

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, DECEMBER 18, 2017**

Chairman Dinsmore called the Planning Board Meeting of Monday, December 18, 2017 to order at 7:30 PM.

Members Present: Mr. Aperawic, Ms. Csantaveri, Councilman de Pierro, Mr. Keller, Mr. Mele, Chairman Dinsmore

Also Present: Kelly Carey, Planning Board Attorney
Edward Snieckus, Burgis Associates, Planner
Bryan VanderGheynst, NV5, Board Engineer

Absent: Mr. Ayaz, Mayor Barberio, Mr. Caivano, Mr. Pathak, Ms. Vealey

Announcement is made that adequate notice of this meeting has been given, that it is being conducted in accordance with N. J. S. A. 10:4-6 et seq. of the New Jersey “Open Public Meetings Act”.

Pledge of Allegiance

Chairman Dinsmore opened the floor to the public for anyone wishing to speak.

Resolution:

Application No. 17:517
MCC III, Block: 136 Lots: 43.5, 400 Interpace Parkway
Preliminary & Final Major Site Plan/'C' Variance

A motion to Adopt was made by Mr. Keller, seconded by Mr. Mele.
Approved by Csantaveri, de Pierro, Keller, Mele, Dinsmore.

Application No. 17:519
Galli, Block: 307 Lot: 4, 61 Centerton Drive
Minor Subdivision/'C' Variance

A motion to Adopt was made by Mr. Keller, seconded by Councilman de Pierro.
Approved by Aperawic, Csantaveri, de Pierro, Keller, Mele, Dinsmore.

Approval of Minutes: 11.20.17

A motion to Adopt was made by Mr. Keller, seconded by Councilman de Peirro.
Approved by All.

Agenda:

Application No. 17:520

Ferring Properties, Inc., Block: 136 Lot: 43.1, 100 Interpace Parkway
Minor Site Plan/'C' Variance

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present to represent the Applicant and request the case to be carried to January 8, 2018 without further notice due to last minute issues that have come up.

Application No. 17:516

Old Bloomfield Avenue, LLC (Land Rover), Block: 693 Lots: 9, 10, 11, 12, & 13
250 Route 46 and 259 & 279 Old Bloomfield Avenue
Preliminary & Final Major Site Plan/'C' Variance

Joseph O'Neill, Attorney from Garofalo & O'Neill, was present to represent the Applicant to demolish one existing building to accommodate a new building and other site improvements.

Witness, Patrick McClellan, Professional Engineer, was sworn.

The Board Planner summarized his completeness review of the application itemizing the request of waivers. Mr. McClellan spoke in regard to Waiver No. 29, Environmental Assessment Study. Mr. Keller made a motion to grant the waivers, seconded by Councilman de Pierro. Approved by All.

Witness James Scott, Divisional Vice President in charge of operations for this and other sites, gave an overview of the current and proposed operations. Operations for the public will be in front with inventory and service bays in the rear. There are approximately 75 employees, 25 in sales and 50-60 who work in the rear. Personnel will deliver cars to the service area with approximately 30-35 customers seen on a daily bases. Sales range from 7-10 with Saturday being the busiest day of the week. Deliveries will be made on site and display of cars will be in the front.

The Board questioned deliveries of cars.

The Board Attorney questioned consolidation of the lots.

The Board Planner confirmed the continued activities on the lot for the Bentley/Rolls Royce dealership with the use of the operations to be combined.

Chairman Dinsmore opened the floor to the public for anyone wishing to ask questions of the witness.

Witness, Dan Barteluce, Licensed Architect, presented Exhibit A-1, Prototype of Northeast view of building. Described were the buildings, areas of operation including customer service drop-off area and car loaners.

Exhibit A-2, Northwest view of employee area, patio area, utility rooms, bays and car wash.

Exhibit A-3, the exterior materials to be used on the building.

Exhibit A-4, Colorized Architectural plan of site, marked SC1. Described was the interaction of customers who will come in for service, curb cuts, customer parking and area for loaner cars.

Exhibit A-5, Floor Plan marked DE1, described were the functions of each area.

Exhibit A-6, Elevations of front facing Route 46 with name of dealership the, East side where new car deliveries are made and glass doors to the showroom floor. Also shown was the rear, outdoor employee seating area, utility doors, bays and service area and the West side service reception and service garage. Sign design was also discussed.

The Board questioned if there would be solar panels, compliance of signs, which entry deliveries would be made from, who would use the Bloomfield Avenue entrance and how the service sign was mounted. Also asked was what percentage of the business are sales vs. service.

The Board Planner confirmed that recycled water would be used, asked about roof equipment being shielded from area residents and if there were any changes to the Bentley/Royce dealership.

The Board Engineer asked about a garage exhaust system and noise it would generate. Also asked about was the cueing of cars for the service area.

Chairman Dinsmore opened the floor to the public for anyone wishing to ask questions of the witness.

Mr. McClellan presented Sheet 2 of 9 from the site plan dated 09.15.17, Existing Condition Demolition Plan. Described was the site, surrounding area, who owns each lot at this time and the current traffic control. It was also explained how the business would operate while site work takes place.

Presented was Sheet 3 of 9, Site Dimension Plan dated 09.15.17, depicts the proposed. A 48,785 sq. ft. one story building along the East side of the property with three points of access along Route 46. The main entrance will be ingress and egress, the East point will be ingress only and the West end egress only. A loading area will be added to the plan for new car carriers to off load vehicles into inventory, tandem parking spaced.

Lots 9 and 10 on Old Bloomfield Avenue which previously contained two homes, each with a driveway, will be the inventory area. This area will continue to operate with two access points, one ingress the other egress, and will be gait controlled to maintain security. Customer access will not be permitted. This access will be allowed for convenience to shuffle cars around, customer test drives, fueling when a vehicle is sold or emergency vehicles. A third point of access on Old Bloomfield Avenue is being relocated from the Northwest corner to the center of the property as a thoroughfare. Some customer traffic is possible but the primary reason for this access is for emergency vehicles. An existing sign that advertises the Bentley building will remain and a new sign will be in the area at the east portion of the site. Two other signs advertising Paul Miller Select will be removed for a total of two signs in the front. A sign plan to direct customers around the site will be submitted.

The Witness went over variance relief for parking, parking setback, access, number of signs, landscape buffer, fencing and retaining walls. The lighting plan will be amended.

The Witness discussed stormwater referring to Sheet 4 of 9, Grading and Utility Plan dated 09.15.17. They have designed a system to collect water to get it into the ground and along with some pitch to the property, take the rest into the DOT system. The Applicant is waiting for comment by the DOT and expects their plan to have changes which will be submitted for review.

The Board questioned stormwater, curbing or stripping of driveways, had concerns of the public using the rear drive as a shortcut. Also asked was how and when the gate will be secured, how fire trucks would get through, about nearby hydrants and if gas pumps were onsite.

The Board Planner spoke of possible deterrents to keep people from cutting through the site, asked if it was possible to add landscaping to the area between the Bentley building to the right of way of Route 46, about signs on Old Bloomfield Avenue and the fence for the wall.

The Board Engineer spoke the need for landscaping and concerns of the retaining wall.

Chairman Dinsmore opened the floor to the public for anyone with questions.

Witness, John McDonough, Licensed Planner and Landscape Architect, was sworn.

Exhibit A-7 was presented, Page 1: Aerial Photo of the subject property and surrounding neighborhood.

Page 2: Ground floor pictures of the existing condition of the subject property.

Page 3: Ground floor pictures of uses across Route 46 and existing access on Old Bloomfield Avenue.

The Witness reviewed the Exhibits for the Board giving brief description of each photo, spoke of the lack of and plans to add landscaping.

Exhibit A-8, Color version of the submitted landscape plan, was reviewed for the Board. Also spoken of was the lighting plan which was not shown on the landscape plan.

The Witness spoke of his justifications as why he felt relief was warranted for the application.

The Board questioned tree removal at the Western edge of the property.

The Board Planner asked about trees along Old Bloomfield Avenue, sign from Exhibit Photo 8, lighting, signs on rear of building and if lots used for storage of vehicles would have any principal use. He also questioned if the exit driveway at the rear of the property to be re-located would be adjacent to any driveways across the street.

The Board Engineer commented on a possible shift of greenspace and spoke of the traffic pattern.

Chairman Dinsmore opened the floor to the public for anyone wishing to ask questions of the witness.

Mr. O'Neill summed his case.

Chairman Dinsmore opened the floor to the public for anyone wishing to speak in regard to the application.

Additional comments made by the Board and Board Professionals were in regard to compliance of hydrants, Water and Sewer Department review comments and about the name change from Paul Miller.

The Board spoke of reasons in support of the application.

A motion was made by Mr. Keller to approve the application subject to the Burgis Associates Report dated November 2, 2017, NV5 Reports dated October 13, 2017 and November 28, 2017, Fire District Report of October 5, 2017, Water Superintendent Report dated October 17, 2017; Sewer Department Report dated October 13, 2017 and Forestry Report dated October 11, 2017; further subject to working with Board Professionals and Township Forester to update the landscape plan; submission of a lighting plan to prevent light spillage and hotspots; updating the stormwater plan and retaining wall for safety; negotiations with NJDOT and ask about curbing and sidewalks; consolidate lots

after the sale under one ownership with condition that the vehicle storage area will not have an individual use but will be part of the primary use of the property; approval of the construction of the berm with fencing on top in compliance with the Board Professionals and a condition that the property owner will work to keep cut through traffic from the private driveway. Seconded by Councilman de Pierro.

Approved by all.

Chairman Dinsmore thanked everyone for a good year.

9:28 PM