



Dolores Carpinelli &lt;dcarpinelli@veronanj.org&gt;

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**Department Review- 56 Floyd Road, Block 801, Lot 6 - Addition, Deck, HVAC**

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Thomas Jacobsen <tjacobsen@veronanj.org>  
To: Dolores Carpinelli <dcarpinelli@veronanj.org>

Tue, Feb 10, 2026 at 10:18 AM

TO: Dee Dee Carpinelli

Secretary, Planning Board and Board of Adjustment  
880 Bloomfield Avenue  
Verona, N. J. 07044  
973-857-4773

Regarding the Zoning Application for *Case BOA-2026-02 – 56 Floyd Road- Block 801, Lot 6 Application and Plans*, We offer the following comments:

Side yard setbacks are close to property line; therefore, the code and concern is based on distance to combustible materials: Note: See New Jersey International Residential Code New Jersey Edition 2021 table R302.1 (1)

- 1) Exterior Wall- Less than 5 feet to combustible materials: 1 hour rating required.
- 2) Projections- less than 5 feet to combustible materials: 1 hour rating and less than 2 feet not allowed.
- 3) Penetrations- less than 3 feet see section NJ IRC R302.4
- 4) All bedrooms must have an egress window
- 5) Tempered glass where required
- 6) Guard protection where required
- 7) Attic must meet definition of habitable attic

All New Jersey International Residential Code 2021 must be applied.

Respectfully submitted--

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