



EVESHAM TOWNSHIP FIRE DISTRICT NO. 1

Fire Prevention Division

P.O. Box 276 – 984 Tuckerton Road – Evesham, New Jersey 08053-0276 – 856-983-2210

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To: Ms. Jennifer Newton – Administrative Officer
From: Deputy Chief Scott Freedman, Fire Marshal
Date: October 3, 2025
Subject: P25-11: 100 Centre Blvd. (Block 24.21, Lot 3)

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amended

Regarding the above matter, Evesham Fire-Rescue is requesting the following changes to the proposed site plan:

1. Provide hydraulic calculations of the fire service water supply to the site. This is part of the evaluation process to determine if sufficient water supply exists to support construction and the needed fire flow to the structure.
2. As a condition of approval, a hydrant flush and AWWA flow test must be completed by the contractor and witnessed by this office prior to beginning construction of the building. Fire hydrants must deliver a minimum of 1,000 gallons per minute (gpm) at each hydrant.
3. The sheer size of this building presents some complexity with respect to firefighting events in this building. This coupled with fire department access issues at the rear of the apartment building created by the presence of the parking garage will create additional challenges for the fire department. Therefore, we will **NOT** support construction of this project **UNLESS** the entire building is suppressed with an NFPA 13 sprinkler system. Where provisions may exist for this construction type to be protected with a 13R system, we will NOT support that provision due to the limited access and the size of the building. In lieu of the access requirements in Section 503, we find that a compliant NFPA 13 system will offer increased protection and allow us as the AHJ to decrease the access requirements in Section 503.
4. If not required by the Building Code, the fire department is requesting the parking garage to be protected by an NFPA 13 compliant sprinkler system.
5. If not required by the Building Code, the fire department is requesting each stair tower in the residential apartment building has a standpipe with a 2 ½” hose connection. The location should be determined by the sprinkler contractor to be most convenient for them as the system is installed. Our preference is within the rated stair tower.
6. If not required by the Building Code, the fire department is requesting each stair tower within the parking garage has a Class I standpipe with a 2 ½” hose connection. The

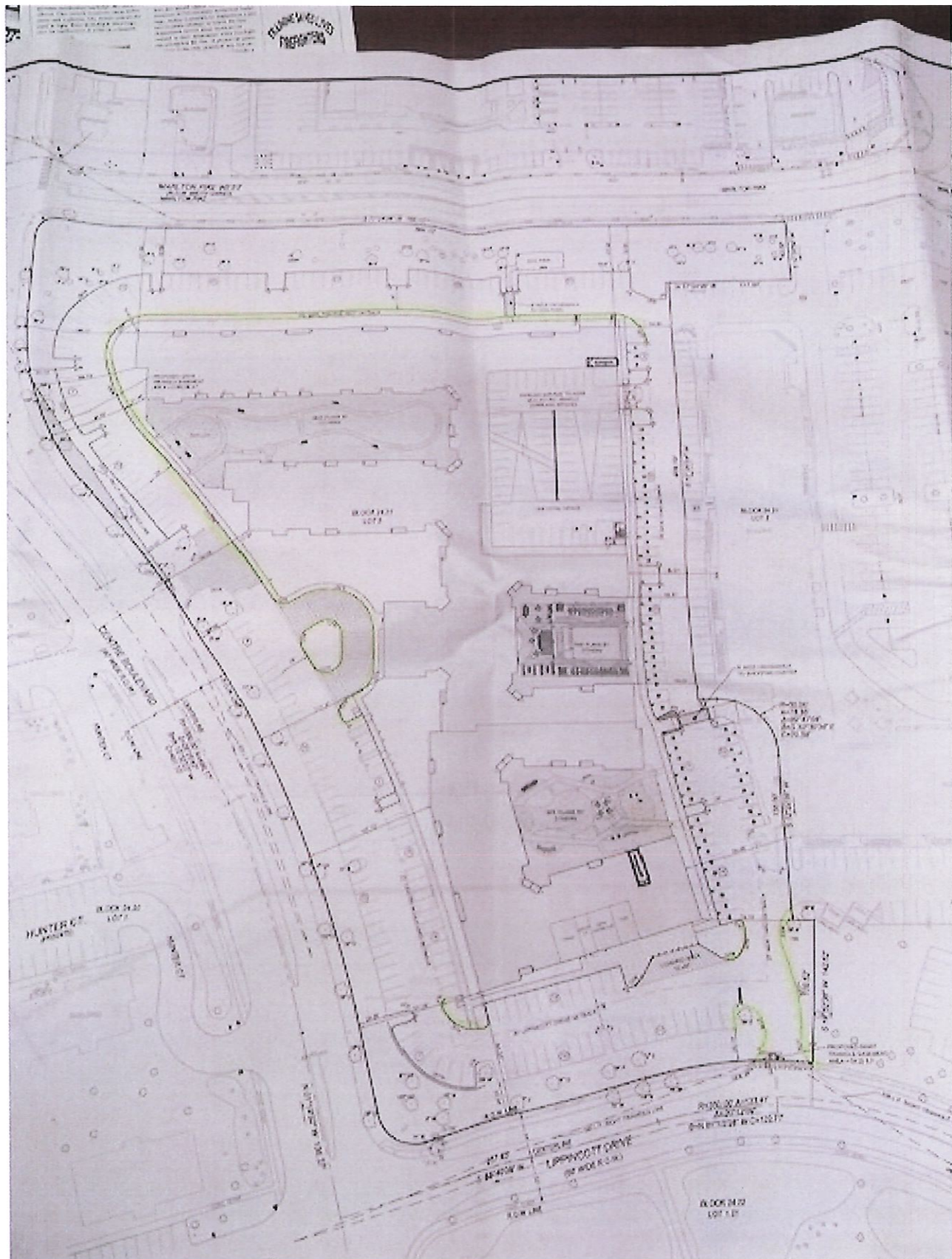
location should be determined by the sprinkler contractor to be most convenient for them as the system is installed.

7. Fire Department Connection (FDC) is to be relocated near the main entrance (front door of the building) to the building and within fifty feet of a fire hydrant. The FDC will be a 2 ½" threaded Siamese.
8. Fire lane signage and yellow curb painting is to be installed throughout the parking lot to identify "no parking zones" in accordance with IFC Section 503.3 and as indicated by the highlighted areas attached to this memo. Additionally, we are requesting the adoption of Title 39 enforcement allowing Evesham PD to enforce the fire lane parking provisions granted by the statute.
9. As a condition of approval and as indicated in IFC Section 503.2.3, a paved/scratch coat of asphalt shall be provided capable of handling a weight of 75,500 pounds prior to construction beginning. All fire hydrants must be installed, tested and certified before construction of the building is to begin.
10. The remote annunciator for the fire alarm is to be located at the main lobby. If possible, we request that the main panel be located in the sprinkler riser room.
11. A Knox Box entry system will be required to be installed at the main lobby entrance. It should be of sufficient size to hold the master keys to all areas of the building, an elevator key, and the keys for the alarm panel and pull station. Model type can be specified by the AHJ further along in the construction process.
12. Any security doors/mag locks/electronic gates are configured with emergency services access in mind. (Key, keypad and punch code provided, etc.)
13. Elevators must be capable of accommodating a full-size ambulance stretcher.
14. Floor and/or roof truss signs are to be affixed to the front of the building.
15. The building shall have an address prominently affixed to the structure which is legible and visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters which are 4 inches high with minimum stroke width of ½ inch in accordance with IFC Section 505. Additionally, Evesham Fire is requesting that the apartment numbers be affixed to each balcony or patio at a mutually agreeable location and visible to firefighters from the exterior of the structure.
16. The use of combustible landscape materials, such as wood-based mulch products, is prohibited within 18 inches of a building or structure; or within 18 inches of any designated smoking area (IFC 305.6).

17. Addressing, specific to the apartment numbering, shall be approved by the Evesham Township Tax Assessors Office and the Fire Marshal.
18. Upon completion, building shall be evaluated to ensure compliance with the Emergency Radio Responder Coverage requirements of the International Building and Fire Codes. The cost associated with the evaluation is the responsibility of the owner/contractor. The list of requirements will be provided as the building nears completion.
19. With respect to the proposed plan to install 25 EV capable charging spaces/stations in the parking garage. We have great concern with the proposed location for the EV charging stations as this presents a challenge to firefighters in controlling an electric vehicle fire in what is considered a confined area. While parking EV vehicles and the placement of charging systems are not restricted by any code, the charging of EV's in a parking garage presents a greater concern/threat. There are numerous documented cases of fires related to thermal runaway (an uncontrolled self-heating state of the battery) occurring during the charging process.

Additionally, we are seeing more incidents of faulty charging equipment related fires in vehicles under charge. Unlike fires in typical combustion engine vehicles, fires in EV vehicles will continue to burn until the battery is completely void of energy. EV vehicle fires can burn for considerable amounts of time (up to 6-8 hours) and require copious amounts of water (10,000-20,000 gallons) to cool and eventually suppress the fire.

The end result is a fire that has the potential to burn for a long period of time, even with the fire department directing water on it, that can cause a considerable loss to other vehicles within the parking garage and weaken the structural integrity of the garage. The potential for a significant fire loss and damage to the structure is the sole reason we discourage the installation of EV charging station in the parking garage. We would highly recommend the removal of the charging stations from within the parking garage.



"The Primary Mission of Evesham Fire-Rescue Quality Fire and Emergency Medical Services"
www.eveshamfire.org