



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. #1212-20; B146 L25 & 26; Hyde Park Pallau Associates

Date: February 17, 2021

Requirements:

1. Install and maintain approved fire hydrants for the proposed buildings fire flow as indicated on sheet 22 of plan 11-17-2020. Center island in front of Building 9; Center island North side between Buildings 7 & 11; Clubhouse side of road opposite Building 6; South side of Building 13; Center island between Buildings 13 & 14; Corner of Clubhouse/Playground lot; Falson Lane entrance prior to Building 3. 507.2, 507.3, 507.5
2. Install and maintain approved fire lanes per the Fire Bureau specifications. Maintain the minimum road width of 28 feet and 26 feet wide parking area roads as indicated on plan 11-17-2020. No on-street parking. Submit a separate plan/diagram to the Fire Bureau for approval prior to marking and signage installation. 503.1, 503.2, 503.3
3. Install and maintain an approved fire sprinkler system in the proposed buildings.
4. Install and maintain an approved monitored fire and carbon monoxide alarm system in the proposed buildings.
5. Install and maintain an approved rapid entry system (Knox Box) and a master key and/or access card/fob for all secured locations. Twp. Ord. 183-36
6. Ensure the proposed road/street names are not duplicated or similar to any of the current road/street names within the Township.
7. Install and maintain an approved emergency services radio repeater system in accordance with Marlboro Police Communications in the proposed buildings. 510.1
8. 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
9. Create and maintain an approved clothes dryer and exhaust vent cleaning schedule for the proposed buildings. Submit the cleaning reports to the Fire Bureau. 603.9
10. Install and maintain approved truss construction emblems. 2.20
11. Install and maintain a community directory sign, including a map with the address numbers overlaid on the buildings at each entrance.
12. Install and maintain approved building number signs a minimum of 24 inches high and 24 inches wide, visible from all the proposed roads.



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13. Install and maintain approved address numbers a minimum of four inches high, reflective, and visible from both directions of all proposed roads. 505.1
14. Install and maintain approved signs for all sprinkler, fire alarm, and equipment rooms/mechanical rooms. 509.1
15. Install and maintain all fire department connections and approved signs on the front side of the proposed buildings.
16. Locate all trash enclosures, trash receptacles, and recycling enclosures a minimum of 15 feet from the proposed buildings and property lines. 315.4

Recommendations:

1. Make any structures to be removed/demolished available to the Fire Departments within the Township for training exercises.
2. Install and maintain an approved fire-fighting standpipe system in the proposed buildings.
3. No combustible mulch or landscaping within three feet of the proposed buildings.

Submit any updates to the plan for an additional review.