

June 3, 2021 Meeting of the Joint Fire Prevention Board

Township of Hanover

County of Morris, Cedar Knolls, New Jersey

The meeting was called to order at 6:30 p.m. on June 3, 2021 in accordance with the Public Meeting Act of 1975, Chapter 231.

ATTENDANCE: Commissioners Robert Cobane, Steven Cornine, MaryLou DeSimone, Robert O'Hare, Raymond Woytas, and Steve Willans were present. Commissioners Jim Davidson, Michael Dugan Jr., James Kitchell, and John Gethins were absent.

Chief DiGiorgio, Chief Perrello, and Hanover Township Committeeman Cahill were also in attendance.

NOMINATION & ELECTION OF 2021-2022 OFFICERS:

Commissioner O'Hare turned the meeting over to Chief DiGiorgio for the nomination and election of 2021-2022 Officers.

Chief DiGiorgio asked for nominations for Chairman. Commissioner Woytas nominated Commissioner O'Hare for Chairman, seconded by Commissioner Cobane. All were in favor. Commissioners Jim Davidson, Michael Dugan Jr., James Kitchell, and John Gethins were absent.

Chief DiGiorgio asked for nominations for Treasurer. Commissioner Woytas nominated Commissioner Cobane for Treasurer, seconded by Commissioner Williams. All were in favor. Commissioners Jim Davidson, Michael Dugan Jr., James Kitchell, and John Gethins were absent.

Chief DiGiorgio asked for nominations for Secretary. Commissioner Cobane nominated Commissioner Willans for Secretary, seconded by Commissioner Woytas. All were in favor. Commissioners Jim Davidson, Michael Dugan Jr., James Kitchell, and John Gethins were absent.

APPROVAL OF PREVIOUS MINUTES: The approval of the previous minutes was tabled until next meeting.

CORRESPONDENCE: None.

TREASURER'S REPORT: A written Treasurer's Report from October 31, 2020 was submitted with a bank account balance of \$,973.87. The only payment since then was to Craig Vagell for the Fire Prevention video that he made in 2020.

A representative from Suburban Propane contacted the Board about an outstanding balance of \$72 for propane for the generator at the water tower. Suburban Propane credited the balance when it was explained that the site was turned over to SMCMUA. Chief DiGiorgio reported that he would follow up with Administrator Schultz to confirm that ownership was officially transferred.

CHIEFS REPORTS: Chief DiGiorgio reported that the *After the Fire* program at the High School, which is presented by Seton Hall graduates who were victims of the 2000 dorm fire, is being held on June 12, 2021. Chief DiGiorgio reported that the Joint Board usually pick up the cost with both Districts splitting the approximately \$1,000 cost. Chief DiGiorgio asked for approval to pay the program fee from the Joint Board account. Commissioner Cornine asked how the Joint Fire Prevention account was funded. Chief DiGiorgio reported that each District will add funds to the account as needed. The Board approved paying for the *After the Fire* program.

Chief Perrello reported that District 2 has been looking at ways to keep up with the growth in Town and had spoken with Hanover Township Committeeman Cahill and Mr. Giorgio about different avenues of funding that may be available for the fire districts. Chief Perrello reported that developers are required to pay fair share obligation when it comes to attaching to water lines and sewer systems. Chief Perrello explained that the developers have to pay towards the cost of improvements that are needed due to the burden that the new development is putting on the existing system. Chief Perrello reported that this was not a feasible way for the fire districts to get funding. Chief Perrello reported that he spoke with Committeemen Mihalko and Gallagher and started looking into emergency service development fees. Chief Perrello reported that there is currently a Fire Prevention Ordinance in Town and the Districts charge Township businesses a Local Registration Fee for the Bureau of Fire Prevention to do an annual inspection. Chief Perrello reported that the fee schedule was set many years ago. Chief Perrello reported that with the help of the Township an Emergency Service Development Fee could be implemented to allow the fire districts to keep up with the growth and development. Chief Perrello distributed the following flyer explaining Emergency Service Development Fees.



Township of Hanover
Fire Districts #2 and #3

Emergency Service Development Fees

When are Emergency Development Fees required?

Fees are required as part of development proposals when an applicant is seeking a building permit from the Township. All building permits issued by the township will be charged Emergency Development fees. See Table A for fees.

Are there exemptions to the Fees?

The following development activities are exempted from the payment of all fire impact fees:

- Alteration or replacement of an existing residential structure that does not create an additional dwelling unit or change the type of dwelling unit
- Alteration or replacement of an existing non-residential structure that does not expand the usable space or change the existing land use
- Miscellaneous improvements which do not generate increased need for emergency services, including, but not limited to, fences, walls, residential swimming pools, and signs
- Demolition or moving of a structure

When are Fire Impact Fees due?

Fees are due and payable at the time a building permit is issued by the Township.

How are the Fees calculated?

The calculation of fees, listed in Table A, is described in the Township's Fire Prevention Ordinance. A copy of the ordinance is available on the Township's website.

Where does money collected for the Fire Fees go?

The Fire District will distribute all fees collected. Fees collected will be applied toward capital improvement projects, equipment, training , and adequate staffing.

How is the Fire Fee calculated if the use of the building is changed?

A fee applies to a building permit application that includes changing the use of the existing building from a lower impact use to a higher impact use. The fire fee shall be the applicable fee for the land use category of the new use, less any fee associated with the immediately preceding use. For example, if a building had been used as a supermarket and was converted to a health club, then the impact fee would be the difference between the rate for a supermarket (Retail space) and the rate for a health club (Commercial space)

Table A
Fees

| A. Rate Table | |
|---------------------------|------------------------------|
| Use Category | Impact Fee |
| Residential | |
| Single-Family Residential | \$2,311.00 per dwelling unit |
| Multi-Family Residential | \$2,002.00 per dwelling unit |
| Commercial | |
| Commercial Space | \$2.84 per square foot |
| Industrial Space | \$1.83 per square foot |
| Retail Space | \$5.73 per square foot |

Chief Perrello reported that any time there is new development proposed the Fire Districts can institute an emergency development fee that would help them with the additional costs associated with the new development. Chief Perrello reported that the Fire Districts would need the support of the Township to implement these fees. Chief Perrello noted that the Fire Prevention Ordinance needs to be reviewed and this would be where the emergency development fees could be inserted. Committeeman Cahill reported that he had seen the flyer and reported that he would put it on the next workshop agenda. Committeeman Cahill asked if the plan was implemented, how would the funds be dispersed. Chief DiGiorgio reported that regardless of where the development is it would have an impact on both fire districts. Chief DiGiorgio reported that the topic came up and it would need to be determined how the two fire districts would share the funds. Chief Perrello gave an example of a 230-unit development that would provide about \$600,000 in emergency development fees for the Districts and noted that this would go a long way for equipment, staffing and training. Commissioner O'Hare asked how the fees were derived. Chief Perrello reported that there are a few different ways to calculate the fees. Chief Perrello reported that on the handout the fees are calculated by designating the type of property (residential, commercial, etc.), and estimating the Fire Districts growth and equipment cost over a 20-year time span. Chief Perrello reported that the Fire Districts then would calculate what percentage of their call volume pertains to each property type and apply that percentage to the estimated 20-year planned spending. Chief Perrello noted that the formula to calculate the emergency development fee could be fine tuned and felt that the more important question was whether or not the Fire Districts can impose the fee. Commissioner Cornine asked of Chief Perrello was aware of any other Fire Districts who currently impose this fee. Chief Perrello reported that he was not aware of any Fire District in New Jersey that imposed these fees. Commissioner O'Hare asked for clarification that the developer would pay the fee. Chief Perrello confirmed that the developer would pay the fee and felt that if development caused the Fire Districts to purchase more apparatus or hire more staff, then the developer should help with funding as opposed to the taxpayer. Commissioner Cornine felt that this would start a huge legal battle. Chief DiGiorgio reported that at the last Fire District 3 Meeting it was suggested that the proposal be discussed jointly by both Boards or that a joint committee be formed to look into and work on the proposal. Chief DiGiorgio reported that another suggestion was to talk to Fred Semrau to see if the proposal is possible. Committeeman Cahill reported that he will email Mr. Semrau tomorrow and get his opinion on the proposal. Committeeman Cahill

reported that he will also put the proposal on the June 10 Committee Meeting so that it can be discussed. Commissioner Cornine felt it might be a good idea to look at the last five developments that were built and see how often the Fire Districts went to them to get an estimate on the impact of these developments on the Fire Districts.

OLD BUSINESS: None.

NEW BUSINESS: Commissioner O'Hare reported that the Joint Board needs to adopt a 2021-2022 Meeting Calendar. The Joint Board decided on September 13, 2021, December 2, 2021, and March 14, 2022 meeting dates.

Chief DiGiorgio asked if the Joint Board wanted to form an Emergency Development Fees Committee in case Committeeman Cahill gets favorable feedback on the proposal. Chief DiGiorgio noted that this would allow the Committee to get some work done before the next Joint Board Meeting in September. Committeeman Cahill recommended that the Joint Board hold off on forming a committee until he speaks with Mr. Semrau.

ADJOURN: A motion was made by Commissioner Willans, seconded by Commissioner Woytas, to adjourn the meeting. All were in favor. Commissioners Jim Davidson, Michael Dugan Jr., James Kitchell, and John Gethins were absent. The meeting was adjourned at 6:40 p.m.

Respectfully submitted by

Karen Calabrese