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To: **Jamilet Baquerizo Vite, Planning Board Secretary**
From: **Mark J. Semeraro, Esq.**
Date: **October 22, 2025**
Re: **Review Memo: Section 31A Referral to Planning Board for Fire Station No. 1 (415 Valley Road) & Fire Station No. 3 (93 Ridgeway Avenue)**

Introduction

The purpose of this memo is to provide an overview of the proposed improvements to Fire Station No. 1 at 415 Valley Road and Fire Station No. 3 at 93 Ridgeway Avenue. The Township proposes a coordinated program of interior and exterior renovations, building-system upgrades, accessibility improvements, and window and door replacements intended to address existing conditions, extend the useful life of both facilities, and improve their safety, reliability, energy efficiency, and functionality for emergency personnel. The application is presented as a Section 31A referral because the work constitutes capital improvements to existing municipal public-safety facilities.

All proposed work will occur on the exterior of the existing buildings or within their current footprints. No expansion of either building footprint, increase in building height, or change in the existing fire-station use is proposed. Construction will be phased and coordinated to maintain emergency response, vehicle access, public safety, and continued firehouse operations during the renovation period.

The proposed improvements are divided between Fire Station No. 1 and Fire Station No. 3 and are categorized as either base-bid work or alternate work. The base bid consists of the Township's highest-priority improvements and applies only to Fire Station No. 3. Alternate improvements are proposed for both stations and will be selected after final costs are determined, subject to available funding.

Fire Station No. 3 – Base-Bid Improvements

The base bid is centered on Fire Station No. 3 and includes repairs to the damaged brick façade, repointing and resealing of masonry, cleaning and water-resistant treatment of exterior walls, repair of exterior cracks, and construction of an ADA-compliant entrance landing and ramp. Exterior site lighting is proposed at nine locations.

Interior work at Station No. 3 includes new flooring and wall base; repair or replacement of ceiling tiles; replacement of interior doors and installation of code-compliant hardware; ADA shower units; low-flow plumbing fixtures; a split air-conditioning system; fire-alarm upgrades; and cleaning, repair, and painting of interior walls. The base bid also includes replacement windows with double-pane, low-emissivity glass and insulated frames; replacement of exterior personnel doors, frames, and hardware; cleaning, repair, and repainting of lintels and sills; and removal of existing window or wall-mounted mechanical units and their supports.

Fire Station No. 3 – Alternate Improvements

Two alternate scopes are proposed at Station No. 3.

The first would improve garage ventilation through a new roof-mounted make-up air unit, associated horizontal and vertical ductwork and dampers, a new roof exhaust fan, structural supports, an extended gas line and roof supports, related masonry cutting and patching, roof screening, and relocation of furnishings as necessary for installation.

The second would replace the existing gas-fired clothes dryer with a new electric dryer, adapt and patch the existing vent opening, and provide the required electrical wiring and circuit breaker.

Fire Station No. 1 – Alternate Improvements

The work at Fire Station No. 1 is organized as five alternate scopes.

The first would remove and replace oil separator, clear the existing plumbing lines, dispose of contaminated water in accordance with approved New Jersey Department of Environmental Protection methods, and install a new separator.

The second would upgrade the existing HVAC split system by adding interior cassettes and rooftop equipment, new refrigerant lines and covers, compliant recovery and replacement of refrigerant, and the electrical panel and wiring needed to support the upgraded system.

The third alternate would install LED exterior lighting at approximately twenty locations serving the parking area, access lane, front entrance, and garage-door areas, with dusk-to-dawn controls, and would modify the shower by installing a collapsible dam at the shower sill and relocating the existing controls.

The fourth would improve garage ventilation through a new rooftop make-up air unit, four roof-mounted inlet hoods, ductwork to the garage floor area, a roof-mounted exhaust fan, and associated electrical work.

The fifth would address the existing flooring by evaluating the condition of vinyl asbestos tile beneath the rubber flooring, using a licensed asbestos-abatement contractor if required, removing the existing rubber tile and base, and installing new black vinyl composition tile and base.

Project Structure and Public Benefits

The Township structured the project with Fire Station No. 3 improvements in the base bid and additional work at both stations as alternates so that the highest-priority work can proceed while preserving flexibility after construction pricing is received. Following receipt and review of bids, the Township will determine which alternate items can be included within available funding.

Collectively, the proposed improvements are intended to correct maintenance concerns; improve accessibility; provide more reliable ventilation, cooling, fire-alarm, plumbing, and electrical systems; improve exterior illumination and working conditions; increase energy efficiency; and preserve the operational capacity of these essential public-safety facilities.

Conclusion

The proposed renovations are necessary to correct building conditions, replace systems, improve accessibility and code compliance, and ensure that Fire Station No. 1 and Fire Station No. 3 can continue to support safe and effective emergency-response operations. Addressing these deficiencies now will extend the useful life of both facilities. Because the work will remain within the existing building footprints, preserve the current municipal use, and be phased to maintain emergency services throughout construction, the improvements constitute a prudent and essential investment in the Township's public-safety infrastructure.

Sincerely,

Mark J. Semeraro

Mark J. Semeraro, Esq.