

FORMAL REQUEST FOR RESOLUTION ITEM RELIEF/AMENDMENT

TO: Construction Official / Members of the Board

FROM: Keri Luethke & Christopher Corcoran

DATE: August 19, 2026

PROPERTY ADDRESS: 11 Waterview Place, Keansburg NJ 07734

PERMIT / BLOCK & LOT #: Block 24 Lot 2

Dear Construction Official and Members of the Board,

Please accept this formal written letter requesting resolution item relief/amendment from the mandate requiring a residential fire suppression system.

f. The Applicants and successor owners/Tenants/occupants shall install and perpetually maintain a residential fire suppression system in the home (the details of which shall be reviewed and Approved by the Construction Office/Board Engineer).

Demonstration of Practical Difficulty & Site-Specific Infrastructure Constraints

Under the New Jersey Uniform Construction Code (N.J.A.C. 5:23), interior residential sprinkler systems are not mandatory for single-family detached dwellings; while Condition (f) was included as a local discretionary stipulation, strict adherence requires extensive additional work—totaling over \$52,000. Relative to the property's \$155,000 purchase price, requiring this above-code installation creates an extraordinary, disproportionate economic burden that far exceeds standard construction expectations for a single-family home. ~~(All Estimates & Invoices Attached)~~

- **Internal Residential Fire Suppression System:** \$26,000.00 (16.77% of property value)
- **Alarm & Electrical Work for Fire Suppression System:** \$10,500.00 (6.77% of property value)
- **Dedicated 2" Water Line, Trenching & Tap Fees for Fire Suppression System:** \$12,268 (7.91% of property value)
- **Engineering Calculations (\$2,400) & Hydrant Flow Testing for Fire Suppression System: (\$1,000):** \$3,400.00 (2.19% of property value)

Total Mandated Fire Suppression Expense: \$52,168 (33.66% of property value)

Comprehensive Alternative Life-Safety & Fire Mitigation Controls

In lieu of an active internal water suppression system, we the applicant have incorporated robust passive fire protection materials and advanced early-warning systems designed to meet or exceed the performance intent of the fire code: ~~(Signed Statement of Life-Safety Equivalency & Performance-Based Fire Mitigation Letter attached)~~

- **Non-Combustible Exterior Cladding (James Hardie Fiber-Cement Siding):** The building will agree to utilize James Hardie fiber-cement siding, which holds an *ASTM E136 non-combustible rating* and a *Class A flame-spread index*. This eliminates external ignition risks from adjacent structures or ambient fire exposure.
- **Advanced Early-Warning System:** Installation of an upgraded, hardwired, interconnected smoke detection network with battery backup.

Request for Board Action

In light of the extreme practical hardship (representing over 33% (one third) of property value) and the equivalent safety provided by non-combustible exterior materials and enhanced alarms, we the applicants respectfully request that the Construction Official and Board grant the following relief and/or amendment:

- **Relief/Amend:** Waive the active fire suppression requirement in full based on performance-based equivalency (non-combustible exterior cladding & early warning system) and practical/financial hardship.

Thank you for your consideration of this request.

Keri Luethke & Chris Corcoran

Property Owners

Phone: 201-983-7725 | Email: KeriLuethke@gmail.com



STATEMENT OF LIFE-SAFETY EQUIVALENCY & PERFORMANCE-BASED FIRE MITIGATION

TO: Construction Official and Members of the Board

PROPERTY ADDRESS: 11 Waterview Place, Keansburg, NJ 07734

PERMIT / BLOCK & LOT: Block 24, Lot 2

APPLICANTS: Keri Luethke & Christopher Corcoran

DATE: August 19, 2026

OBJECTIVE & SCOPE OF EVALUATION This professional evaluation has been prepared to assess the life-safety performance equivalency for the single-family residential property located at **11 Waterview Place, Keansburg, NJ.**

Relief is sought from the specific mandate requiring an active interior residential fire suppression system. This assessment evaluates whether the proposed combination of passive and active fire-protection controls serves as an acceptable alternate means of compliance.

f. The Applicants and successor owners/Tenants/occupants shall install and perpetually maintain a residential fire suppression system in the home (the details of which shall be reviewed and Approved by the Construction Office/Board Engineer).

EVALUATION OF ALTERNATIVE LIFE-SAFETY CONTROLS: Based on review of the proposed construction scope, the following integrated safety controls are specified to establish an equivalent degree of structural protection and life safety:

- **Non-Combustible Exterior Building Envelope:** The exterior cladding is specified as James Hardie Fiber-Cement Siding. This material demonstrates compliance with **ASTM E136** for non-combustibility and carries a **Class A** flame-spread rating. This material significantly minimizes radiant heat ignition risk and exterior exposure fire hazard from neighboring structures.
- **Enhanced Early-Warning Detection Network:** Installation of an upgraded, hardwired, interconnected smoke and carbon monoxide detection network with battery backup in accordance with code standards, ensuring immediate notification across all levels and sleeping areas to afford maximum egress time.

CONCLUSION & EQUIVALENCY STATEMENT: In my professional opinion, within a reasonable degree of certainty, the combination of a non-combustible exterior building envelope (ASTM E136 / Class A) and an enhanced, hardwired early-warning detection network satisfies the life-safety objectives and performance intent of the applicable standards.

The specified non-combustible cladding significantly mitigates exterior fire exposure and radiant heat transfer between adjacent structures, while the upgraded detection network maximizes occupant notification and egress time. Together, these proactive passive and active measures effectively safeguard building occupants, emergency responders, and neighboring properties. Consequently, this alternative strategy provides an equivalent level of life safety and structural fire protection, serving as an acceptable performance-based alternative where strict compliance with active suppression creates practical difficulties.

Signature of Licensed Professional

Printed Name: Anthony J Maiolo

Professional Title: Fire Protection Specialist

NJ License Number: 192144

Firm / Company Name: Anthony Maiolo 51@gmail.com

Contact Phone / Email: 201-290-0172

Anthony Maiolo

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTICOLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.



State of New Jersey
Department of Community Affairs
Division of Fire Safety



Hereby Issues To

ANTHONY MAIOLO (192144)

The Following Certification As
FIRE INSPECTOR

Issue Date 05/28/2025 to 10/31/2028
Lapse Date

Accreditation Standard

Jaquelyn A. Stutz
Jaquelyn A. Stutz
Commissioner



STATE OF NEW JERSEY
DIVISION OF FIRE SAFETY

This is to certify that: **ANTHONY MAIOLO**
Has been certified as: **INSPECTOR**

05/28/2025 to 10/31/2028
Issue Date Lapse Date

192144
DFSID Number

03636179
IFSAC

NJ052412
ProBoard

PLEASE DETACH HERE

If your certification card is lost please notify:

Office of Training & Certification
Division of Fire Safety
P.O. Box 809
Trenton, NJ 08645-0809

PLEASE DETACH HERE



Internal Residential Fire Suppression System : Estimate #1

3 IN 1 FIRE INC
118 Burton ave
Trenton new jersey
08618

ESTIMATE

THE LUETHKE RESIDENCE
11 WATERVIEW PLACE
KEANSBURG, NEW JERSEY
07734

Estimate # 0000876
Estimate Date 08/13/2026

Item	Description	Unit Price	Quantity	Amount
	JOB ADDRESS: 11 WATERVIEW PLACE KEANSBURG, NEW JERSEY 07734	26000.00	1.00	26,000.00
	JOB DESCRIPTION: INSTALLATION OF A FIRE SPRINKLER SYSTEM TO PROTECT THE ENTIRE BUILDING; WE WILL DESIGN AND C HYDRAULIC CALCULATED A FIRE PROTECTION SYSTEM OUR JOB CONSIST ON THE INSTALLTION OF PIPES, FITTINGS, VALVES, BACKFLOW PREVENTER DEVICES, AND ALL DE NECCESARIES EQUITMENT FOR A COMPLETE FUNTIONAL SYSTEM. OUR STARTING POINT IT IS INSIDE THE BUILDING ABOVE GROUND, RIGHT AT THE CONNECTION OF THE 2 INCH DEDICCATED WATER LINES LEFT BY THE PLUMBER. THE PRICE FOR DESING AND INSTALLTION OF THE SYSTEM MENTIONED ABOVE IS 26000.00 PLUS APPLICABLE STATE TAXES. EXCEPTION: UNDERGROUND WORK ALARM WORK ELECTRICAL WORK			

	Subtotal 26,000.00
	Total 26,000.00
	Amount Paid 0.00
	Estimate \$26,000.00

Mrs. Keri Luethke
11 Waterview Place
Keansburg, NJ 07734

August 17, 2026

**Re: 11 Waterview Place
Keansburg, NJ**

Dear Keri:

We have received the bid documents and propose to install a wet automatic fire sprinkler system throughout the residential building for the lump sum of **\$26,000.00**.

We include the following items in our proposal:

1. The installation of one automatic sprinkler riser manifold. The automatic sprinkler system riser manifold will consist of a 2" backflow preventor with grooved butterfly valves, one wet Reliable valve, tamper switches and a fire department connection located up to 10 feet from the automatic sprinkler riser room. The riser will take connection from a flanged fitting inside the building supplied by the general contractor.
2. The installation of up to 15 pendant automatic sprinkler heads throughout the ground level and first floor of the building. The automatic sprinkler heads will take connection from the new branch line piping. All sprinkler heads installed will be white semi recessed pendants.
3. The installation of up to 8 sidewall automatic sprinkler heads throughout the top level of the building. The automatic sprinkler heads will take connection from the new branch line piping. All sprinkler heads installed will be white semi recessed sidewalls.
4. All design and engineering of working drawings.
5. The installation of 2 dry sidewall sprinklers covering the outside portion.
6. The sprinkler system in the building will be a wet automatic sprinkler system designed for light hazard group 1 occupancy in accordance with NFPA-13R.
7. This proposal is based on adequate public water supply being available at the point of connection.
8. Obtain a permit from and testing for the local building department.
9. All materials, labor, normal working hours and non-union labor.

We do not include the following items in our proposal:

1. The installation of any fire pumps if required.
2. Any engineering of the sprinkler system.
3. Any alarm/electrical work.
4. The installation of fire stopping.
5. Any seismic bracing.
6. Painting of any sprinkler piping.
7. Protecting the automatic sprinkler system from freezing.
8. The rental of a man lift.
9. Permit or bond fees.
10. The replacement of any automatic sprinkler heads painted or damaged during the construction of the project.
11. The installation of any standpipes, hose racks, hoses or hose cabinets.
12. Furnish and installation of any fire extinguishers.
13. The installation of any dry pendant sprinkler heads except where noted.
14. Temporary fire protection during construction.
15. Concealing sprinkler piping where ceilings or soffits are not installed.

Terms: 10% deposit, monthly progress payments based on work completed with payment in full upon completion of contract. Payment of all invoices are due within 30 days from the invoice date.

This proposal is based on the price of material as of the bid date. Due to Rapidly rising material prices this bid is subject to increase if materials rise prior to the execution of a written agreement.

The installation of the automatic sprinkler system throughout the facility will take a considerable amount of coordination and cooperation between Millenium Fire Protection and your construction team. Millenium Fire Protection has the experience required to complete this project with no interruption to your construction schedule. We look forward working with you on this project.

If you have any questions please feel free to contact me at 1-201-697-6930.

Thank you,

George
Bender

Digitally signed
by George Bender
Date: 2026.08.17
14:39:27 -04'00'

George Bender

Alarm & Electrical Work Estimate

ESTIMATE

Bergen Bright Electric
664 Maple Ave
Ridgefield, NJ 07657

bergenbrightelectric@gmail.com
+1 (201) 315-2333



Bill to

11 Waterview Place., Keansburg, NJ 07734

Estimate details

Estimate no.: 1424

Estimate date: 08/18/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Low Voltage Fire Alarm System		1	\$1,350.00	\$1,350.00
2.		Smoke Detectors		6	\$350.00	\$2,100.00
3.		Carbon Monoxide Detectors		3	\$350.00	\$1,050.00
4.		Heat detector		2	\$1,000.00	\$2,000.00
5.		Tamper		3	\$1,000.00	\$3,000.00
6.		Waterflow		1	\$1,000.00	\$1,000.00
Total						\$10,500.00

Accepted date

Accepted by

ESTIMATE

Shore Site Development • (732) 673-5296 •
shoresitedevelopment@gmail.com

EST-10 Updated: Aug 13, 2026

Client:

Project: 11 waterview place

Project Summary

Address: 11 Waterview Pl, Keansburg, NJ, 07734-1610

This estimate covers installation of a new underground fire service connection from the existing main to the building, including the service tap, shutoff appurtenances, underground piping, trenching, backfill, and surface restoration. Work assumes a short street-side connection with copper service on the public side and polyethylene service on the building side. The pricing also includes traffic control support for the street tap area, localized asphalt patching after the connection is made, and standard project general conditions such as coordination, cleanup and temporary protection. Install a new 2-inch fire service beginning at the main with approximately 20 linear feet of copper pipe to a new 2-inch saddletap and curb stop, then continue with approximately 30 linear feet of 2-inch poly service from the curb stop to the building. Scope includes underground utility installation labor and associated service materials. Work also includes traffic control with one police officer for the street tap operation and asphalt restoration at the tap location.

Scope of Work

32	Landscaping	\$2,797.60
	Provide police officer traffic control	
	Single officer for street work protection during main tap and restoration operations.; One police officer for street work at tap location.	
	Perform asphalt street patch	
	Sawcut, restore, and compact pavement at tap excavation area after utility connection.	
	Asphalt patch materials	
	Hot mix asphalt and patching consumables for street restoration at tap location.; Hot mix asphalt, tack, and base patch materials for localized street restoration at tap location.	
33	Utilities	\$9,470.50
	Install 2 in. copper fire service	
	Underground service run from water main connection point to curb stop using 2-inch copper piping.	
	2 in. copper fire service pipe	
	Type K underground copper service pipe and small fittings for main-to-curb segment.	
	Install 2 in. saddletap	
	Tap connection assembly at existing main for new fire service branch.	

2 in. saddletap assembly

Bronze tapping sleeve/saddle and related connection hardware for fire service takeoff.

Install 2 in. curb stop

Set shutoff fitting in service line between main tap and building run.

2 in. curb stop

Curb stop valve, box, and connection accessories for underground fire service shutoff.

Excavate and backfill fire service trench

Open trench, prepare pipe bedding, and backfill for approximately 50 linear feet of underground service route.

Install 2" poly fire service

Underground run from curb stop to building; includes placement and connection labor for 30 LF service piping.

2" poly fire service pipe

Poly service pipe, couplings, and handling for underground run from curb stop to building.

Total: \$12,268.10

Payment Schedule

No payment schedule has been configured.

Notes

No notes have been added.

Business

Client

Signature

Signature

Printed Name

Printed Name

Date

Date

3IN1FIRE LLC

118 BURTON AVE
TRENTON, NJ 08618-3706
g3in1firellc@hotmail.com
609-510-0153

Invoice #3040**Created**

May 06, 2026

Customer

Keri Luethke
Keri Luethke
201-983-7725
Keriluethke@gmail.com
39 Mill Glen RD
Upper Saddle River, New Jersey 07458

Invoice Title

Payment Request for Fire sprinkler Drawing for 11 Waterview
Place Keansburg new jersey 07734

Due

May 06, 2026

Items**Taxable****Quantity****Price****Amount**

Payment Request for Fire sprinkler Drawing for 11 Waterview Place
Keansburg new jersey 07734

1.00000

\$2,400.00

\$2,400.00

Subtotal

\$2,400.00

Tax (0%)

\$0.00

Total \$2,400.00**Message**

Payment Request for Fire sprinkler Drawing for 11 Waterview Place Keansburg new jersey 07734

Payment methods accepted

The payment method you use matters when reporting fraud or resolving issues with a purchase.

**Pay by card**

payments.chase.com?invid=I9KF850NSX5P

Card payments may offer additional purchase protection or transaction dispute options. You may be able to work with your card issuer to cancel, dispute or reverse payments.

**Send a Zelle® payment to**

609-510-0153

Only send Zelle payments to businesses you trust. Once you send money with Zelle, it's unlikely you'll get it back—even if you don't get what you paid for.

