



**c/o Matrix Property Management Group, Inc.**

50C Main Street  
Succasunna, NJ 07876  
908-852-0064  
Erin@matrixpmggroup.com

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August 14, 2025

Dear Mountainview Manor Owners,

Matrix will be walking through the community with the Fire Inspector next week, August 19-23. This will serve as a re-inspection to inspect the basements and garages of all who received penalty notices that were not considered immediate hazards requiring immediate attention and all units that we were not able to gain access to prior. The Fire Inspector will be looking at the items that you received notice for previously and were required to rectify before the next inspection, or, if we were unable to gain entry, any existing violations.

If the basement or garage door locks have been changed (which is not permitted), please make sure we have access.

As a reminder, the Fire Inspector will respond to any report of a violation at any time.

If you have a tenant, it is your responsibility to make sure they are notified as well. We will not be held liable, and violations will still be issued if a tenant is unaware of this inspection and violations exist.

If you have any questions, please contact Matrix.

Thank you,

Jenny Hollingsworth  
Matrix Property Management Group, LLC  
908-852-0064





# Rockaway Township Fire Department



65 Mt Hope Rd  
Rockaway NJ 07866  
(973) 627-7200 x 2037

## *Fire Prevention Bureau*

August 11, 2025

Dear Landlord:

Fire inspections were performed in your development in May and early June of the common areas of your buildings. Some issues were identified in some units and corrective actions need to be taken. Our hope is that most, if not all, have been corrected by now. Some items were severe enough that necessitated immediate penalties to be issued. Those penalties need to be paid within 30 days from issuance.

We are now at 75 days or so and no payments have been received. Please pay the penalties that were issued by August 31, 2025 or we will proceed to the collection process, which will involve our local court for collection.

Kind Regards,

Ed Nunn  
IAAI-CFI, ECT, NAFI-CFEI, CVFI, NJ-CFI  
Fire Inspector / Fire Investigator  
Rockaway Twp Fire Prevention  
201-452-0408



THE FIRE INSPECTOR WILL BE LOOKING FOR THE BELOW WHICH ARE ALL CONSIDERED VIOLATIONS:

#### FIRE CODE VIOLATIONS:

- Unsafe structural conditions
- Locking or blocking of any means of egress
- Presence of explosives, explosives fumes or vapor in violation of this Code
- Presence of toxic fumes, gases or materials, or flammable or combustible liquids in violation of this Code
- Inadequacy of any required fire protection system.

#### THE ITEMS BELOW ARE FROM THE RULES AND REGULATIONS:

- Fire pits, chimineas, tiki lights or any other items with a flame are strictly prohibited
- No flammable, combustible or explosive fluid, chemical or substance may be kept in any unit, garage or basement
- Hallways may not be used for storage
- Sidewalk and stairs may not be obstructed