



In-Station Training

TM 25-36a Apartment Fire



Author

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Purpose

This 10-Minute Training revisits the same incident as used in TM 25-34 and examines the ongoing impact of layout, configuration, and building construction as the incident progresses and command is transferred to IC #2.

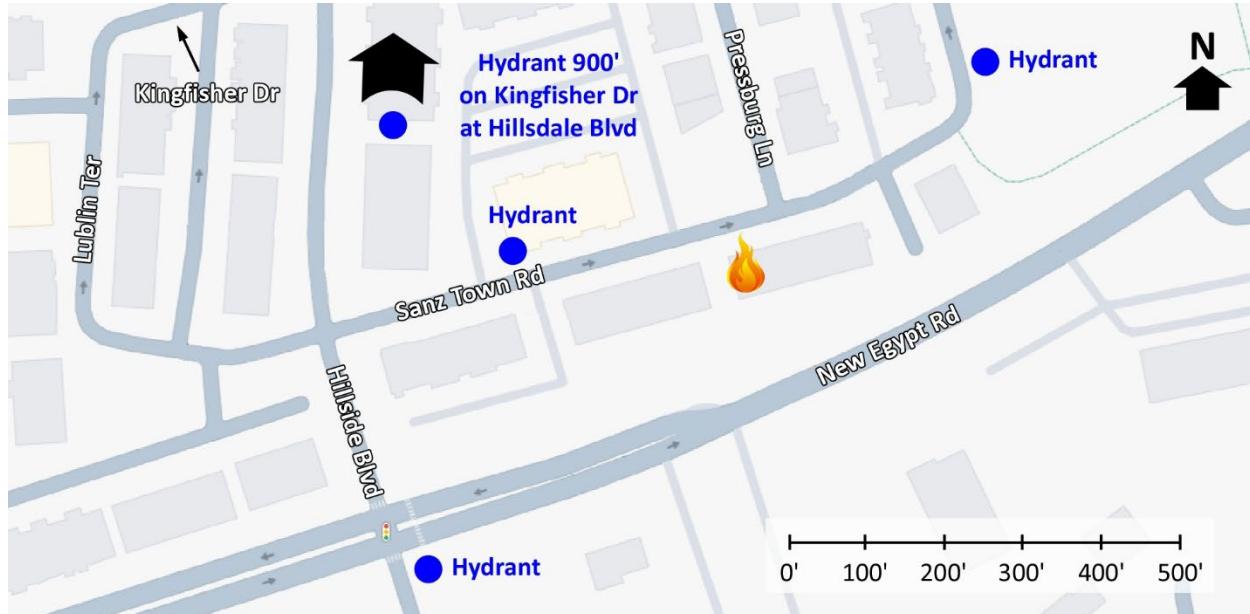
Learning Outcomes

Firefighters and officers perform an effective size-up, select an appropriate strategy, and implement tactics based on the strategic decision-making model.

Conducting the Drill

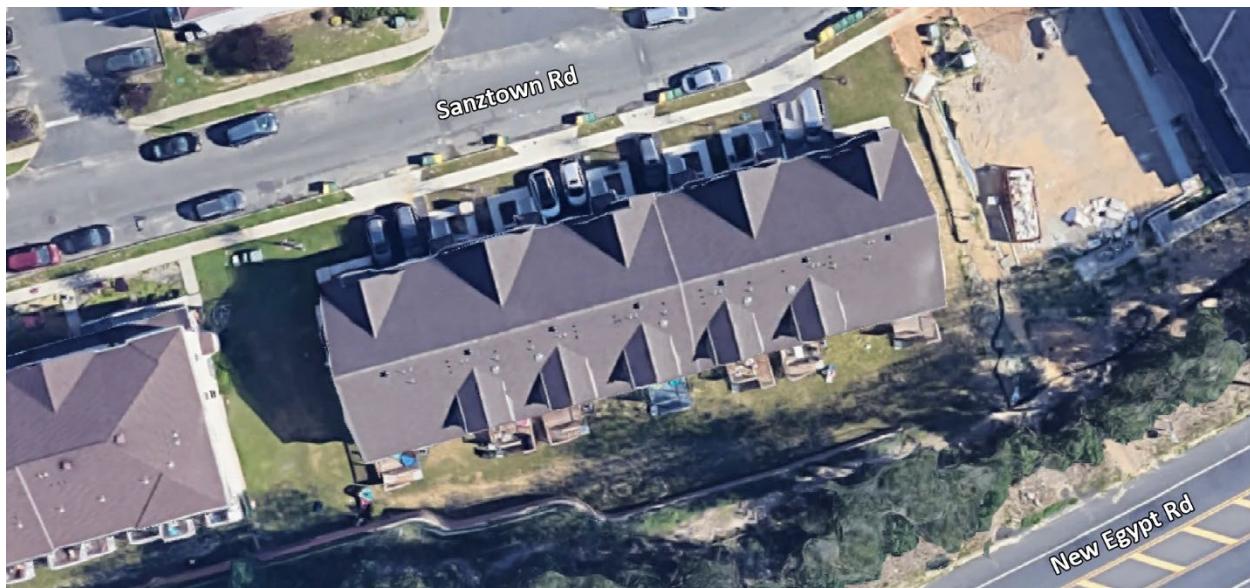
This incident involved an apartment fire at 70 Sanz Town Road in Lakewood, New Jersey on Thursday, August 7th, 2025, at 04:05 (Jersey Shore Fire Response, 2025; The Lakewood Scoop, 2025; Broadcastify, 2025a & 2025b). Review the map and photos (Figures 1-9) to gain an understanding of the building and area involved.

Figure 1. Map of the Incident Area



Note: Adapted from Google. (2025a). [Map, 70 Sanz Town Road, Lakewood, NJ]. <https://bit.ly/3JgTRii>.

Figure 2. Aerial View



Note: Adapted from Google. (2025b). [Aerial view 70 Sanz Town Road, Lakewood, NJ].

<https://bit.ly/4lvuE10>.

The closest hydrants are to the east and west of the incident location on Sanz Town Road and an additional hydrant is located to the north on Kingfisher Drive and Hillsdale Boulevard as illustrated in Figure 1.

Figure 3. Alpha/Delta Corner



Note: Adapted from Google. (2025c). [Street view 70 Sanz Town Road, Lakewood, NJ].

<https://bit.ly/4oVnqXd>.

Figure 4, Alpha/Delta Corner (Prior to Fence Construction)



Note: Adapted from Redfin. (2023). 70 Sanz Town Rd, Lakewood, NJ 08701. <https://bit.ly/3JbAQOn>.

Figure 5. Side Alpha



Note: Adapted from Google. (2022). [Street view 70 Sanz Town Road, Lakewood, NJ]. <https://bit.ly/3HDCyrd>.

Figure 6. Alpha/Bravo Corner



Note: Adapted from Google. (2025d). [Street view 70 Sanz Town Road, Lakewood, NJ].

<https://bit.ly/45kZrZG>.

Figure 7. Side Delta



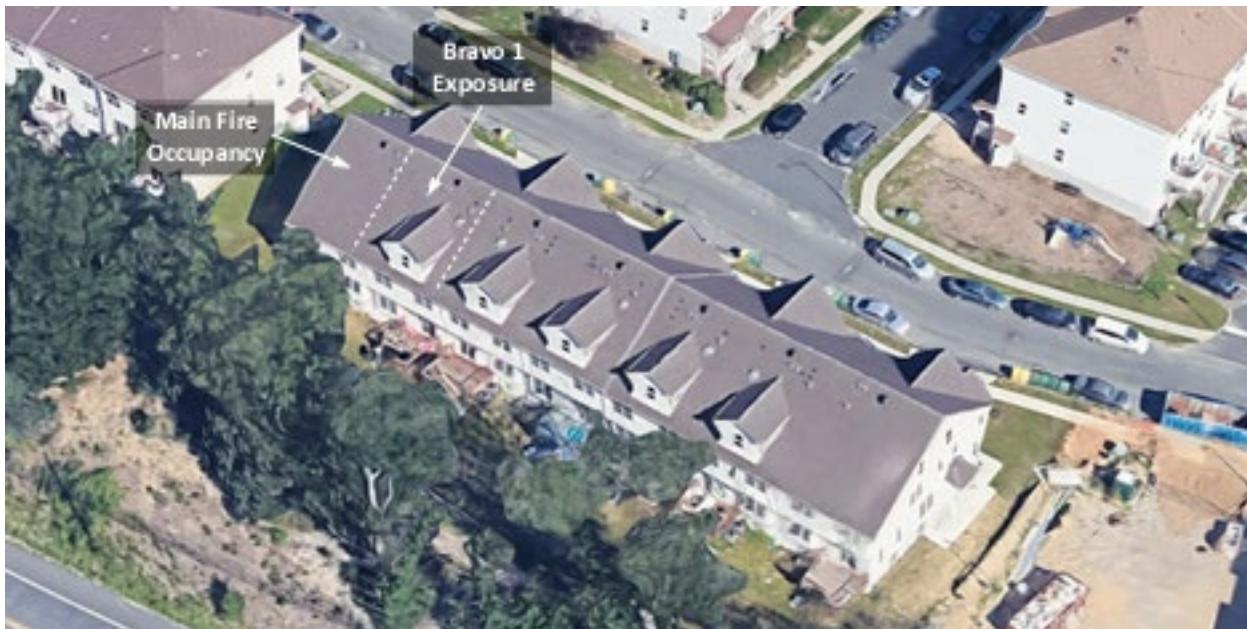
Note: Adapted from Redfin. (2023). 70 Sanz Town Rd, Lakewood, NJ 08701. <https://bit.ly/3JbAQOn>.

Figure 8. Side Charlie



Note: Adapted from Redfin. (2023). 70 Sanz Town Rd, Lakewood, NJ 08701. <https://bit.ly/3JbAQOn>.

Figure 9. Side Charlie



Google. (2025e) [3d aerial view 70 Sanz Town Road, Lakewood, NJ]. <https://bit.ly/4p3iGyJ>.

The temperature is currently 68° F with wind from the east northeast at 8 mph (Weather Underground, 2025). **You are a command officer.** It is Thursday, August 7th, and you have been dispatched along with three engines, a ladder company, and medic unit to 70 Sanz Town Rd at 04:05 for an apartment fire. The engines and ladder have four-person staffing¹. You anticipate that you will arrive after the first three companies.



Time starts now! Answer the first eight questions within the next 10 minutes. Decide and put your answers in the form of communication you would have with your crew, other companies, and the first arriving command officer. Save discussion for after answering the first eight questions.

1. What critical factors would you consider when dispatched and during response?

You hear three engines, a ladder company, and an advanced life support ambulance go en route. While responding, dispatch provides an update that law enforcement is on scene reporting smoke and flames showing and that the house is fully engulfed.

Engine 1 arrives and provides the following initial radio report.

On-scene of a medium, two and a half story apartment complex with a working fire on the Charlie/Delta corner of the end unit, stretching an attack line on Side Charlie for fire control, offensive strategy, Engine 1 is Sanz Command.

Sanz Command provides the following follow-up report:

No 360 due to size, exterior fire on the deck and exterior, Bravo/Charlie Corner, possible interior extension on all floors, two and a half stories on all sides, lookout basement, Side Bravo will be the big end, Engine 1 is accountability on Side Charlie.

Ladder 1 arrives and reports that they are Level 1. Sanz Command provides the following tactical assignment:

Engine 1 is stretching through Side Charlie to Floor 1 for fire control and primary search. Ladder 1 position on Pressburg Lane at Sanz Town Road, stretch a second attack line off Engine 1, through Side Delta to Floor 2 for primary search and check for extension.

¹ If your first alarm deployment is different, use your own resource assignment and staffing with the first and second arriving resources typical for your agency (e.g., two engines vs. engine and ladder).

Engine 2 arrives and reports that they are Level 1 on a hydrant on New Egypt Road at Hillside Boulevard. Sanz Command provides the following tactical assignment.

Forward lay to Engine 1 from a hydrant west of the incident on Sanz Town Road, stretch a third attack line off Engine 1 through Side Delta to Floor 3 for primary search and check for extension.

Watch the first 00:30 of the [incident simulation video](#) (Hartin, 2025) and examine Figure 10 illustrating conditions on your arrival.

Note: The incident simulation used for this 10-Minute Training is based on conditions reported in the incident radio traffic (Broadcastify, 2025) and drone video from later in the incident (Jersey Shore Fire Response, 2025). As this incident occurred in the early morning, ambient lighting during the incident was darker than in the simulation. However, the actual incident time is used in this 10-Minute Training.

Figure 10. Conditions on Arrival



Note: Adapted from Hartin, E. (2025) 10-minute training 25-34 incident simulation [Fire Studio 7 video]. <https://bit.ly/3VjVNp8>.

2. What actions will you take prior to contacting IC #1 (Engine 1) to begin command transfer?

3. State your command transfer communication after IC #1 acknowledges your radio contact (exactly as you would transmit it).

Following your confirmation of the location and assignment of Engine 1, Ladder 1, and Engine 2 and request for conditions, actions, and needs (CAN) report, IC #1 provides the following CAN:

The fire was on the exterior, Bravo/Charlie Corner with extension to the interior. Fire knocked down on and primary search all clear on Floor 1, checking for extension. Need a company to check for extension to the attic in the Bravo 1.

4. State the communication you would have with IC #1 and dispatch to complete the command transfer exactly as you would transmit it.
5. What action would you take based on the CAN from Engine 1 (IC #1)? State the communications you would have with the operating companies exactly as you would transmit them.
6. Engine 3 arrives and tells you that they are Level 1 on a hydrant, New Egypt Road and Hillside Boulevard.

Ladder 1 provides the following CAN report.

Command Ladder 1 with a Status Change.

Primary search all clear and no extension on Floor 2, ready for reassignment.

Engine 2 provides the following CAN report.

Command, Engine 3 with Priority Traffic

Working fire in the attic and knee wall voids, applying water with limited effect. Need an additional company with an attack line and hooks for fire control on Floor 3.

Watch the [incident simulation video](#) (Hartin, 2025) from 00:30 to 01:00 and examine Figure 11 before answering the next several questions.

Figure 11. Changing conditions



Note: Adapted from Hartin, E. (2025) 10-minute training 25-34 incident simulation [Fire Studio 7 video]. <https://bit.ly/3VjVNp8>.

7. State the communication that you will have with Engine 2 in response to their emergency traffic communications exactly as you would transmit it.

8. State the tactical assignment you will give Ladder 1 exactly as you would transmit it.



Reflect on your strategic decision-making and responses to questions one through eight before answering the next six questions. Give some thought to what cues, patterns, or anomalies (differences from conditions that you would anticipate) inform your answers.

9. What was the problem?
10. What was getting in the way of achieving your tactical priorities?
11. Was there anything in this incident that could have hurt or killed you (right now)?
12. Was it reasonable to believe that the Main Fire Occupancy was occupied?
13. Was there searchable space?
14. If you believed it was reasonable that the building was occupied and there was searchable space, what could you do about it?

In his initial radio report and follow up IC #1 (officer of the first arriving engine) provided a reported fire on Sides Delta and Charlie and that the fire was mostly on the exterior, and they were knocking it down (Broadcastify, 2025).

15. Given the transfer of command CAN from IC #1 and conditions you observed on arrival, what did you anticipate were the most significant avenues of extension? How did this influence your resource determination and initial tactical assignments?
16. Floor 3 of this townhouse was likely finished with two bedrooms and a bathroom (Redfin, 2025 & Broadcastify, 2025b). What void spaces would you anticipate in this finished attic (half-story), how would this impact fire control tactics? What barriers to fire spread would you anticipate between the finished half story of the main fire occupancy and the attic space (trussloft) of the Bravo 1 exposure? How would these potential barriers impact fire spread?

Additional Learning: Watch the [drone video](#) (Jersey Shore Fire Response, 2025) of this incident for a look at actual incident operations.

The following additional learning is based on radio traffic (Broadcastify 2025a & 2025b). The Lakewood Fire Department's first alarm assignment was four engines, two ladder companies, and a chief officer (Broadcastify, 2025a). IC #2 provided an update to dispatch shortly after taking command, reporting that two lines had been stretched, one was in operation, primary search underway, and that the "fire was doubtful". The phrase "fire is doubtful" or "doubtful will hold" indicates that the IC was uncertain about the ability to control and extinguish the fire with the currently assigned units and resources.

What critical factors, expectations (and violation of expectations) influenced your resource determination in this incident? How does three deep deployment (resources working, on-deck, and staged) help the IC stay ahead of the curve when dealing with dynamic incident conditions?

IC #2 observed flames from the roof. The company assigned to check for extension stretched a dry hoseline to the (walk up) attic of the Bravo 1 exposure and reported heavy smoke, but no fire in the attic. The IC instructed them to charge the line and remain in position to cut off any extension, but to not apply water to the sheetrock dividing the Main Fire Occupancy and Bravo 1 Exposure. A short time later, the company operating in the attic advised that they had a window in the attic and asked if they could open it. The company that was operating on Floor 3 of the Main Fire Occupancy reported that they were working on gaining access to the fire.

Absent smoke on Floors 1 and 2 of the Bravo 1 Exposure, stretching a dry line to Floor 2 would be significantly faster than charging the line on the exterior prior to entry. However, stretching the dry line into Floor 3 which was filled with smoke presents a significant risk. As a command officer, what would be your expectation when assigning a company to check for extension into the attic of the Bravo 1 Exposure under similar conditions? Would you need to provide specific task level direction as the IC did in this incident? Why or why not? Present this scenario to the companies that you work with and have a discussion regarding expectations.

What would be the impact of horizontal ventilation through the window in the attic of the Bravo 1 Exposure (assuming that the entry door was open)?

Could positive pressure (e.g., closing the window after ventilation of smoke from Floor 3) be used to limit smoke infiltration and fire extension into Floor 3 of the Bravo 1 Exposure? If this would be a reasonable tactical approach, would they need additional resources and how would you communicate this tactical assignment to the required resource(s)?

Approximately 22 minutes after arrival of the first engine company, IC #2 provided the following update to dispatch, reporting three lines stretched, two in operation [two lines in the main fire occupancy and one in the Bravo 1 Exposure], primary search complete and negative, fire is doubtful, and requested a 2nd alarm. A short time later, IC #2 advises individual companies to withdraw from the building and the apparatus operators of an engine and ladder coordinate on establishing water supply for an aerial master stream (but to leave it dry). The IC attempts to contact individual companies and asks if they are out. Approximately 32 minutes after arrival of the first engine company, IC #2's update to dispatch indicated that all companies have been withdrawn from the building and operations are defensive "for now".

If you were to make a strategic shift from offense to defense in the main fire occupancy, but to remain offensive in the Bravo 1 Exposure, how would you communicate this? State the communications you would have (with dispatch and/or the companies operating in the hazard zone).

If based on conditions, you were to make a strategic shift to defense and not remain offensive in the Bravo 1, what actions would be needed to address the potential life hazards and potential fire extension in the remaining Bravo Exposures? How would you address these tactical requirements?

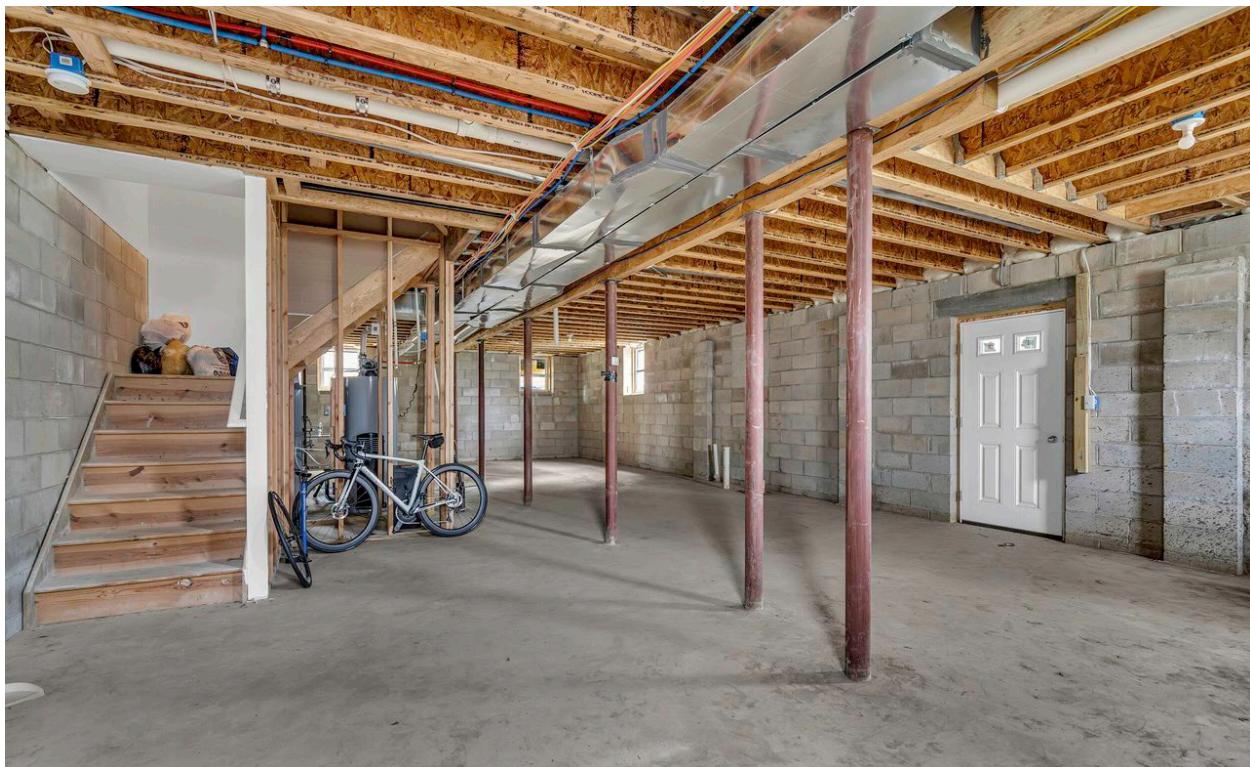
How would you accomplish the shift from offensive tactical operations with small attack lines to defensive tactical operations with aerial master streams? Think about the specific tactical assignments you would make.

There was only one chief officer on the first alarm and additional chief officers did not arrive until second alarm resources arrived. IC #2 did not appear to subdivide this incident into divisions (although

there may have been assignments made face-to-face). How might divisions have been used in this incident to improve tactical supervision?

While unrelated to the conditions encountered in this incident. Examine Figure X and think about the potential impact if the fire had started in the basement!

Figure 12. Unfinished Basement of the Main Fire Occupancy



Note: Adapted from Redfin. (2023). 70 Sanz Town Rd, Lakewood, NJ 08701. <https://bit.ly/3JbAQOn>.

References

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