



MARLBORO TOWNSHIP FIRE BUREAU

1979 Township Drive

Marlboro, New Jersey 07746

Office: 732-536-0200 Ext 1802 – Fax: 732-536-9799



To: Marlboro Township Planning Board

From: Chris Weltner, Fire Official

Re: P.B. #1201-20; B 415 L 22; EI at Marlboro 79

Date: June 24, 2020 **Updated**

Requirements:

1. Install and maintain approved fire hydrants for the buildings fire flow, as indicated on plan 01-17-2020. Add additional hydrants at Road 1 & Road B Clubhouse side and the center island of the parking lot at the Northwest side of Building 26. 507.2, 507.3, 507.5 **Indicated on Sheet 7 of C. and Sheet 7 of D. of 04-20-2020 plan.**
2. Install and maintain a second access road for emergency services. **Indicated on Sheet 7 of C. of 04-20-2020 plan.**
3. Install and maintain approved fire lanes per the Fire Bureau specifications. **Increase Road 1 width to a minimum of 20 feet along the center divider near the Route 79 intersection. Indicated on Sheet 5 of A. on plan 04-20-2020.** Submit a separate plan/diagram to the Fire Bureau for approval prior to marking and signage installation. 503.3
4. Install and maintain an approved emergency services radio repeater system in accordance with Marlboro Police Communications. 510.1 **Indicated in response letter dated 04-20-2020.**
5. Create and maintain an approved clothes dryer and exhaust vent cleaning schedule. 603.6 **Indicated in response letter dated 04-20-2020.**
6. All open flame-cooking devices, (grills) shall be operated and stored a minimum of 10 feet from any building or structure. 308.1.4, 308.1.4.1
7. Ensure that the proposed road names are not duplicated, or similar to current the road names within the Township. **Indicated in response letter dated 04-20-2020.**
8. Install approved truss construction emblem. 2.20 **Indicated in response letter dated 04-20-2020.**
9. Install and maintain a community directory sign, including a map with the address numbers overlaid on the buildings.
10. Install and maintain approved address numbers a minimum of four inches high, reflective, and visible from both directions of the proposed roads. 505.1 **Indicated in response letter dated 04-20-2020.**



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11. Install and maintain approved building number signs a minimum of 24 inches high and 24 inches wide, visible from all the proposed roads.
12. Install and maintain approved signs for all sprinkler, fire alarm, and equipment rooms/mechanical rooms. 509.1 **Indicated in response letter dated 04-20-2020.**

Recommendations:

1. Make the structures to be removed/demolished available to the Fire Departments within the Township for training exercises.
2. Install and maintain an approved fire sprinkler system in the dwellings.
3. Install and maintain an approved monitored fire and carbon monoxide alarm system in the dwellings.
4. Install and maintain an approved rapid entry system (Knox Box). Twp. Ord. 183-36 **Indicated in response letter dated 04-20-2020.**
5. No combustible mulch or landscaping within three feet of the buildings.

Submit any updates to the plan for an additional review.