

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, SEPTEMBER 9, 2019**

Chairman Keller called to order the Planning Board Meeting of Monday, September 9, 2019 at 7:30 PM.

Members Present: Mr. Aperawic, Councilman de Pierro, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Mr. Mandel, Mr. Mele, Mr. Von Achen, Chairman Keller

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

Absent: Mr. Patel, 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.

Correspondence:

Correspondence received from Mark Semeraro dated August 27, 2019 requesting a two-year extension for Preliminary and Final Major Site Plan approved by Resolution 18:516 November 19, 2018, expiring December 17, 2020.

John Visconi from Kaufmann, Semeraro & Leibman was present to explain the request for extension of Resolution 18:516, Littleton Plaza.

Mr. Dinsmore made a motion for a two-year extension of approvals; second by Councilman de Pierro.

Approved by All.

Resolutions:

Master Plan Re-examination
Housing Element and Fair Share Plan

Mr. Dinsmore made a motion to approve the 2019 Master Plan Re-examination Report and Housing Element and Fair Share Plan; second by Mr. Frigeri.

Approved by all.

Agenda:

Application No. 19.512

L & M Architectural Signs

62 Parsippany Boulevard, Block: 450 Lot: 4

Preliminary & Final Major Site Plan

'C' Variance

Minor Soil Moving Permit

Attorney, William Ruggiero of Garofalo O'Neill Ruggiero, was present to represent the Applicant.

The Board Planner reviewed the list of requested waivers with a motion to approve made by Mr. Dinsmore; second by Mr. Aperawic.

Approved by All.

Witness, Justin Lorenzo, Company Owner, was sworn by the Board Attorney and gave a brief overview of the company's history.

Witness, Paul Lorenzo, Company Owner, was sworn by the Board Attorney and explained the type of services offered.

A large portion of their service is corporate. They are an interior sign company who provides logo's, name tags and will put together work stations. They handle woodwork, metalwork, plastic fabrication and printing which is completed on site. They are in need of a bigger space for personnel, staff and equipment. They have two vehicles owned by the company but use common carrier for shipment of product. Box trucks are used for larger orders being shipped down south or across the country but often installers will pick up product from the shop and take it to the worksite. Material delivered is via box trucks with a rare tractor trailer delivery. Product is delivered and shipped twice a day, delivery by box trucks 2-3 times a week, lasting no longer than 10 to 15 minutes per visit. All material is stored indoors and all manufacturing is completed within the building. Painting is handled according to DEP regulations; no hazardous material is used and product waste is professionally taken away. There are currently 27 employees with varying positions ranging from office workers to shop workers and project managers to estimators.

The Board asked about the driveway proposed to be narrowed to 24 ft. and if customers would patronize the shop. It was stated that only architects, designers or clients would occasionally visit the site.

The Board Engineer confirmed the number of employees the facility could hold as 30 before a new location would be needed.

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

Witness, Josh Kline, Licensed Professional Engineer was sworn and qualified by the Board Attorney.

Exhibit A-1, Aerial, dated September 9, 2019 was presented to the Board. The lot is 1.41 acres located in the SED-3 Zone on a county road. The surrounding area was described as commercial and residential. Existing conditions include a one-story, 21,230 sq. ft. structure with stucco and brick façade. The site is accessed by two driveways with a parking area but without designated parking. A loading area with an existing garage door is located at the easterly side and will remain along with another garage door on the northern side. Trailer storage is currently located at the northerly property line and a single inlet is located along the northerly property line with no detention or stormwater management facilities on site. Minimal water is captured by the inlet and runoff goes to Parsippany Boulevard. Landscaping is at the rear of the building with screening shrubs and vegetation along the front of the building. Trash and recycling are at the north side of the building with no screening.

Exhibit A-2, Floor Plan, dated September 9, 2019 was presented to the Board to illustrate the internal operations. Minor interior improvements will take place for office space and equipment will be addressed through the permit process. Signage is not proposed with this application.

Exhibit A-3, Site Plan, dated June 18, 2019, was presented to the Board to demonstrate the improvements.

A trip generation assessment was performed and it was found no significant traffic will impact the roadway as a result of the proposed. Improvements include sidewalk installed around the building to connect to the egress doors as well as the parking area to the building. The two-way driveway to the north is 33 ft. and driveway to the south will be expanded to 24ft. to allow for safe two-way traffic. 46 spaces are proposed including two ADA spaces. Asphalt repair will take place as well as new curbing and striping. Between employees, company vehicles and visitors, it is estimated that 30-31 of the 46 spaces will be occupied each day. The additional spaces will allow for anticipated company growth. The loading zone is 12 ft. x 100 ft. for local and common carrier delivery as well as for larger deliveries. Also proposed is a 13 ft. x 18 ft. trash and recycling enclosure with chain link fence surrounding and 10 ft. x 24 ft. trash enclosure with block wall sides.

The distance between the trash enclosure and principal building came into question but as a condition of the resolution, will be relocated if necessary.

Sheet C-5, Grading Plan, was presented to demonstrate the preservation of existing slopes. There is a 6-7 ft. change in grade from the building to the ROW but the current design meets industry standards for safe and effective parking and loading. A minor soil moving permit is being requested for less than 100 cubic yards and will come from an elevated grass area on the property.

Impervious is being increased by less than .25 acres. Piping is being proposed with a detention system in the parking area along Parsippany Boulevard. Runoff will be collected from the site as well as trench drains along the driveways to prevent runoff onto the road. A grass swell is proposed along the southerly property line that is collected by a yard inlet.

Discussion took place regarding other forms of stormwater management for which the Applicant will work with the Board Engineer.

Existing underground utilities and services will remain.

Sheet C-7, Lighting plan, was presented to illustrate new, full cutoff LED downward lighting for the parking area, loading and sidewalk areas. Also proposed are two 25 ft. high downward facing light poles, six 15 ft. high wall packs along the building frontage and eight 12 ft. high wall packs along the building rear and sides.

The Witness will work with the Board Engineer on light pole height and light spillage.

Exhibit A-4, Updated Site Plan dated September 9, 2019 was presented to the Board. The updated plan is in response to the Board Professionals and Morris County's comments and concerns. It consolidates the driveways along Parsippany Boulevard to realign it with the parking and loading area. By doing this it eliminates the impervious coverage variance and the northern driveway setback. The ADA parking spaces will be shifted closer to the southerly door.

The Board Planner spoke of the parking and additional spaces. It was felt that land banking some of the spaces will allow for less impervious but also possible future parking.

The Applicant agreed to remove six spaces at the southerly side in front of the building.

Exhibit A-5, Truck Turning, dated September 9, 2019. was presented to the board to illustrate a WB50 driving north along Parsippany Boulevard and making a left turn

into the site. It will drive along the 30 ft. access drive in front of the building and back into the loading space. No parking spaces will be impacted.

Site distance was briefly discussed with the Applicant confirming they will meet the county requirements. They will also work with the Board Planner, Engineer and Township Forester regarding landscaping. Existing signage will be removed as well as the awning.

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

Witness, Charles Olivo, Licensed Professional Planner and Engineer, was sworn by the Board Attorney and summarized the proposed as testified by the other witnesses; reviewed the required variances and presented positive and negative criteria.

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 speak in support or opposition of the application.

Mr. Dinsmore made a motion to approve the application subject to the BFJ Planning report dated July 29, 2019; Keller & Kirkpatrick report dated August 23, 2019 and the reports of Township Departments; further subject to working with the Board Engineer regarding lighting, land banking parking spaces and working with the Board Professionals and Township Forester on landscaping; best efforts are to be made to add additional non-structural stormwater management features; vinyl slats will be added to the chain link fence; height of light poles are to be fewer than 20 ft. with a change in configuration; an overnight safety lighting procedure is to be developed and removal and replacement the existing awning in a manner that complies with the Township ordinance. Second by Ms. Hernandez.

Approved by All.

The Board took a ten-minute recess then reconvened with roll call.

Other Business:

Master Plan Consistency Review of Housing Plan Ordinances

Susan Favate of BFJ Planning addressed the Board regarding ordinance amendments to implement the elements of the Housing Plan pursuant to a Settlement Agreement with the Fair Share Housing Center to address the Township's Third-Round affordable housing obligation.

Chairman Keller opened the floor to the public for anyone wishing to ask questions regarding or comment on the ordinances.

Mr. Dinsmore made a motion that the housing plan ordinances are consistent with the Master Plan; second by Mr. Mandel.

Approved by All.

Motion to Adjourn.