

Bradley Beach Bureau of Fire Prevention
701 Main St.
Bradley Beach, NJ 07720
732-776-2999 Ext. 1033
PMurphy@BradleyBeachNJ.gov



May 12, 2022

Site Plan Review Re:
Eman Lab, LLC / Bradley Cinema
110 Main St.
Bradley Beach, NJ 07720
Block 71 Lot 30
LUB 22/03

Fire Hydrant Location: NJAWC Hydrant #45 is approximately 200' away on the corner of Main St and Evergreen Ave. this hydrant is supplied by a 4" main. NJAWC hydrant #39 is approximately 300' away on Second Ave. This hydrant is supplied by an 8" main.

Fire Department Access / Fire Lane: As there is no parking lot, rear or side emergency vehicle access, or fire hydrants on this property, no fire lanes are delineated on current site plan. See notes re: Main St/ NJ Rt 71.

Dumpster/ Refuse Enclosure Area: Approved as indicated on Sheet A1. 4 refuse containers located in the rear, North corner, not in contact with or placed against the exterior wall of the building.

" FDC " Fire department connection for sprinkler system location : Not indicated on current site plan.

Notes:

1. The frontage facing Main St / NJ Rt 71 does have an existing no parking area delineated in front of the cinema. Although this is not required fire access, it does assist with egress of the occupants and FD access. As such, it is recommended that this existing no parking area be better delineated.
2. Sheet A1 indicates an alley way in the rear that ends with a proposed 5' metal gate that leads to a neighboring property. That alley way, being a possible egress path, would need to be permanently maintained. As such an easement would be needed from the neighboring property ensuring access to public way was never diminished or obstructed. It is recommended that all egress from the main cinema be directed to the West towards Main St/ NJ Rt 71. Furthermore, if an easement could not be obtained, then that recommendation would become a requirement as people exiting the main cinema could potentially exit and travel down the alley, which would lead to a dead end since the gate and access to public way would not be there.
3. The "new 5' HT metal gate" at the end of the alley to the West side will be required to have panic hardware, along with compliant egress and emergency lighting throughout the alley / egress path.

A handwritten signature in blue ink, appearing to read "Paul Murphy".

Paul Murphy, NAFI-CFEI, IAAI-FIT(V), IAAI-ECT
Fire Marshal
Borough of Bradley Beach