



September 20, 2021

Attn: Planning Board  
Township of Warren  
46 Mountain Blvd  
Warren, NJ 07059

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

Re: Preliminary/Final Major Site Plan – Fire Official Review Response Letter PB 21-03  
BCUW/Madeline Partners  
Cawley Crossing  
Block 83, Lot 4  
Township of Warren, Somerset County, NJ

Dear Planning Board:

PS&S is in receipt of the Technical Review letters for the above referenced project. On behalf of the applicant, we have prepared responses addressing the comments in the Fire Official review letter.

**In response to the comments in the review letter from Al Shjarback, Township of Warren Fire Official dated April 26, 2021, we have the following responses:**

1. We would like to see more information on the Fire Water Cistern systems proposed, such as: Capacity and how they would be monitored/maintained.  
**Response: Full design of the Cisterns would be provided prior to construction. At that time the capacity of each Cistern would be determined, and a maintenance/monitoring plan would be developed.**
2. Three cisterns are shown and we would request that one additional cistern be placed at the corner adjacent to Building "F".  
**Response: An additional cistern will be added to the site plans at the corner of Building F, as requested.**
3. Pull off areas should be established at the Cistern locations so that a pumper and dump tank operational area can be established without obstructing the access road.  
**Response: Pull off locations will be added as necessary as a condition of approval, in coordination with the Fire Officials office.**
4. If sprinklers are required by construction code, we would need to have the FDC connection(s) shown on the site plan and located as directed by this office.  
**Response: Sprinklers will be provided, and FDC connection locations will be provided as a condition of approval.**
5. The Fire Department may have additional comments based on the submission of



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Page 2 of 2

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supplementary information, revised plans and/or testimony presented to the Board.  
**Response: We will work with the Fire Department after approval to address any of their questions or concerns.**

We feel the above comments provide adequate response to all questions/comments from the Fire Official. Feel free to contact us with any further questions.

Very truly yours,

PAULUS SOKOLOWSKI & SARTOR, LLC

A handwritten signature in blue ink, appearing to read 'Mark Cifelli', written over a light blue horizontal line.

Mark Cifelli, P.E.  
Project Manager II

CC: Tom Toronto, Applicant  
John Inglesino, Attorney  
Mike Scro, Architect  
Adam Stern, Sewer/Water Engineer  
Tom Dwyer, Dwyer Geoscience

Enclosures