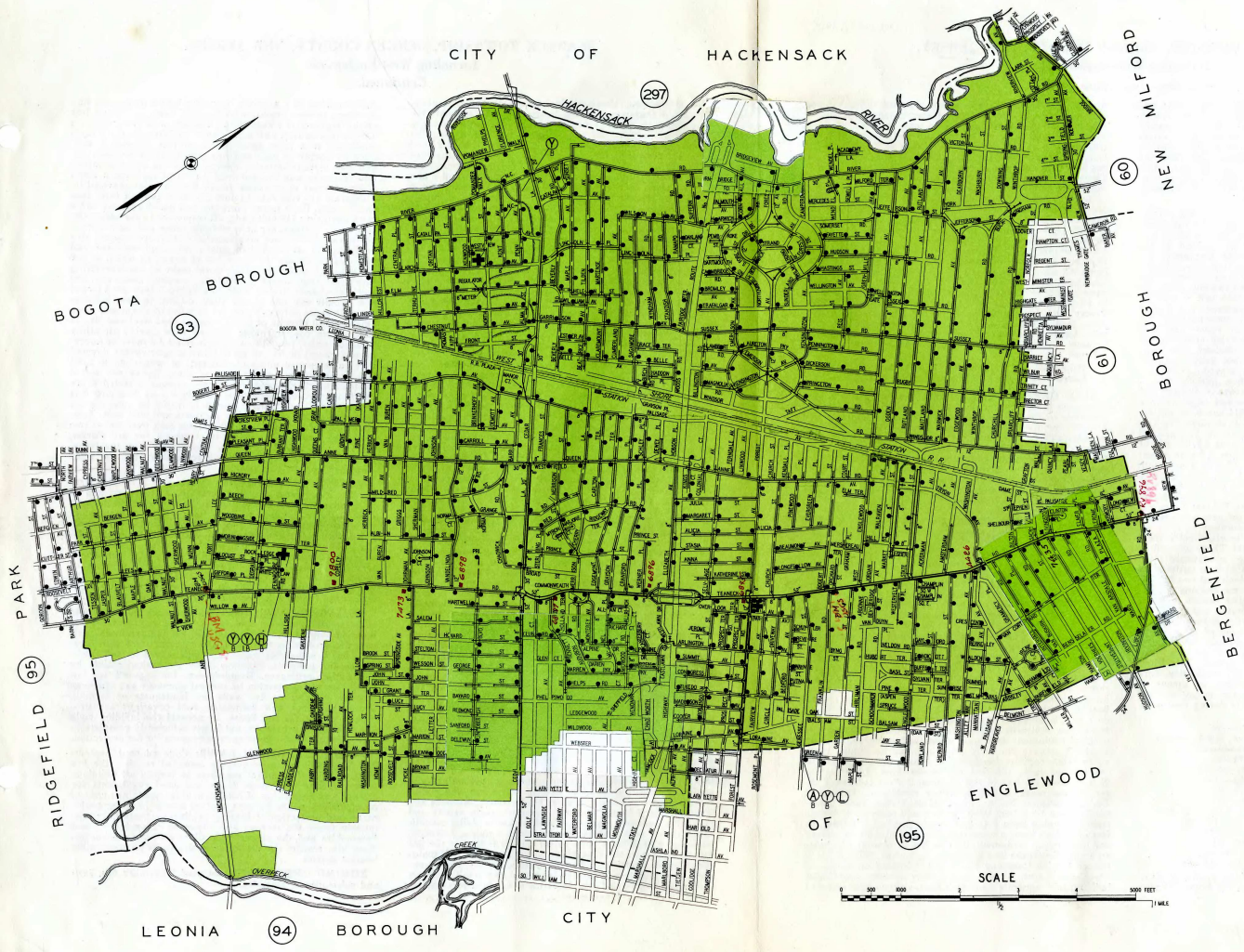


Superseding Map No. 92 of April 30, 1935. Please destroy old issue.



- Fire house shown thus
Fire apparatus designated by symbols thus:
① Pumping engine and hose car
② Hose car
③ Ladder truck
④ Ambulance, Squad or Auxiliary car
⑤ Booster tank or tanks on above
⑥ Ladders on above
- KEY
PROTECTED FIRE ZONE: Shown in Green.
Notes.—For description of fire protection, etc., see other side.
Elevations range from 0 to 173 feet above mean sea level.
Water mains 8 inches and larger in diameter
Water mains 6 inches in diameter
Water mains 4 inches in diameter
Fire hydrants shown thus
Gate valves shown thus

THE FIRE INSURANCE RATING
ORGANIZATION OF N. J.
ENGINEERING DEPARTMENT
NEWARK 2, N. J.

Teaneck Township
Bergen County, New Jersey
OCTOBER 31, 1946

October 31, 1946.

TEANECK TOWNSHIP, BERGEN COUNTY, NEW JERSEY.

Including West Englewood.

Population — 1940 Census — 25,275.

IN GENERAL: Located on the Hackensack River and the West Shore Railroad between Hackensack and Englewood and about 10 miles north of Weehawken. It is mainly a residential community with several substantial real estate developments and a few apartment houses and about 10 small industries normally employing about 200. Area 5.9 square miles. Elevations range from 0 to 173 feet. Main thoroughfares are concrete or macadam in fair to good condition. There are no adverse conditions which might interfere with the response of fire apparatus.

WATER SUPPLY: Water for domestic and fire protection purposes is furnished to a major portion of the township by the Hackensack Water Company with a small section in the south adjoining Bogota being supplied by the Bogota Water Company. **Hackensack Water Company:** The portion of this system in Teaneck is on the New Milford Low Service and is supplied by 52-inch and 30-inch transmission mains which pass through the township from the New Milford Pumping Station and which are well interconnected with 24-inch and 20-inch transmission mains in adjacent municipalities. For a detailed description of the Hackensack Water Company system see report and map No. 59. **Distribution System:** In one service consisting of 6-inch and 8-inch mains fairly well gridironed. See map. **Consumption:** The average and maximum daily consumption during 1945 in the entire territory served (84,266 live services) were 39,221 and 46,526 million gallons respectively. The maximum daily consumption was 39,526 and 8.65 million gallons respectively on the low and high services. The average daily consumption was 32,914 and 6,307 million gallons respectively on the low and high services. On December 31st, 1945 there were 6,844 services in Teaneck, all of which were metered. It is estimated that 4.375% of the total consumption is used in Teaneck. **Pipe:** All pipe is cast iron, tar coated, bell and spigot joint, laid with a minimum 3-foot cover. Total length, 428,630 feet; 3.21% 52-inch, 0.26% 42-inch, 6.46% 30-inch, 0.24% 24-inch, 0.23% 20-inch, 2.82% 12-inch, 15.59% 8-inch, and 71.19% 6-inch. No trouble reported from freezing or electrolysis. **Gate Valves:** There are 1,200 in the township of various makes set with valve boxes and manholes at grade. Direction of operation is uniform. All valves are inspected annually with semi-annual inspections of major control valves. **Hydrants:** There are 586 in the township of Smith and Corey makes of standard type, of which 583 have one 4½-inch and two 2½-inch outlets and 6-inch gated branches, two have one 4½-inch and two 2½-inch outlets and 4-inch gated branches, and one has one 4½-inch and one 2½-inch outlets and 4-inch gated branch. Outlets have National Standard threads. Hydrants are inspected semi-annually, after use, and frequently during freezing weather. At time of inspection those operated were found to be in good condition. **Pressures:** Readings taken at 14 well distributed locations showed pressures ranging from 59 to 105 pounds with an average of 79 pounds. **Fire Flow Tests:** Probable supply available for fire protection purposes was measured on October 24th, 1945 by means of Pitot tube. Location of hydrant, discharge in gallons per minute, pressure before flow, and pressure during flow were as follows:

Churchill and Rugby Rds., 2,130—75—36.
Hudson Rd. and W. Englewood Ave., 3,290—74—27.
Market St. and Palisade Ave., 2,460—84—23.
Emerson and Forest Aves., 1,920—71—62.
Lincoln Pl. and Standish Rd., 2,630—80—57.
Cedar Lane and Chestnut Ave., 5,660—80—73.
Stasia St. and Forest Ave., 1,890—69—35.
Grayson Pl. and Red Rd., 1,580—59—10.
Endicott Ter. and Englewood Ave., 1,120—94—62.
Tuxedo Square and Forest Ave., 2,680—96—88.
Johnson Ave. and Albin St., 2,830—82—59.
Fycke Lane and Marion St., 900—105—61.
Park Ave. and Fort Lee Rd., 2,030—66—46.
Palisade Ave. N. of Griggs Ave., 1,970—67—52.

Bogota Water Company: The portion of this system in Teaneck is an extension of the high service of the Bogota Water

Company system in Bogota and is supplied through 4 parallel 6-inch mains. For a detailed description of the Bogota Water Company system see report with map No. 93. **Pipe:** All pipe is cast iron, tar coated, bell and spigot joint, laid with about a 3½-foot cover. Total length in Teaneck, 24,200 feet; 2.5% 8-inch, 69.4% 6-inch, and 28.1% 4-inch. No trouble has been reported from freezing or electrolysis. **Gate Valves:** There are 53 in Teaneck mostly of Eddy make set with iron boxes at grade. All but 2 valves turn counter-clockwise to open. Valves are inspected annually. **Hydrants:** There are 40 in the township of Eddy make of standard type; 35 have one 4½-inch and two 2½-inch outlets and 5 have two 2½-inch outlets; outlets have National Standard threads; 20 hydrants have 4-inch branches and the balance have 6-inch branches; 13 hydrants have no independent gates. Hydrants are inspected annually. At time of inspection those operated were found to be in good condition. **Pressures:** Readings taken at 2 locations on the Bogota Water Company system in Teaneck showed pressures ranging from 57 to 92 pounds with an average of 74½ pounds. **Fire Flow Tests:** Probable supply available for fire protection purposes was measured on June 5th, 1946 by means of Pitot tube. Location of hydrant, discharge in gallons per minute, pressure before flow, and pressure during flow were as follows:

Penn Ave. and Catalpa St., 770—92—24.
Larch Ave. opposite Center Pl., 780—57—22.

FIRE DEPARTMENT: A full paid organization of 3 companies under the control of the fire chief who is responsible to the township manager. Township appropriated \$128,235 for the fire department during 1946. Membership includes a chief, assistant chief, captain, acting captain, lieutenant, 3 acting lieutenants, 4 alarm operators, 1 mechanic, 1 fire alarm electrician, and 26 men who are on Civil Service status. Department is divided into two shifts working in 24-hour periods, with the exception of alarm operators who work in 8-hour shifts and the assistant chief, mechanic, and electrician who work days only. Off-shift men are subject to call and can not leave the township without special authorization. Men are granted two weeks annual vacations with an additional week allowed annually after 20 years service. A total of 3 men from the department are permitted on vacation at one time. The apparatus is divided into 7 companies, but manning is divided among three houses. **Companies—Headquarters:** Manning includes the chief and an alarm operator available at all times. and a captain or lieutenant and 9 men on each shift with assistant chief, mechanic, and electrician on duty during the day. Headquarters houses Rescue Company No. 1, Engine Company No. 1, and Hook and Ladder Company No. 2, and is located on Teaneck Road and Fairview Avenue. Building is 2-story brick with asbestos shingle roof, concrete apparatus floor, steam heat, electric lights, telephone switchboard, punch register, gong, conference system loudspeaker, hose tower, and air whistle. **Equipment:** Rescue Company No. 1: A 1932 Mack rescue truck carrying an 85-gallon booster tank, 400 feet of booster hose, 350 feet of 2½-inch hose, 400 feet of 1½-inch hose, a 2-way short wave radio, 2 short ladders, a mounted deck gun, 3 salvage covers, 3 all-service gas masks, 2 oxygen masks, an acetylene cutting torch, complete first aid and surgical equipment, and good minor and rescue equipment. Engine Company No. 1: A 1929 American La France 1,000-g.p.m. triple combination pumping engine carrying a 35-gallon booster tank, 150 feet of booster hose, 1,150 feet of 2½-inch hose, 100 feet of 1½-inch hose, 2 short ladders, 1 all-service gas mask, and good minor equipment. Hook and Ladder Company No. 2: A 1923 Mack 75-foot aerial ladder truck drawn by a 1932 White tractor and carrying 8 ground ladders ranging from 9 to 35 feet and totaling 178 feet, 100 feet of 1½-inch hose, a mounted deck gun, distributor nozzle, and good minor equipment. **Station No. 2:** Manning includes an acting lieutenant and 2 men on each shift. Station No. 2 houses Engine Company No. 2 and is located on Kenwood Place near Larch Avenue in a 2-story concrete and frame building with concrete apparatus floor, composition shingled

TEANECK TOWNSHIP, BERGEN COUNTY, NEW JERSEY.

Including West Englewood.

Continued.

roof, steam heat, electric lights, telephone, punch register, gong, and conference system loudspeaker. **Equipment:** Engine Company No. 2: A 1920 American La France 750-g.p.m. triple combination pumping engine carrying a 35-gallon booster tank, 200 feet of booster hose, 1,000 feet of 2½-inch hose, 400 feet of 1½-inch hose, 2 short ladders, 1 all-service gas mask, a distributor nozzle, and good minor equipment. **Station No. 3:** Manning: A captain or lieutenant and 2 men on each shift. Station No. 3 houses Engine Company No. 3, Hook and Ladder Company No. 1, and Hose Company No. 4, and is located on Morningside Terrace near Hillside Avenue in a high 1-story frame structure with wood shingled roof, wood apparatus floor, hot water heat, electric lights, telephone, punch register, gong, and conference system loudspeaker. **Equipment:** Engine Company No. 3: A 1924 American La France 750-g.p.m. triple combination pumping engine carrying a 35-gallon booster tank, 150 feet of booster hose, 1,000 feet of 2½-inch hose, 250 feet of 1½-inch hose, 2 short ladders, and good minor equipment. Hook and Ladder Company No. 1: A 1926 American La France 350-g.p.m. quadruple combination pumping engine carrying a 40-gallon booster tank, 150 feet of booster hose, 500 feet of 2½-inch hose, 300 feet of 1½-inch hose, 7 ladders ranging from 12 to 50 feet and totaling 186 feet, 2 all-service gas masks, 5 salvage covers, a distributor nozzle, a monitor nozzle, 3 squeegees, roofing paper, and good minor equipment. Hose Company No. 4: A 1932 Reo hose wagon carrying a 100-gallon booster tank, 100 feet of booster hose, 800 feet of 2½-inch hose, 2 short ladders, a mounted deck gun, and good minor equipment. In addition the department is provided with a 1920 Reo searchlight car not in service, but equipped with a 3.5 k.w. electric generator and three 500-watt flood lights; a 1933 Chevrolet fire alarm maintenance truck; and a 1937 Packard sedan chief's car equipped with a 2-way short wave radio and one all-service gas mask. **Hose:** All 2½-inch hose is C.R.L. with National Standard screw couplings. It is tested annually at 250 pounds pressure on testing machine, shifted monthly, and dried on ground at headquarters. About 3,000 feet of the total supply is under five years old. The supply of 2½-inch hose totals 9,300 feet including 1,900 feet in reserve at headquarters, 1,200 feet in reserve at Station No. 2, and 700 feet in reserve at Station No. 3. Department maintains a complete card index record of each length of hose. **Operations:** Department is governed by township ordinance. Chief has control of men, apparatus, and equipment at all times. Motors are started daily and all members drive apparatus. **Drills and Training:** Each company devotes 4 hours weekly to classes at quarters. Department runs an annual drill school and an annual fire college. **Fire Methods:** Booster lines are used on incipient fires reinforced by hydrant and engine lines with shut-off nozzles. Department is provided with 2 self-contained oxygen masks, 8 all-service gas masks, 3 mounted deck guns, a monitor nozzle, 2 cellar pipes, 3 distributor nozzles, 8 salvage covers, 6 squeegees, and ample lath and roofing paper for salvage operations. **Response to Alarms:** The rescue company and one engine and one ladder company respond to all first alarm box and building fires. All apartment house fires require the response of 2 ladder companies, the rescue company, and at least 2 engine companies. Outside aid may be secured from the paid departments of Hackensack and Englewood, and volunteer departments of Bogota, Leonia, and Bergenfield. **Building Inspection:** Men in each company with an acting captain in charge make inspections of all buildings, except private residences, within their areas so that each building is inspected bi-monthly. Company forms and records are maintained and a card file showing location, date of inspection, and conditions for each building is kept at headquarters. **Records and Reports:** Each house makes a complete daily report and maintains company journal. Chief makes a daily consolidated report of the department activities to the township manager. **Fire Alarms:** Fire alarm system is part of the fire department under the supervision of the fire chief. It is maintained by an electrician who makes tests, repairs, and extensions. Headquarters apparatus is located in a small room on the apparatus floor of fire department headquarters. Appa-

ratus consists of a 4-circuit operating board with oxide film rectifiers, meters, testing switches, tap bells, a 2-circuit box circuit repeater, 1 alarm circuit register with time stamp, a 4-digit transmitter, and a telephone conference switchboard connected to a voice amplification system. Current is supplied by combined high and low rate rectifiers for each circuit with storage batteries floating. Batteries are of 8-ampere hour capacity and are mounted on metal racks in a small room adjacent to operating room. Rectifiers are serviced by a separate 110-volt A.C. branch circuit in conduit from fuse panel board. Each house has gong and punch register and a relay operating 110-volt gong, all connected to the alarm circuit, and a loudspeaker unit, warning gong, and light in connection with the voice amplification conference system; also loudspeakers are located in chief's office and residence and at police headquarters. There are 48 boxes, of which 27 are of Gamewell make and 21 of Horni make of non-interfering succession type mounted on utility company poles with red and white bands, but no indicating lights. There are 2 closed box circuits and one closed alarm circuit. System includes about 11 miles of box circuit and 16 miles of alarm and voice amplification circuits of No. 10 copper clad steel and No. 14 hard drawn copper rubber covered wire carried on utility company poles. In addition there is about 1.3 miles of underground circuit of No. 16 hard drawn copper rubber covered wire in telephone company conduit, of which about 2,000 feet is in service at the present time. Boxes are tested monthly and amplifying conference system is tested every two hours between eight a. m. and eight p. m. Box circuit is tested monthly and alarm circuit is tested by time signals twice daily. Records are fairly complete and well kept. Telephone alarms are received at the alarm desk over one of two telephone trunk lines which are reserved for fire alarms. They are transmitted over the alarm circuit by the transmitter and announced to the three houses over the voice amplifying conference system.

POLICE DEPARTMENT: Consists of a chief, 5 lieutenants, 3 sergeants, 1 acting sergeant, 5 detectives, and 14 patrolmen, who work in 8-hour shifts and maintain 24-hour duty at the police desk which is located in the basement of the municipal building on Teaneck Road. Department is provided with a 6 trunk telephone switchboard, 6 street telephone boxes, a branch telephone to fire department headquarters, a loudspeaker connected with the conference system, and 6 patrol cars equipped with two-way short wave radios. Police respond to all alarms of fire, work with the fire department on building inspections, and report all unauthorized building inspection to the building inspector.

BUILDING LAWS: Code adopted March 29th, 1927 and subsequently amended has fair to good requirements for building heights, chimneys, flues and heating appliances, private fire protection, fire stops, and materials and workmanship, but is somewhat inadequate with regard to wall thicknesses and parapets. Building areas are limited mainly by the zoning ordinance. Requirements for exposed window protection and protection to vertical openings and openings through division or fire walls are inadequate or lacking. Frame buildings and flammable roof coverings are prohibited within the fire limits. In general the building code has some good provisions, but is not sufficiently complete to meet all modern construction requirements for fire protection.

FIRE PREVENTION LAWS: Code adopted September 21st, 1922 and subsequently amended requires the fire chief and fire department members to inspect all buildings except private residences. Code has good regulations for storage and disposition of combustible materials, the control of explosives, public garages, fuel oil storage, heating equipment, and protection of heating appliances. State laws adequately cover the storage and shipment of explosives and flammables and the construction of motion picture booths. They also restrict the discharge of fireworks to responsible bonded parties.

ZONING ORDINANCE: Adopted November 6th, 1929 and subsequently amended.