



# West Orange Fire Department

## Fire Prevention Bureau

415 Valley Road, West Orange, New Jersey 07052

Phone: (973) 325-4175 Fax: (973) 669-1080

E-mail: [FirePrev@westorange.org](mailto:FirePrev@westorange.org)

**Robert D. Parisi**  
*Mayor*

**Anthony Vecchio**  
*Fire Chief*

**Steven Hywel**  
*Fire Official*

## MEMORANDUM

**To:** Rose Marie DeSena, Zoning Board Secretary

**From:** Steven Hywel, Fire Official

**Date:** 9/9/2020

**Subject:** ZB-19-10/955 Pleasant Valley Way, LLC

---

My comments/inquiries for the above referenced property are as follows:

- 1) I recommend that this structure be outfitted with a full sprinkler suppression system as defined by the NFPA and by the New Jersey Uniform Construction Code.
  - a. In accordance with the Township of West Orange Ordinance 2418-14, an approved red light bulb and fixture shall be installed over each Fire Department Connection.
  - b. A copy of the sprinkler and/or standpipe installation plan(s) shall be submitted to the Fire Official for review.
  - c. A copy of all hydraulic sprinkler calculations including documentation of available water supply.
  - d. All Fire Department Connections shall be fitted with a 2 ½ inch Siamese Connection as approved.
  - e. The suppression system shall be monitored by a 24 hour fire alarm monitoring company
- 2) Ensure that a standpipe connection is at the top of each stairwell for stretching of firefighter hoselines to roof by firefighters
- 3) Ensure the building is evaluated to determine if a "two-way radio enhancement system" is needed for Fire, Police, and EMS radio coverage inside the building.

- 4) While it may not be required, due to limited roof access, I recommend that a full stairway and roof bulkhead be incorporated into the building for roof access.
- 5) I recommend the structure be outfitted with a full fire/smoke detection system as defined by NFPA and by the New Jersey Uniform Construction Code. Should this building be equipped with a fire/smoke detection system, then the following items are required:
  - a. A copy of the fire detection and alarm system installation plan shall be submitted to the Fire Official for review.
  - b. The fire detection system shall be monitored by a 24 hour fire alarm monitoring company as indicated on the plans.
  - c. A copy of the NFPA 72 acceptance forms shall be submitted to this Bureau prior to a Certificate of Occupancy being issued.

