

Bert Steinmann, Mayor



Michael Nelson  
Fire Marshal

## EWING TOWNSHIP FIRE DEPARTMENT Bureau of Fire Prevention

---

1666 PENNINGTON RD. , EWING, NJ 08618 (609) 882-9885 Ext.112 Email - mnelson@ewingnj.org

---

August 16, 2022

**Re: Name: Halston Builders Association LLC.  
Address: 2201 Scenic Dr.  
Block: 423.03 Lot: 225**

**To: To Thom it may concern:**

I do have concerns  Please see attached sheet(s)

If you have any questions or concerns please feel free to contact me.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Nelson".

Michael Nelson  
Fire Marshal  
Ewing Twp. Fire Department  
Bureau of Fire Prevention



## **EWING TOWNSHIP FIRE DEPARTMENT**

### **Bureau of Fire Prevention**

---

1666 Pennington Rd, Ewing, NJ 08628    Office (609) 882-9885 Ext 112    Cell (609) 462-8791    Email – [mnelson@ewingnj.org](mailto:mnelson@ewingnj.org)

---

**August 16, 2022**

**Re:    Halson Builders Associates LLC.  
      2201 Scenic Drive  
      Block 423.03 Lot 225**

**I have reviewed the Site Plan of the proposed building at 2201 Scenic Dr. with Chief, Michael Anderson, of the West Trenton Fire Company and we have listed the following concerns:**

- 1) After a review of the site plans and we recommend having (2) additional Fire Hydrants to be added to the development. Locations of the fire hydrants are to be determined upon construction. Need Utility plans to see water lines to the building.**
  
- 2) Site review plans don't show if this building is going to require a sprinkler system and/or required to have a Fire Alarm System? If the building is going to require a sprinkler system, we would recommend the following:**
  - A. Provide a copy of the Utility plans where the Fire Department Connection "FDC" is to be installed on each of the buildings and if possible to be determined upon the construction of the development. Recommend having an "FDC" connection with a 5" Storz coupling with a 30-degree elbow. Installing an FDC sign above the connection. This will give ample space for the fire apparatus to safely hook up and remain outside the potential collapse zone in the event of a fire. We would maintain a 5' foot clearance of any landscape bushes or trees of the " FDC " connections.**
  
  - B. When the fire alarm is installed, we recommend selecting the locations of the fire alarm annunciator and/or alarm panel, and/or manual pull stations before being installed.**
  
  - C. Plans don't show the water lines and if the building will have a sprinkler system.**

- 3). **Site plans don't show the turning radius for the larger fire apparatus. We need to verify the width of the roadway and turning radius of each corner and the weight restrictions. Aerial apparatus weighs forty tons and require an inside turning radius of 53% and width of 33 to 50 feet. We would also recommend not placing any lighting poles or trees that grow overtime on any end of the islands or corners located around the complex. The Aerial Fire apparatus platform hangs over the front of the vehicle which creates an issue when turning into or exiting the parking area and travel lanes. If lighting is required to be installed on an island, please install it in the middle of the island so it doesn't interfere with the apparatus traveling safely in and out of the complex. On the north side of the building parking spaces on the closest to the building should be removed for Fire Lane parking. Plans indicate the width on the north side of building to be 16.5 and the south side 24 ft. We would require a width of 33 to 50 feet throughout the complex. On the south side the driveway should go completely through to Silva St. instead of a dead end.**
  
- 4) **Site plans don't show the locations and height of the Knox Boxes to be installed on the buildings. Locations and heights are to be determined by the Fire Marshal's office upon construction.**

**Any questions or concerns regarding the recommendations please feel free to contact me at the following number (609) 462-8791.**

**Respectfully,**



**Michael Nelson  
Acting Fire Marshal  
Ewing Twp. Fire Dept.  
Bureau of Fire Prevention**