



Battalion Chief John Reed
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City of Plainfield Fire Department

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July 28, 2022

Daniel White
Secretary, Planning Board / Zoning Board of Adjustments
Division of Planning
515 Watchung Ave
Plainfield, New Jersey 07060

Dear
Daniel White
Secretary, Planning Board / Zoning Board of Adjustments:

The Plainfield Fire Department has reviewed the application for 437 West Front Street, Block 239, Lot(s) 5.01 & 7. The application is to construct a mixed-use building with a laundromat on the first floor and residential apartment second and third floors (10 Units). The drawings reviewed were in two (2) arrangements of drawings.

1. Final Site Plans Drawing Sheet #1 of 5, Dated 12/19/2021
2. Architectural Drawings # SK.1 Through # SK.2 Dated 6-1-2022

We have listed our comments for the Planning Board to have the applicant review and comply. The applicant must additionally submit these agreeable items for permit approval as applicable and completion of a Business Registration Application through the Fire Prevention Bureau prior to the issuing of a Temporary Certificate of Occupancy "TCO".

1) SITE

1. Maintain a fire lane on the West side of the buildings parking lot, the entire length of the building. These areas are to be signed and marked as NO PARKING –FIRE LANE and not be obstructed in any manner including the parking of vehicles.

2) BUILDING

1. The numerical labeling of the apartments will be coordinated with the Fire Department prior to the installation of signs.

2. Stair Towers will be labeled alphabetically and coordinated with the Fire Department prior to the installation of signs.
3. We request that master keys are developed and coordinated with Fire Department to access areas and rooms throughout the facility to limit excessive keys in Knox box(s).
4. All elevator fire override control keys to be keyed as per Plainfield Fire Department specification (YALE 3502).
5. We require the installation of a Knox Box Rapid Entry System, installed outside the commercial entrance on the West Side of the building. The installation is to be coordinate with Fire Department prior to installation.
6. Will the roof and floor components be truss if so, what type? The installation of a truss sign above the Knox Boxes and to be coordinated with Fire Department prior to installation.

3) UTILITIES

1. Protect any exposed electric or natural gas utilities components on the exterior of the building with bollards.

4) FIRE ALARM AND SUPPRESSION SYSTEMS

1. Applicant installing a NFPA 72 code compliant fire alarm system?
 - a. The Fire Alarm System will be integrated into one independent system including all of the Commercial and Residential fire protection systems.
 - b. We require a total of two (2) – Fire Alarm Control Panel Remote Annunciator located in the lobby entrances for the Commercial / Residential as indicated. The location is to be coordinated with Fire Department prior to installation.
 - c. Smoke Detectors for apartments will be local sounding only
2. Installing of carbon monoxide detection in compliance with applicable codes.
3. Applicant installing a NFPA 13 code compliant fire sprinkler system?
 - a. FDC “Fire Department Connection” to be a Siamese 2 ½” connection with NYC corp. threads. Located on the South Side of the building facing West Front Street. This installation is to be coordinated with Fire Department prior to installation.

Respectfully Submitted,



John Reed
Battalion Chief



Joseph Franklin
Deputy Chief, Fire Official

Cc. Director Kenneth Childress