

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, NOVEMBER 5, 2018**

Chairman Keller called the Planning Board Meeting of Monday, November 5, 2018 to order at 7:31 PM.

Members Present: Mr. Aperawic, Mr. Dinsmore, Mr. Frigeri, Mr. Mandel, Councilwoman McCarthy, Mr. Von Achen, Chairman Keller

Also Present: Scott Carlson, Planning Board Attorney
Susan Favate, BFJ Planning, Board Planner
Andrew Cangiano, Keller & Kirkpatrick, Board Engineer

Absent: Mr. Ayaz, Ms. Hernandez, 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 Keller opened the floor to the public for anyone wishing to speak.

Resolutions:

Application No. 18:514
Andican Brothers, LLC
Tabor Road, Block: 27 Lots: 10.01 and 11.01
Final Site Plan

A motion to adopt was made by Mr. Dinsmore, second by Mr. Aperawic

Approved by Aperawic, Dinsmore, Mandel, McCarthy, Keller.

Agenda:

Application No. 18:519
Parsippany Fire District 1
10 Tarn Drive/909 Tabor Road, Block: 168 Lots: 169 & 170
1500 Littleton Road, Block: 181 Lot: 19
Courtesy Review

Joseph O'Neill from Garofalo & O'Neill was present to represent the Applicant for a new fire house and a temporary structure which is to be located at the now vacant GlaxoSmithKlien, 1500 Littleton Road, while construction is taking place.

Chairman Keller noted his son is a member of the fire house and asked if the Applicant would like him to recuse himself but was allowed to remain.

The Board Attorney explained to the new Board members the procedure of a courtesy hearing.

Witnesses Bryan Crawford and Jeffrey Berry, members of District 1, were sworn by the Board Attorney and testified to their positions, experience and length of time with the department and the difference between Board of Commissioners and Fire Department personnel for the Planning Board.

The Witnesses testified that although they remodeled the fire house a few years back, they are running out of room. The Department recently purchased a new engine which does not fit into the Route 53 fire house and will temporarily be housed in the Powdermill fire house. While construction is taking place, a temporary structure at 1500 Littleton Road will be located in the main parking lot off to the side and will hold two trucks. It was noted that one of the bays in the new building will house the paid ambulance squad.

The Board Planner asked where in the temporary structure members would dress for a call.

The Board Engineer asked if there would be new impervious coverage.

The Board asked how long the structure would be used; if traffic would stop as trucks backed in off Littleton Road; if the shed would fully house the trucks; about changing clothes for fire calls; if the shed will be removed after the new fire house is built; if there is any accounting for future fire house changes and what capability will it have for the Township. Also asked was if the new construction will have office space; if there are any other unspecified areas in the new house and if this building will be able to serve the area for years to come.

The Board Planner asked if there will be an ability to rent space to the Township or community and if there is going to be an elevator

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

Witness, Bryan VanderGheynst, Professional Engineer from NV5, was sworn by the Board Attorney.

Exhibit A-1, Existing Conditions with revisions per the Board Professionals comments, was presented to the Board. The existing fire facility is 2,600 sq. ft. and is a non-conforming lot. Lot 169 has an existing dwelling and the two lots combined total approximately one acre. Lot 170 drains toward Tabor Road and Tarn Drive and Lot 169 drains toward a natural depression around the dwelling. Because of this, the property was checked for wetlands, which was not an issue.

Sheet C102, Existing Conditions and Demolition Plan from the plan set was presented to the Board. The Building and impervious are to be demolished and reconstructed. The plan shows existing trees and retaining walls on the eastern side of lot 169 which is proposed to remain. Steep slope disturbance is exceeded on lot 170 but it was reminded that draining flowed into the subject lot and not neighboring properties. A riparian zone for Watnong Brook, west of Tabor Road, is not being impacted and a DEP flood hazard area running through lot 169 is not being filled in.

Sheet C103, Site Layout and Dimensioning Plan from the plan set was presented to the Board to show a recycling area and generator pad. There will also be minor curb changes along Tarn Drive due to recent road work which also affected drainage. Two parking spaces will be lost due to the recycling area however, the overall parking will increase by five spaces from the current conditions. 6,000 sq. ft. of impervious coverage is being added and the new building will be 6,800 sq. ft. Site access will be off Tarn Drive and Tabor Road. There are two fire bays off Tabor Road and two off Tarn Drive with the emergency service vehicle bay off Tabor Road. There are two separate parking areas, an existing monument is to be relocated and the existing sign will remain untouched.

Exhibits A-2, Existing Site Photos showing different views of the current buildings and properties and Exhibit A-3 Plan Packet were presented to the Board.

A shed on the property is to be removed. The development will be tied into the Township drainage system and additional inlets will be added to Tarn Drive. 1,200 cubic yards of soil be brought in to construct a parking area. Discussion took place as to whether or not a soil moving permit would be needed with this courtesy review and will be later discussed between the Board Attorney and Mr. O'Neill. Utilities will come from Tarn Drive. The Applicant hopes to use the current sanitary sewer lateral and gas will come from the current connection if possible. An electric pole will be removed and electric will be installed underground, there will be a 6 in. fire service for the building and a 2 in. domestic service. A hydrant will be located off Tarn Drive. It was explained that the generator will be diesel operated and the diesel will be stored in an above ground, double walled tank.

Sheet C108, Lighting Plan, was presented to the Board which includes building mounted fixtures. Lights mounted on poles will be at a height of 16 ft with zero light over flow to the residential property to the east and little to the veterinarian's property. The lights

will be on when the facility is in use and fixtures at entrances will be motion activated for security.

The landscape plan adds evergreens, hemlocks and evergreen shrubs. Evergreen shrubs will be added in areas where there are site distance concerns. The trash enclosure is fenced in with a gate that is 6 ft. high, 8 ft. in depth and 16 ft. width. The container is on a slab.

The Board Planner felt the area along the southern façade would be best if low shrubbery was planted to soften the area instead of grass.

The Board asked if there was consideration about possible pollution and fuel from the trucks draining into the brook; if there would be fueling on site; if trucks would be washed on site and if there were any provisions for runoff.

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

Witness, James Brighton, Director of Architect for NV5, Licensed, was sworn by the Board Attorney.

Exhibit A-4, Rendering of the Proposed Building, was presented to the Board. It depicts a brick two story structure.

Exhibit A-5, Floor Plans, was presented to the Board showing the first and second floor plans.

Exhibit A-6, Elevation Plan, was presented to the Board which depicts the different elevations of the building.

The Board asked where the exhaust hoses are located and about the location of the HVAC.

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

Chairman Keller opened the floor to the public for anyone wishing to comment on the application.

Ellen Sandman, Denville, spoke of her pleasure in working with the District and about the shared service.

Joe Resciniti, Parsippany, spoke of his displeasure in the application with feelings that the current fire house can work.

Chairman Keller noted the COAH settlement is approaching and the Board will have a closed session November 19th for a presentation for the Board Members.

Motion to Adjourn

9:11 PM