

WOODCLIFF LAKE VOLUNTEER FIRE DEPARTMENT

180 PASCACK RD. WOODCLIFF LAKE NJ 07677

Tel: 201-391-9566

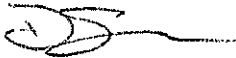
201-391-5260

Answering Machine/Fax:

201-391-2603

December 2, 2018

Woodcliff Lake Zoning Board
188 Pascack Road
Woodcliff Lake, New Jersey 07677
Attn. Zoning Board Secretary

From: Chief Dan Schuster 

RE: **PLAN CHECK**
188 Broadway LP
Block 2701 Lot 3
188 Broadway
Site Plans Dated 05/02/18 Architectural 04/10/18

Gentlemen:

We have reviewed the above referenced plan submittal for compliance with applicable Woodcliff Lake Fire Department Codes and Standards. At this time, we have found the plans to be:

APPROVED

APPROVED W/CONDITIONS

NOT APPROVED

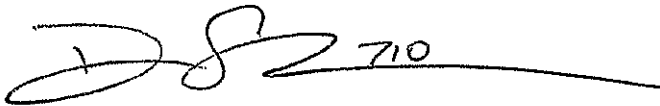
If the plans are not in compliance, please revise the plans as indicated below and resubmit for review and approval. No work shall commence until appropriate plans have been approved

- ◆ Elevators to be installed in the existing and proposed new structure shall be of the hydraulic type and not fully electric. This will allow for safer fire department operations and civilians safety in case of an elevator emergency situation happening.
- ◆ Internal roof access does not appear on the supplied plans. Will there be one installed in each building? This will allow for easier access to the roof for emergency operations.
- ◆ Both buildings are required to have NFPA 13 systems installed when built or renovated. This is so all areas of the buildings are covered with fire protection for everyone's safety and protection.

- ◆ We require fire department standpipes to be installed in every stairwell and on every level. Also one is required to be installed in the area of the elevator on the first floor in the proposed rear structure.
- ◆ Knox Boxes shall be installed in a location approved by the fire department for proper department operations for each building.
- ◆ Limit the number of high growth trees to be installed especially in front of the proposed rear structure. This is so not to impair fire department operations.
- ◆ A fire hydrant shall be installed in the area of the south-west corner of the proposed rear structure, on the parking lot island near the proposed refuse enclosure.
- ◆ The proposed site plan restricts the proper free movement of all fire department apparatus. It takes away the existing free and unobstructed movement of apparatus into and out of the site. The fire department needs away of clearing apparatus off the site without increasing the chance of an incident happening to personnel or apparatus.
- ◆ Recommend speaking with the property owner to the south about opening an access way between both properties to assist with mutual access to both properties.

Please do not hesitate to contact the Woodcliff Lake Fire Department should you have any questions or comments regarding this plan review reply. We encourage all parties to set up any meetings with us to answer any questions with our review of these plans.

cc Jacquie Gadeletta Fire Commissioner
 Nick Saluzzi Building Inspector
 Paul Bechtel Fire Official


Dan Schuster