



Joseph V. Cornforth  
Fire Marshal

# CHERRY HILL FIRE DEPARTMENT

Camden County, New Jersey

Office of the Fire Marshal  
1100 Markkress Road  
Cherry Hill, NJ 08003  
Phone (856) 795-1340  
Fax (856) 795-8432  
jcornforth@chfd.org

July 26, 2022

## Site Plan Review Check Sheet

Application Number: 17-P-0041

Address: Centura Complex

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

### 1. General

- a) Nature of Business Residential Development
- b) Use Group Residential
- c) Construction Class \_\_\_\_\_
- d) Occupancy Load \_\_\_\_\_
- e) Scope of Project Development Expansion

### 2. Access

- |  | YES      | NO       | N/A      |
|--|----------|----------|----------|
| a) Approved FDA Access Road                    | <u>X</u> | _____    | _____    |
| b) Apparatus turning radius schematic provided | _____    | <u>X</u> | _____    |
| c) 360 access around building                  | <u>X</u> | _____    | _____    |
| d) Security gates/fences                       | <u>X</u> | _____    | _____    |
| e) Designated fire lanes                       | _____    | <u>X</u> | _____    |
| f) Building overhang/canopy                    | _____    | _____    | <u>X</u> |

### 3. Fire Protection

- |   |       |          |       |
|---|-------|----------|-------|
| a) Required fire flow calculations provided | _____ | <u>X</u> | _____ |
| b) Hydrant; number and location             | _____ | <u>X</u> | _____ |
| c) Hydrant; make and model                  | _____ | <u>X</u> | _____ |
| d) Water main size and location             | _____ | <u>X</u> | _____ |
| e) Dead end mains                           | _____ | <u>X</u> | _____ |
| f) FDC location                             | _____ | <u>X</u> | _____ |
| g) FDC type (4" Stortz, 2-1/2" Siamese NST) | _____ | <u>X</u> | _____ |
| h) Hydrant within 75' of FDC                | _____ | <u>X</u> | _____ |



## Comments:

Since the initial application has made, our town ordinance has been updated to reflect combustible ground cover not being permitted against combustible exterior walls. This safety enhancement creates a buffer to prevent exterior fires from spreading to the buildings and causing more damage. When doing the landscaping the applicant needs to keep this in mind and keep combustible ground cover (mulch) away from any exterior wall that is combustible.

The existing emergency access road and gate at the Browning Road entrance has not been maintained. The applicant needs to ensure maintenance of the road, maintenance of the gate, as well as keep the vegetation and or trees from overtaking the road. Currently there are several dumpsters as well as bulk trash sitting in the roadway.

Driving through the complex there is a missing no parking/fire lane sign. The residents are also parking in the existing fire lanes. Additional fire lanes may be required to prevent occupants from obstruction emergency vehicle assess. I question if the future developing has adequate parking for the residents. Developments like this tend to fill the street with trash cans and vehicles have nowhere to go. There is an existing unpaved lot by the rear community building. The building is not being used, allowing residents to park there. If the community building re-opens, parking conditions will change. I recommend the applicant provide a plan sheet that depicts approved parking and will show any designated fire lanes so the topic can be reviewed appropriately.

The utility pages of the amended plans have a lot depicted on them. I request the applicant to provide a plan sheet that depicts the overall site, depicts the location and size of the water mains as well as the location of the fire hydrants. This way they can be reviewed and if any changes are required they can be reviewed appropriately. All new hydrants need to meet the requirements of our local ordinance.

The lack of maintenance and upkeep of the existing complex buildings have allowed some of the buildings to fall into substantial disrepair. Will any of those repairs be made prior to the construction of the new phases? I request the applicant to provide testimony who will is responsible for the maintenance and upkeep of the existing property as well as the future phases moving forward.

