

MARTIN W. KAFAFIAN (NJ, NY, DC BARS)
ADOLPH A. ROMEI (NJ, NY BARS)
JOHN J. LAMB (NJ BAR)
ANTIMO A. DEL VECCHIO (NJ, NY, DC BARS)
ROBERT A. BLASS (NJ, NY BARS)
ARTHUR N. CHAGARIS (NJ BAR)
STEVEN A. WEISFELD (NJ, NY BARS)
IRA E. WEINER (NJ BAR)
RENATA A. HELSTOSKI (NJ, NY BARS)
MICHAEL STERNLIEB (NJ BAR)
DANIELE CERVINO (NJ, NY BARS)
ARTHUR M. NEISS (NJ, NY BARS)
DANIEL L. STEINHAGEN (NJ, NY BARS)
MARTIN R. KAFAFIAN (NJ, NY BARS)

OF COUNSEL

ROGER W. BRESLIN, JR. (NJ BAR)
THOMAS W. DUNN (NJ BAR)
DANA B. COBB (NJ, NY BARS)
IRA J. KALTMAN (NJ, NY BARS)
MARY ELLEN B. OFFER (NJ, NY BARS)
EMERY C. DUELL (NJ, NY BARS)
JOSEPH A. RIZZI (NJ BAR)
PATRICK J. MONAGHAN, JR. (NJ, NY BARS)



BEATTIE
PADOVANO LLC

COUNSELLORS AT LAW
200 MARKET STREET, SUITE 401
MONTVALE, NEW JERSEY 07645

(201) 573-1810

www.beattielaw.com

NEW YORK OFFICE:
99 MAIN STREET, SUITE 319
NYACK, NEW YORK 10960
(845) 512-8584

COUNSEL TO THE FIRM
BRENDA J. STEWART (NJ BAR)
JAMES V. ZARRILLO (NJ, NY BARS)
JEANETTE A. ODYNSKI (NJ, NY BARS)
CRISTIN M. KEEGAN (NJ, NY BARS)
MARIYA GONOR (NJ, NY BARS)

IAN M. EASTWICK (NJ, NY BARS)
KIMBERLEY A. BRUNNER (NJ, NY BARS)
JOSEPH A. DIPISA III (NJ, NY BARS)
JASON A. CHERCHIA (NJ, NY BARS)

RALPH J. PADOVANO (1935-2016)
JAMES R. BEATTIE (1935-2021)

Writer's Direct Access

Email: adelvecchio@beattielaw.com
Direct Dial: (201) 799-2107
Reply to New Jersey Office

December 9, 2021

Email and Mail

Township of Mahwah
475 Corporate Drive
Mahwah, New Jersey 07430
Attention: Ms. Mary Jo Wood, Planning and Zoning Department

**Re: Monarch Communities, LLC
Preliminary and Final Site Plan, Use Variance and Waivers and
Soil Movement Application
East Ramapo Avenue/Franklin Turnpike/King Street/Siding Place
Block 82, Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15,
16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30
Mahwah, New Jersey**

Dear Ms. Wood:

This office represents Monarch Communities, LLC and pursuant to the continued public hearing conducted on the evening of December 9, 2021, I enclose a copy of the Monarch Mahwah Fire Evacuation Plan prepared by Jensen Hughes, dated October 5, 2021 and entered as Exhibit A-37. Should you have any questions regarding the enclosed or should you require further information, please do not hesitate to call me.

Very truly yours,


Antimo A. Del Vecchio

ADV: rct- Enc.

C: Angela Dragone (via email, w/enc.)
Ben Cascio, Esq. (via email, w/enc.)

Fifty-One Years of Service

4177131_1\190939



(Memo)

To: Erik Anderson (JAL Architecture and Engineering, P.C.)

From: Nick Kozlowski, PE (MA, NY) (Jensen Hughes)

Subject: Fire Evacuation Plan at Monarch Senior Housing Facility in Mahwah, NJ

Date: October 5, 2021

CC: Derek Snow, PE (Jensen Hughes)

Dear Mr. Anderson:

Jensen Hughes understands that a new senior housing facility is proposed at the intersection of King Street and Franklin Turnpike in Mahwah, NJ. As part of the design of the new senior housing facility, Jensen Hughes will partner with JAL and Monarch Communities during the design process to provide specialized fire and life safety code consulting services. As part of those services, Jensen Hughes intends to assist with the preparation of a Fire Evacuation Plan as required by NJ Fire Code §404 and §403.2.1 for I-2 Condition 1 occupancies. Refer to the following code excerpt which outlines the required contents of the Fire Evacuation Plan, specific to I-2 Condition 1 occupancies.

403.8.2.1 Fire evacuation plans. The fire safety and evacuation plans required by Section 404 shall include a description of special staff *actions*. Plans shall include all of the following in addition to the requirements of Section 404.


1. Procedures for evacuation for patients with needs for containment or restraint and post-evacuation containment, where present.
2. A written plan for maintenance of the means of egress.
3. Procedure for a defend-in-place strategy.
4. Procedures for a full-floor or building evacuation, where necessary.

The Fire Evacuation Plan will include written procedures for post-evacuation containment of residents in order to maintain resident safety along public ways during an emergency event. Upon review of the preliminary drawings submitted to the Mahwah Township Zoning Board of Adjustment, Jensen Hughes is confident that a Fire Evacuation Plan may be implemented that will allow residents to evacuate safely. Jensen Hughes will work with the design team, Monarch Communities, and the Mahwah Fire Department to prepare the Fire Evacuation Plan. The Fire Evacuation Plan will be subject to review and approval by the Mahwah Fire Department.

If you have any questions with respect to the above information, please do not hesitate to contact me via phone at (508) 273-8481 or via email at nkozlowski@jensenhughes.com.

Sincerely,

JENSEN HUGHES


Nick Kozlowski, PE (MA, NY)
Senior Fire Protection Engineer