



**Township of Irvington
Department of Public Safety
OFFICE OF FIRE CHIEF
MEMORANDUM**



Department Of Public Safety
Division of Fire

Antonio Gary
Chief of Department

To: Dorinda Francis, Board Secretary

Cc: Kyana Woolridge, Director

From: Antonio Gary, Fire Chief

Date: October 9, 2020

Subject: Plan Review, 175 – 177 22nd Street

Please be advised that we have previously reviewed the applications and plans for the proposed new 24 unit multi-family dwelling at 175-177 22nd Street on 01/07/2020 and 02/04/2020 (copies of Admin. Report attached). It appears that an additional exit has been added on the ground floor, on the "D" side of the building (See page A-1.). The door is not shown, however, on page A-2. At this time we have two remaining operational concerns to granting the site plan approval and the variances as requested, though we do not object to the project approval in its entirety. These concerns are listed below:

1. There appears to be limited ventilation in the ground level parking garage. While the building is to be fully sprinklered, a vehicle fire in the garage area may make conditions become untenable and severely hamper firefighting efforts. Recommend additional openings be considered at the rear and both sides of the garage (windows/window grates).
2. The depth of the proposed structure exceeds 140 feet, potentially requiring long hose stretches in the event of the fire. Recommend the first due companies be fully staffed at all times (1 Officer, 3 Firefighters minimum) to complete the initial firefighting operations.

With the exception of these concerns, we have no further operational concerns to granting the approvals. The building is fully sprinklered and, at a proposed height of 47.58 feet, it does not exceed the reach of the department's aerial ladders. This proposed new structure is to be built on a long vacant property and the non-complaint lot coverage and setback conditions are all pre-existing.

Dorinda Francis

From: Antonio Gary
Sent: Thursday, February 06, 2020 10:34 AM
To: Dorinda Francis
Cc: Kyana Woolridge
Subject: Plan Review, 175-177 22nd Street

Plan Review, 175-177 22nd Street

Good morning,

It does not appear that the plans have changed since that previous submittal.

At this time we have the same operational concerns to granting the site plan approval and the variances as requested, though we do not object to the project approval in its entirety.

These concerns are listed below:

1. There appears to be limited ventilation in the ground level parking garage. While the building is to be fully sprinklered, a vehicle fire in the garage area may make conditions become untenable and severely hamper firefighting efforts. Recommend additional openings be considered at the rear and both sides of the garage (windows/window grates).
2. The ground level parking garage includes egress only at the front (22nd Street side). With an overall building depth that exceeds 140 feet I recommend an additional egress point be considered at the rear of the garage area.
3. The depth of the proposed structure exceeds 140 feet, potentially requiring long hose stretches in the event of the fire. Recommend the first due companies be fully staffed at all times (1 Officer, 3 Firefighters minimum) to complete the initial firefighting operations.

With the exception of these concerns, I have no further operational concerns to granting the approvals. The building is fully sprinklered and, at a proposed height of 47.58 feet, it does not exceed the reach of the department's aerial ladders. This proposed new structure is to be built on a long vacant property and the non-complaint lot coverage and setback conditions are all pre-existing.

Regards,

Antonio Gary, Chief of Department
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