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DEPARTMENT OF PUBLIC WORKS  
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VERONA, NEW JERSEY 07044

**FIRE PREVENTION BUREAU COMMENTS**  
**TO**  
**TOWNSHIP OF VERONA BOARD OF ADJUSTMENT**  
**APPLICATION 2019 – 14**  
**21 & 25 GROVE ASSOCIATES, LLC ("the Applicant")**  
**BLOCK 1702, LOT 22**

**INITIAL COMMENTS TO PLANS ON AGENDA FOR MAY 2021 MEETING**

- 1- Number of units called for in plans – needs to be finalized.
- 2- In the Stonefield traffic analysis a Day Care Center is mentioned – do the plans call for that type of use in this building?
- 3- Need further information and explanation of the fire protection in each of the residential units – will there be sprinklers, horns and strobes present in each of the individual units? What fire protection will be located in the commons areas throughout the building? The standpipe location and specifications will need to be addressed.
- 4- Due to the fact that there will be underground parking, further information and explanation of the fire protection system in the garage area such as sprinklers will be needed.
- 5- Need further information and explanation of the driveway dimensions, designation of Fire Lanes and access to building for fire emergency apparatus. The driveway width must be able to accommodate all fire apparatus that may be used in a fire emergency and medical emergencies by the rescue squad. The plans will need to address the turning radius of the township's ladder truck and the access to the area immediately outside of the entrance to the parking garage. Apparatus must be able to access any area adjacent to driveway side of the building. Their needs to be additional information and explanation of access to the B, C and D sides of the building. Access to the parking garage needs to be addressed concerning the rescue squad responding to a medical emergency inside of the garage.

6. The Fire Prevention Bureau requires a full set of plans once they are finalized.  
ADDITIONAL COMMENTS WILL BE MADE BY THE FIRE PREVENTION BUREAU WHEN  
FINAL PLANS ARE SUBMITTED FOR REVIEW IN THE FUTURE



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Richard P. Neale  
Fire Official, Township of Verona

April 6, 2021