

LAN ASSOCIATES

Memo to File #2.2961.05
Boonton BOE/Addition/Renovations
@ John Hill School

May 21, 2010

From: Michael J. McGovern, AIA, LEED® AP

Subject: Minutes of Meeting on 5/20/10

The writer met with Mr. Keith Lynch, Borough of New Providence Construction Official, and Boonton Fire Sub Code Official to review fire code issues for the proposed addition. The meeting was convened at the John Hill School site on Thursday, May 20, 2010 at 3:00 p.m. The following items were discussed and enumerated as follows:

1. The phasing of the new construction was discussed. LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) indicated that a new addition would be added on the east side of the original building and would be constructed as a free standing fully fire separated building. The building is considered three (3) stories with only a small portion of the building reaching up to provide elevator handicapped access to the third floor of the existing building. Construction type for this building would be a combination of 2A and 2B construction. The total square footage allowed by the height and area limitations in the building code was reviewed. The square footage for this addition is in excess of the maximum allowed by the height and area limitations table; however, due to open area an increase in square footage can be provided.
2. The second phase of construction would include a connector link constructed at the rear of the existing building. This would replace the two (2) exterior stair towers. This 3-story addition will be constructed of 2A non-combustible construction.
3. LAN indicated that the building would be provided with an access at the rear south side of the building along the playing fields which will extend to the south side of the new addition. The substantial difference from originally approved plans would be that a lane does not continue around the new addition along the east side and connect back to the front drop off loop.
4. DEP requirements were discussed. LAN indicated that an unregulated permit application can be achieved as long as the area of disturbance is less than one (1) acre and no more than 25% additional impervious surface was added on the site. LAN indicated that the driving force behind an unregulated permit approval by DEP is the limit of disturbance. Due to the program requirements and the size of the additions the lane that was originally extended around the building cannot be completed as it would increase the area of disturbance beyond one (1) acre.
5. The DEP approval is critical for the time line of the project and limiting the area of disturbance will greatly effect the approval time required for the project.
6. It was indicated that the building is not required to be sprinkled in accordance with the height and area limitations as set forth in the New Jersey Construction Code.

LAN indicated that they would provide a full set of drawings to Mr. Lynch for his use and code review comments.

The Fire Chief, Mr. Rich Sullivan, was contacted; however, he did not return calls and was not present at the meeting.

Having nothing further to discuss, the meeting was concluded.



Michael J. McGovern, AIA, LEED® AP

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cc: Dr. Christine Johnson
Ms. Pam Ranco
Mr. Dan Delmar

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