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**INTEROFFICE MEMORANDUM**

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**TO:** ANDREW SALERNO, BOROUGH ADMINISTRATOR  
**FROM:** CHIEF M. MAGAW, SOUTH RIVER FIRE DEPARTMENT  
**SUBJECT:** BUILDING COMMITTEE SITE SURVEY  
**DATE:** 6/17/2011

Enclosed you will find the site survey prepared by the South River Fire Department's Building Committee. The Committee consists of nine (9) members with 275 years of firefighting experience. The Committee was assisted by verbal information provided by Mr. Emanuel Mesagna, Architect who performed a Phase 1 space study for the Borough, and also by comments offered by the six (6) finalists for the position of Project Architect..

Feel free to contact me if you have any questions regarding this survey.

# South River Fire Headquarters

## New Firehouse Project



## South River Fire Headquarters Possible Sites – Existing Grounds



- Size and shape issues
- Inadequate parking issues
- Displacement issues during construction
- Difficulty in apparatus entering/exiting
- High demolition costs
- High acquisition costs (Bank purchase)
- Removing tax ratable from rolls (Bank purchase)
- Building issues – property grade, underground springs & water table
- No future expansion without purchasing additional tax ratables
- Intersection improvements necessary

## South River Fire Headquarters Possible Sites – Lincoln School



- Difficulty in apparatus entering/exiting (major street)
- Expensive demolition costs
- High abatement costs due to asbestos
- Building issues – water table
- Increased member response time due to multiple traffic lights, narrow streets and major intersections.
- Expensive intersection upgrades on county road
- Property in South River flood plain – access roads have been impassible due to flooding four times in the past six years
- Construction in the flood plain negates receipt of federal grants

# South River Fire Headquarters Possible Sites – SR Coat



- Size and shape issues - Expensive road widening to accommodate trucks
- Fire Department and residential parking issues
- Difficulty in apparatus entering/exiting residential streets
- Acquisition costs
- Very expensive demolition costs
- High abatement costs
- Building issues – Underground springs & water table
- Increased response time
- Removing tax ratable from rolls

## South River Fire Headquarters Possible Sites – Whitehead lot



- Grossly undersized for Fire Department needs
- Parking issues
- Difficulty in apparatus entering/exiting – Narrow streets
- Acquisition costs
- No future expansion possible without purchasing additional tax ratables
- Increased response time - location
- Removing tax ratable from rolls
- Possible Railroad issues
- Building issues – Water table
- Possible flood issues

## South River Fire Headquarters Possible Sites – 7 Acres park



- Unknown acquisition costs
- Potential abatement costs
- Potential negative public reaction – removing open space
- Increased response time to the Business District and North end of town potentially impacting the ISO Ratings (fire insurance ratings)
- Expensive intersection upgrades needed on county road

## South River Fire Headquarters Possible Sites – Fitzpatrick Field



- Safety concerns when schools entering/exiting
- Increased response time when schools entering/exiting
- Difficulty in apparatus entering/exiting – major road widening necessary
- Potential negative public reaction - removing park/open space
- Possible railroad issues
- Possible water issues – high water table

## South River Fire Headquarters Possible Sites – Main Street



- Some size and shape issues
- Major parking issues
- Difficulty in apparatus entering/exiting
- Very high acquisition costs
- Very high demolition costs
- Possible abatement issues
- Road widening issues – county road
- Removing several high tax ratables
- Building issues – Underground springs & water table
- Potential negative public and business reaction
- Removal of public parking from portion of Main Street

## South River Fire Headquarters Possible Sites – Elks Lodge



- No size and shape issues
- No parking issues
- No displacement issues during construction
- No difficulty in apparatus entering/exiting
- Moderate demolition costs
- No known abatement issues
- No road widening issues
- No removal of any tax ratable
- Centralized location - improved average response time