



FIRE PREVENTION BUREAU

475 CORPORATE DRIVE
P.O. BOX 733
MAHWAH, N.J. 07430
PHONE: 201-529-5757
FAX: 201-512-0537

November 30, 2021

To the Members of the Board of Adjustments,

On November 29, 2021 I received the most recent updated version of the Plans dated November 4, 2021 for review, which I have completed. However, the requests in my denial of the Plans dated October 28, 2020 have not been addressed. While reviewing the updated plans, I found that I now have further questions/concerns in regard to some of the codes cited in some of the waivers and variances being requested.

Variances- Stated on the Architects Sheets Dated November 5th, 2021

1. (#1) A variance is being requested for 24-1.1.b1 to permit driveways that do not comply with 24-6.2d.3 and 22-6.2d.6(C) table 4 and listed on the cover sheet. I am not sure if this would imply to access for Fire Apparatus onto the property or lessen the width of the driveway to allow proper access on the site or to setup of certain Fire Apparatus properly.
2. (#4) A variance is requested for 24-4.1.1d.9 to permit a building of 4 stories and is listed on the cover sheet. The Plans I received show a 3-story building with a Terrace Floor.

Waivers-Stated on the Architects sheets Dated November 5, 2021

1. (#1) Acknowledged, a waiver for driveway location is requested and listed on cover sheets.
2. (#2) Acknowledged, a waiver for driveway dimensions is requested and listed on the cover sheet

Fire Lanes/Fire Zones

I also would like to have a copy of a Plan depicting where the fire lanes and No Parking Fire Lanes/Zone are going to be for my Department's review and approval.

Finally, please also be aware that in previous Board meetings it was requested by Board Member Mr. Montroy that the Construction Company (Monarch) or the architects (Bohler) reach out to the Township Fire Official and the Township Fire Chief to have a meeting to discuss the concerns which may involve the Fire Department. In speaking with the Fire Chief, I was informed that as of this date no communication has been attempted from either the construction company or the architects to discuss the concerns brought up in the previous meetings. If there are any further questions, please feel free to reach out to me at anytime

Sincerely,

A handwritten signature in black ink that reads "Michael R. Roe".

Michael R. Roe
Fire Official, Township of Mahwah

