLY ACROSS THE STREET BETWEEN THE ENTRANCE/EXIT LANES TO THIS PROPOSED FACILITY AN ADDITIONAL FIRE HYDRANT MUST BE INSTALLED. NEEDLESS TO SAY THAT ALSO WILL BE CONNECTED TO THE EXISTING 8" SUPPLY LINE THAT IS DEDICATED FOR FIRE PROTECTION PURPOSES.**
- 2. IN ADDITION TO THIS FOR THE SIZE & AMOUNTS OF LIVING QUARTERS THAT ARE PROPOSED AT THIS TIME, AND ADDITION OF THREE YARD HYDRANTS WILL BE NECESSARY FOR FIRE PROTECTION BY THE COMPLETION OF THIS PROJECT.**
- 3. AFTER CONSIDERING THE SIZE AND AMOUNTS OF LIVING QUARTERS AT THIS SITE, IT WILL BE NECESSARY TO CONNECT THE EXISTING WEST MAIN STREET HYDRANT SUPPLY LINE TO THE EXISTING MT. PLEASANT AVE. HYDRANT LINE THUS CREATING A "LOOP" WHICH WILL PROVIDE ADEQUATE "FIREFLOW" TO BOTH THE HYDRANT AND FIRE SPRINKLER SYSTEMS WITHIN ANY PROPOSED BUILDINGS AND OR LIVING QUARTERS ON THIS SITE.**

**FIRES WON'T START — IF YOU DO YOUR PART**

4. ANY ELEVATORS SHOULD BE DESIGNED ADEQUATELY THAT PROVIDE LARGE ENOUGH AREAS TO ACCOMMODATE STRETCHERS WHICH ARE UTILIZED FOR EMERGENCY MEDICAL PURPOSES IN THE NEED OF MEDICAL ASSISTANCE CALLS WITHIN THIS COMPLEX.

5. ACCESSIBILITY REQUIREMENTS

THIS FACTOR IS A MAJOR CONCERN IN REGARDS TO SIZE OF MEANS OF INGRESS AND EGRESS TO ALL MOTOR VEHICLES. THIS IS AN IMPERATIVE FACTOR ESPECIALLY WHEN IT PERTAINS TO THE ARRIVAL AND POSITIONING OF OVERSIZED MOTOR VEHICLES SUCH AS RESPONDING FIRE APPARATUS DURING AN ACTUAL OCCURRENCE OF FIRE. TURNING RADIUS OF LADDER TRUCKS, ESTABLISHING 100% ACCESSIBILITY RESTRICTIONS THAT ENABLES SUCH VEHICLES TO HAVE THE ABILITY TO GAIN ACCESS AND ESTABLISH BOTH COMMAND POSTS/ TACTICAL OPERATIONS, AND ALSO DEPLOYING RAPID INTERVENTION RESCUE CREWS ON ALL EXPOSURES OF ANY BUILDINGS IN A TIME OF NEED.

THE PLANS WHICH HAVE BEEN SUBMITTED HAVE INSUFFICIENT INFORMATION CONCERNING THIS TOPIC WHICH I HAVE PREVIOUSLY SAID ARE OF SIGNIFICANT IMPORTANCE WHILE CONSIDERING FIRE PROTECTION.

6. HEIGHT AND AREA LIMITATIONS.

RECENTLY, FIRE DEPARTMENT TRAINING INSTRUCTORS HAVE CONDUCTED TESTS IN ORDER TO ESTABLISH MAXIMUM HEIGHT LIMITATIONS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS OF OUR LADDER TRUCK UPON MY REQUEST.

AT THIS TIME IT HAS BEEN ESTABLISHED THAT IT IS QUESTIONABLE IF OUR AIREL LADDER IS CAPABLE OF ADEQUATELY PROVIDING PROPER COVERAGE TO ANY UPPER EXTREMITIES OF THIS PROPOSED PROJECT UNDER ANY ACTUAL FIRE CONDITIONS. ABIDING BY "COLLAPSE ZONE FACTORS" WHICH ARE APPLICABLE, FIREFIGHTING EFFORTS MAY BE CONSIDERED TO BE DEFICIENT OR HAMPERED IN SOME WAYS DUE TO THE HEIGHT OF THIS STRUCTURE.

REPORT COMPLETED ON 7/3/18 BY: FIRE MARSHAL T. TRAPASSO R.F.D.

Thomas Trapasso

# Borough of Rockaway

## BUREAU OF FIRE PREVENTION

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T. TRAPASSO  
FIRE MARSHAL



**OFFICE COPY**

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

### **RPM DEVELOPMENT GROUP**

### **SUPPLEMENTAL REPORT**

**IN CONTINUING TO FOLLOW UP ON RELEVANT "FIRE PROTECTION FACTORS" REGARDING THIS APPLICATION IT BECAME NECESSARY TO INTERVIEW VARIOUS FIRE DEPARTMENT INCIDENT COMMANDERS WHO ARE QUALIFIED IN SUPERVISING "TRUCK COMPANY OPERATIONS" WHICH INVOLVE THE USE OF 75' AREAL LADDER TRUCKS WHILE ASSUMING THE ROLE OF "FIREGROUND COMMANDERS" AT FIRE SCENES.**

**THESE INTERVIEWS TOOK PLACE DURING THE WEEK OF SEPTEMBER 10<sup>TH</sup> TO SEPTEMBER 17<sup>TH</sup> OF THIS MONTH. AFTER FIRST CONFERRING WITH FIRE CHIEF ROBERT SMITH FROM THIS DEPARTMENT, I FELT IT NECESSARY TO CONFER WITH VARIOUS OTHER FIRE CHIEFS FROM SURROUNDING TOWNS SUCH AS DENVILLE, MINE HILL, AND ALSO PARSIPPANY. THESE LENGTHY DISCUSSIONS WERE BASED UPON ASCERTAINING IF A 75' LADDER TRUCK COULD "EFFECTIVELY HANDLE AN ACTUAL FIRE CONDITION WITHIN A 65' FRAMED MULTIPLE FAMILY DWELLING THAT IS CATEGORIZED AS TYPE 5A OR 5B CONSTRUCTION. THESE COMMANDERS WERE SELECTED DUE TO THE FACT THAT THEIR DEPARTMENTS OPERATE 75' LADDER TRUCKS AND THEIR OPINIONS BASED UPON ACTUAL EXPERIENCES ARE RELEVANT TO THIS INVESTIGATOR IN PREPARING THIS REPORT FOR YOU THE MEMBERS OF THE LAND USE BOARD.**

**RELEVANT FACTORS DEALING WITH THE TYPE OF CONSTRUCTION IN ADDITION TO AVAILABLE WATER SUPPLY AND THE TOPOGRAPHICAL CONDITIONS ALL HAVE BEEN CONSIDERED IN GREAT DETAIL DURING THOSE CONFERENCES.**

**AT THIS TIME AFTER MUCH CONSIDERATION TO THIS APPLICATION, IT IS IMPORTANT TO REALIZE THAT A 75' LADDER TRUCK CANNOT SUCCESSFULLY OR EFFECTIVELY HANDLE AN ACTUAL OCCURRENCE OF FIRE IN UPPER EXTREMITIES OF A 65' MULTIPLE FAMILY DWELLING ANYWHERE WITHIN THIS TOWN.**

**ALTHOUGH A LOOP HAS BEEN ADDED TO THIS PROPOSAL AROUND THE BACK OF THIS BUILDING, IT IS IMPORTANT TO REALIZE THAT THE WIDTH OF THIS "FIRE LANE" MUST BE SUBSTANTIALLY ADEQUATE TO ACCOMMODATE SEMI-ARTICULATE FIRE APPARATUS D OR EMERGENCY VEHICLES AT ANY TIME THAT THEY MAY BE CALLED TO THIS LOCATION. THIS MAY NOT ALSO BE UTILIZED FOR ANY TYPE OF ADDITIONAL PURPOSE. ANGLE PARKING FOR THE PURPOSES OF CONVENIENCE FOR OCCUPANTS OR DELIVERY PURPOSES SHALL NOT BE PERMITTED.**

(2)

**WATER SUPPLY**

**AT THE PRESENT TIME AN ADDITIONAL FIRE HYDRANT SHOULD BE INSTALLED ON THE WESTBOUND SIDE OF WEST MAIN STREET AT THE ENTRANCE ROADWAY TO THE PROPOSED COMPLEX WHICH IS AN EXISTING WATER 8" LINE.**

**IT WILL BE NECESSARY TO ESTABLISH A "LOOP THAT WILL THEN CONNECT TO THE MOUNT PLEASANT LINE. THIS WOULD THEN ENHANCE "FIRE FLOW" BOTH ON THE MOUNT PLEASANT AVENUE AND WEST MAIN STREET AREAS OF THIS COMPLEX.**

**THE EXISTING MT. PLEASANT LINE IS A 4" WATER LINE (SOME WHAT ADEQUATE FOR RESIDENTAL HOMES).**

**AFTER CONFERRING WITH WATER DEPARTMENT AND PUBLIC WORKS SUPERVISION OFFICERS, THE MT. PLEASANT LINE SHOULD BE INCREASED TO A 12" LINE THAT WOULD THEN SUPPLY ADEQUATE AMOUNTS OF WATER FOR FIRE FIGHTING PURPOSES (FIRE FLOW) IF THIS APPLICATION IS APPROVED.**

**REPORT SUBMITTED ON SEPTEMBER 19, 2018 BY:**



**FIRE MARSHAL T. TRAPASSO R.F.D..**