



# 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. #1214 -2120; B111 L4 & 10-13; SPG Marlboro LLC/Stone Rise**

**Date: March 8, 2021**

## **Requirements:**

1. Install and maintain approved fire hydrants for the proposed buildings fire flow as indicated on sheet C500, C501, C502 of plan 12-18-2020. Install additional fire hydrants: North side of proposed Building 16; Opposite the North side of proposed Building 19 in the corner island. Annual GPM flow testing required, with all reports submitted to the Fire Bureau. 507.2, 507.3, 507.5
2. Install and maintain approved fire lanes per the Fire Bureau specifications. Maintain a minimum road width of 24 feet as indicated on plan 12-18-2020. The markings on plan 12-18-2020 do not meet the Fire Bureau requirements. 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. Provide and maintain an emergency access road (Mackey's Lane) a minimum of 20 feet wide, 13 feet six inches vertical height, and able to support imposed loads of fire apparatus. 503.1, 503.2, 503.3
4. Install and maintain an approved fire sprinkler system in the proposed buildings.
5. Install and maintain an approved monitored fire and carbon monoxide alarm system in the proposed buildings.
6. 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
7. 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
8. Install mountable curbs at the entrance roads/islands at Texas Road and at all intersections throughout the proposed site.
9. Ensure the proposed road/street names are not duplicated or similar to any of the current road/street names within the Township.
10. Install and maintain a community directory sign including a map with the address numbers overlaid on the buildings at each entrance.
11. 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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12. Install and maintain approved address numbers a minimum of four inches high, reflective, and visible from both directions of all proposed roads. 505.1
13. Install and maintain approved truss construction emblems. 2.20
14. 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
15. 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
16. Install and maintain approved signs for all sprinkler, fire alarm, and equipment rooms/mechanical rooms. 509.1
17. Install and maintain all fire department connections and approved signs on the front side of the proposed buildings.
18. 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. Install and maintain an approved fire-fighting standpipe system in the proposed buildings.
2. No combustible mulch or landscaping within three feet of the proposed buildings.

**Submit any updates to the plan for an additional review.**