EVESHAM TOWNSHIP FIRE DISTRICT NO. 1
Fire Prevention Division
P.O. Box 276 – 984 Tuckerton Road – Evesham, New Jersey 08053-0276 – 856-983-2210

To: Ms. Jennifer Newton – Administrative Officer

From: Deputy Chief Scott Freedman, Fire Marshal/Fire Subcode Official

Date: June 1, 2026

Subject: P26-11 Pine Street Ventures/501 Evesboro-Medford Rd (Block 16, Lot 1.03)

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

1. In reviewing fire department site access as well as the International Fire Code, we will **NOT** support construction of this project **UNLESS** the entire building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 (Full 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 REQUIRED by the IFC Section 503. 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.

2. If not required by the Building Code, the fire department is requesting each stair tower 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.

3. Please provide a fire apparatus site circulation plan showing turning radius of the fire access roads. The attached truck turning template should be used to ensure compliance of the site with our fire apparatus.

Understanding that this review is for preliminary approval and the applicant will return for final site plan approval in the future, I will offer these comments for the purposes of plan submittal for the latter portion of the approval process:

4. Fire hydrants on the property are inadequate to meet the onsite water supply for fire suppression purposes. Evesham is requesting three (3) additional fire hydrants on the site to support firefighting operations and the needed fire flow for the type and size of the structures on the property. All hydrants are to meet the intent of §75-19 of the Code of Evesham and be capable of delivering a minimum of 1,000 gallons per minute of water each. 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.

5. Fire Department Connection (FDC) is to be relocated near the main entrance (front of the building) to the building and within fifty feet of a fire hydrant. The FDC will be a 2 ½" threaded Siamese.

6. Fire lane signage and yellow curb painting is to be installed throughout the parking lot on all curbs not assigned and striped as parking spaces in accordance with local ordinance §75-11 of the Code of Evesham and IFC Section 503.3. Additionally, we are requesting the adoption of Title 39 enforcement allowing Evesham PD to enforce the fire lane parking provisions granted by the statute.

7. 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.

8. 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.

9. 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.

10. Any security doors/mag locks/electronic gates are configured with emergency services access in mind. (Key, keypad and punch code provided, etc.)

11. Elevators must be capable of accommodating a full-size ambulance stretcher.

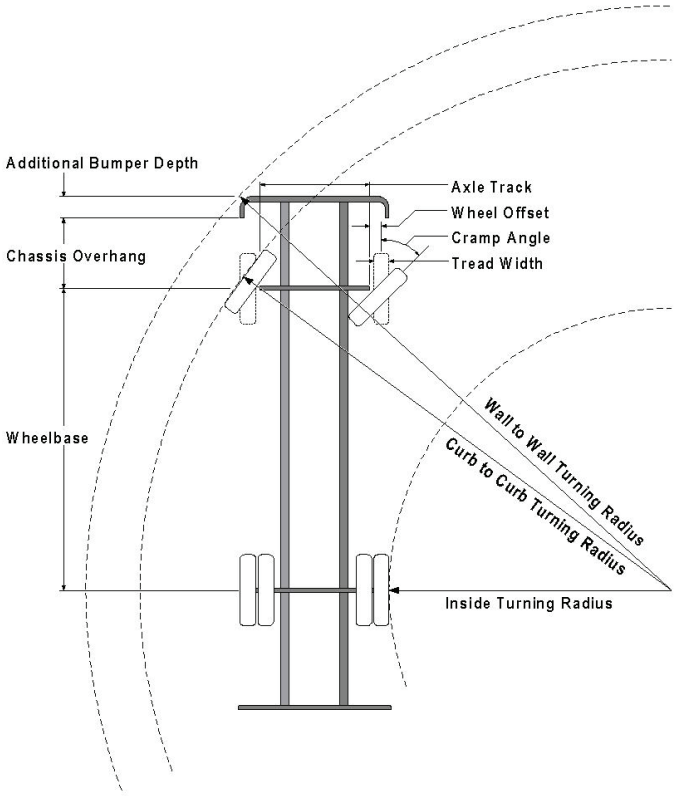
12. The building shall have an address prominently affixed to the structure which is legible and visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters which are 4 inches 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.

13. 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).

Turning Performance Analysis

09/30/2014

Bid Number: 299
Department: Evesham Twp Fire District #1
Chassis: Arrow-XT Chassis, PAP/Midmount, 2010
Body: Aerial, Platform 100', No Pump, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.4 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	22 in.
Front Overhang:	135.6 in.
Wheelbase:	268 in.

Calculated Turning Radii:

Inside Turn:	21 ft. 3 in.
Curb to curb:	37 ft. 11 in.
Wall to wall:	45 ft. 4 in.

Comments:

Category	Option	Description
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Qtm/AXT/DCF
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
Bumpers	0550017	Bumper, 22" Extended, AXT, Dash CF
Aerial Devices	0657391	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:	
Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.