

Sionas Architecture, P.C.

ARCHITECTURE + LANDSCAPE ARCHITECTURE + PLANNING

8 Hillside Avenue
Montclair, NJ 07042
973-783-2958
www.sionasarchitecture.com

Zoning Board of Adjustment
1 Municipal Plaza
Bloomfield, New Jersey 07003

September 6, 2024

Re: 176 Walnut Street
Bloomfield, New Jersey 07003
Block/Lot: 287 / 21

To Whom It May Concern,

I am the project architect for the above noted project and would like to address comments made by the Fire official, Ron Fusaro during the Zoning Board Hearing on August 8, 2024. Due to the addition of a Laundry Room in the front building, Mr. Fusaro requested an automatic sprinkler system be installed. In lieu of a sprinkler system, we propose creating a fire separation between the Laundry Room and adjacent areas. As required by Table 508.4, we are proposing a 2-HR fire separation between the garage drive aisle, which is used as part of the business use, and the residential use. The fire separation would occur at the walls and ceiling. We propose to continue the same 2-HR fire separation around the laundry room. The existing door from the stairway to the Laundry Room would be replaced with a rated door. Additionally, we are proposing to install a monitored alarm system which is an improvement on the existing conditions. Note that the existing building is not sprinklered and installing a sprinkler system throughout the building would require work within the three existing dwelling units. No work is proposed for these existing dwelling units and a full suppression system is not in the scope of the project. It is our opinion that the proposed fire separation and monitored alarm system should be acceptable.

Please review the proposed fire separation with the Fire Department. The project is scheduled to continue presenting during the September 19th hearing and it would be beneficial to the discussion to receive comments from the Fire Department prior to the hearing date.

If you have any questions in regards to this please contact us.

Sincerely,



Nicholas Colello, AIA



Paul Sionas, A.I.A.

cc: Robert Gaccione and Michael Piromalli, Gaccione Pomaco, P.C.
Chris Rodgers and Gary Stoddart, Stoddart Associates, Inc.