

**MEETING OF THE TOWNSHIP OF
PARSIPPANY-TROY HILLS PLANNING BOARD
MONDAY, APRIL 18, 2022 at 7:30 P.M.**

Members Present: Mayor Barberio, Councilman de Pierro, Mr. Mele, Mr. Meth,
Mr. Napolitano, Mr. Stanziale, Ms. Vealey, Mr. Von Achen,
Chairman Dinsmore

Also Present: Tom Behrens, Planner, Burgis Associates
Andrew Cangiano, Engineer, GPI
Daniel Lagana, Attorney, Cleary, Jacobbe, Alfieri, Jacobs

Absent: Mr. Dadheech, Ms. Jain

Announcement is made that adequate notice of this meeting has been given and 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".

Roll Call

Pledge of Allegiance

The meeting is opened to the General Public.

Resolutions:

Application No. 21:529

ADP, Inc., 99 Jefferson Road, Block: 736 Lot: 7.4

Preliminary and Final Major Site Plan for construction of solar car ports.

Mr. Napolitano made a motion to approve the resolution; second by Mr. Meth.

Approved by all.

Agenda:

Application No. 22.506

Fire District 5

180 Old Bloomfield Avenue

Block: 626 Lot: 21.1

Preliminary and Final Major Site Plan

'C' Variance

Courtesy Review

Attorney, James Bryce, from Murphy McKeon, was present on behalf of the application to demolish and construct a new two-story firehouse.

Witness, Kenneth Lambert, Board of Fire Commissioner, was sworn by the Board Attorney and testified that there has been a firehouse at this location since 1930 with another built in 1983. There have been problems with settling and the structure cracking.

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

Witness, Carolyn Feigin, ARH Associates, Licensed Professional Engineer, was sworn by the Board Attorney and testified that a new building had to be designed due to the existing building being unable to support a second story because it is structurally unsound. With this project, a fourth bay is proposed.

Sheet 3 of 8, Site Plan was described. The existing building is set back on the lot but is proposed to be moved closer to Old Bloomfield Avenue. Parking and access will be from, and located at the side facing Downy Court with ten parking spaces, with another six spaces at the rear of the building. Access from Old Bloomfield Avenue will lead to the bays and two small lots with a drive aisle. Overall, parking will increase from the existing 19 spaces to 24 spaces.

The proposed building is 7,158 sq. ft. with a total of 10,335 sq. ft. of floor area between the first and second floors.

A variance for the proposed front yard setback from Downy Court will be 36 ft. whereas 40 ft. is required. Building and lot coverage variances are also required. Where the existing building coverage is at 23.7% with a requirement of 15%, the proposed building coverage is 23.8. The existing lot coverage of 55.3% will change to 64.4%

Drainage inlets will be installed to collect stormwater and will be tied into drainage on Downy Court.

Shrubs are proposed at the rear of the lot to help with the buffering; lighting will be pointed downward and ADA spaces will increase from one to two.

A trash enclosure and diesel run emergency generator are proposed at the rear; an existing identification at the corner will be moved further inward and no outdoor storage is proposed.

The applicant will comply with the comments of the Board Engineer, Fire Subcode Inspector, and the Water and Sewer Departments.

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

Vincent Schindel, Downy Court, asked about parking; water issues and the proposed building.

Witness, Carolyn Feigin, ARH Associates, briefly testified to the planning aspects of the application regarding coverage, setbacks, positive & negative criteria.

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

Witness, Robert Conley, Licensed Professional Architect, was sworn by the Board Attorney and testified that multiple soil tests have been performed and it was found that underlining soil is sloped. This is due to fill that was either not compacted or fill that was improper and is the cause of the settlement.

Sheet A-1, The design of the site separates the fire trucks from other vehicle types.

The interior was described as having meeting rooms, training rooms, bathrooms, kitchenette, officer rooms, sleeping area, elevator, storage for tanks, decontamination room, laundry room and conference room.

The elevations were described. Bay doors 14 ft. in height. The building will be block and consist of two different color material.

There will be no renting of space to the public.

The entire project should take approximately 14 months to construct.

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

Vincent Schindel, Downy Court, asked about the second floor and the North Beverwyck Road location.

Chairman Dinsmore opened the floor to the public to speak in support or opposition of the application.

Vincent Schindel, 3 FX Downy Court, was sworn by the Board Attorney, and spoke in opposition of the application.

Mr. Meth made a motion finding the application consistent with the master plan; subject to working with the Board Engineer to improve drainage along the rear of the property and seepage pit for roof runoff; second by Ms. Vealey.

Approved by all.

Motion to adjourn.