



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. #1217-21; B119 L16; Ashbel Associates LLC

Date: April 15, 2021

Requirements:

1. Install and maintain approved fire hydrants for the proposed buildings fire flow as indicated on sheet #10 of plan 01-20-2021. Annual GPM flow testing required with all reports and hydrant map submitted to the Fire Bureau. 507.2, 507.3, 507.5
2. Install and maintain approved fire lanes per the Fire Bureau specifications (attachment). Maintain a minimum road width of 26 feet as indicated on sheet # 6 of plan 01-20-2021. Ensure all plantings/landscape maintain a minimum vertical height of 13 feet six inches on all roadways/fire lanes. 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. Submit quarterly test/certification records per NFPA 25 to the Fire Bureau. 901.6.2
4. Install and maintain an approved monitored fire and carbon monoxide alarm system in the proposed buildings. Submit annual test/certification records on NFPA 72 forms to the Fire Bureau. 907.8
5. Install and maintain an approved rapid entry system (Knox Box) and a master key and/or access card/fob for all secured locations in the proposed buildings. Twp. Ord. 183-36
6. Install and maintain an approved emergency services radio repeater system in accordance with Marlboro Police Communications in the proposed buildings. Annual testing/certification required, submit all reports to the Fire Bureau. 510.1, 510.6
7. Install mountable curbs at the entrance roads/islands at Texas Road and at all intersections throughout the proposed site.
8. Ensure the proposed road/street names are not duplicated or similar to any of the current road/street names within the Township.
9. Install and maintain a community directory sign including a map with the address numbers overlaid on the proposed buildings at each entrance. Submit a map in electronic form to the Fire Districts and the Fire Bureau.
10. Install and maintain approved building number signs a minimum of 24 inches high and 24 inches wide, visible from all the proposed roads.



MARLBORO TOWNSHIP FIRE BUREAU

1979 Township Drive

Marlboro, New Jersey 07746

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



11. Install and maintain approved address numbers a minimum of four inches high, reflective, and visible from both directions of all proposed roads. 505.1
12. Install and maintain approved truss construction emblems. 2.20
13. All open flame-cooking devices (grills) shall be operated and stored a minimum of 10 feet from any building or structure. 308.1.4, 308.1.4.4
14. Create and maintain an approved clothes dryer and exhaust vent cleaning schedule for all the proposed buildings. Submit the cleaning reports to the Fire Bureau. 603.6
15. Install and maintain approved signs for all sprinkler, fire alarm, and equipment rooms/mechanical rooms, minimum one-inch high characters. 509.1
16. Install and maintain all fire department connections and approved signs on the front side of the proposed buildings. 912.1
17. Locate all trash enclosures, trash receptacles, and recycling enclosures a minimum of 15 feet from the proposed buildings and property lines. 315.4
18. Install and maintain approved fire extinguishers at each common area exit door and floor landing. Submit all inspection reports to the Fire Bureau. 906.1, 906.2

Recommendations:

1. Install and maintain an approved fire-fighting standpipe system in the proposed buildings per NFPA 25. Submit all inspection reports to the Fire Bureau. 905.1
2. No combustible mulch or landscaping within three feet of the proposed buildings.

Submit any updates to the plan for an additional review.