

October 20, 2016

A Regular Session Meeting of the Allendale Planning Board was held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on October 20, 2016. Chairman Quinn announced that the Open Public Meetings Act requirements were met by the required posting and notice to publications and called the meeting to order at 8:03 p.m.

PRESENT: Mayor White, Councilman Sasso, Chief Scherb, Mr. Quinn, Mr. Sirico, Mr. O'Connell, Mr. Zambrotta, Mr. O'Toole.

ABSENT: Mr. Bonifacic, Mr. Daloisio, and Mrs. Checki.

Mr. Quinn requested a vote to approve the minutes from the September 15, 2016 Regular Session. A motion was made by Mr. Sirico, and it was seconded by Mayor White. Abstaining was Chief Scherb. The minutes were approved.

The main agenda item was the RFP drawings for review and comment for Northern Highlands Regional High School (NHRHS) roof top solar photovoltaic installation project at 298 Hillside Avenue, Allendale, NJ. To present the drawings was Frank Moore, CEO of ARMM Associates, who also installed the new roofing on the high school with a bond referendum approved in 2013. Jim Davis, school business administrator of Northern Highlands High School was also in attendance with Mr. Moore. The solar power provided by the roof top only installation, will provide 40% of the electricity for the high school at a reduced rate of 4.9 cents per kilowatt hour. The savings of \$130,000.00 annually will be invested back into the long range facility plan for major building improvements. This will avoid tax increases and protect the school budget with its 2% cap from allocating monies away from the students. Mr. Davis explained it was the forethought of the school to replace the roof so that it would have the capability to mount solar panels. Overall, only 70% of roof coverage will accommodate solar panels due to walkways and other roof obstructions. The thermal plastic used is highly puncture resistant. The solar panels have increased in efficiency from 9% to 18% from today's equivalent to normal utility. This project will pay for itself in 5 to 6 years inclusive of a 30% credit from the federal government. Mr. Moore explained the choice in roofing materials, plus the solar panels, and the substantial investment of thicker roofing which was a bigger cost upfront, would in turn produce a saving of \$2 million dollars over 15 years. Mayor White commented on the pro-activity of the school with the roof rework to transition to solar. Mr. O'Connell inquired if any asbestos was found in the original roofing and the life expectancy of the new roofing. Mr. Moore confirmed there was none found and there should be 30 year life expectancy. Mr. Moore went on to explain a brief history of his firm ARMM and the number of projects they have completed in the state of New Jersey. This project had already been placed out for bid and a company from Connecticut had won in December 2015. It has taken almost a year to reach final agreement. Mr. Moore informed the board the next steps are to obtain approval from the Allendale Planning Board and for the Board to provide a letter verifying said approval to be forwarded to the State of New Jersey Department of Education for further consideration. Mr. Moore submitted drawings of the roof top mount solar panels dated December 16, 2015 as Exhibit A-1 which Mr. Botta noted for the record. Mr. Botta advised the Board that the vote tonight was not a site plan approval nor use permit approval, but a vote for NHRHS jointly with ARMM to

proceed to the next round of approvals at the state level. Once the project has state approval, the board will take any required action in conjunction with the Borough Engineer, contingent on permits and verification in compliance with MLUL.

Mr. Quinn then requested Mr. Vreeland to read his memo dated October 13, 2016 to the Planning Board regarding this application into the record. Mr. Vreeland began with the introduction and Section 1 stating that it meets the MLUL of Allendale, but he had some questions that were not clear in the application. In Section 2, Mr. Vreeland listed his questions. The solar panels are allowed per Section 270-48.16 of the Borough code. Mr. Vreeland then asked how the solar energy will be the principal use of the property as required by section 270-48.14.A of the code. Mr. Moore stated that it will only generate 30 % to 35% of the school's needs. Mr. Vreeland indicated in Point 2.3 the plans did not have sufficient information regarding insulation. Mr. Moore confirmed that the roof was of a superior thickness to avoid any punctures. The panels will be 8 inches off the deck with clear pathways to allow first responders access to the roof. There is a 3 foot border around the entire perimeter for safe pathways and walkways around all the other roof obstructions, such as the HVAC, skylights and other roof protrusions. The design will only for 70% of the roof to have panels. Mr. Vreeland asked about the solar glare which Mr. Moore advised the panels are manufactured in such a way there is no glare. There will also be an internal lock box so emergency service staff can turn off the panels with one main switch. Everything will be properly labeled with signage and access. Mr. Quinn asked if the final plan will meet all the Borough criteria. Mr. Moore agreed that it would. Mr. Moore stated that time is of the essence with the state rebate for solar panels to set to expire in 2 years and the tax credit will no longer be available. Mr. Quinn asked for a motion for the board to vote to approve the installation and direct Mr. Botta, the Planning Board Attorney, to transmit the requested letter. On a motion from Mr. O'Connell, seconded by Mayor White a roll call vote was taken. All in attendance voted in favor of the letter for ARMM Associates to proceed at the State level with the approval of the Allendale Planning Board.

There was no correspondence and no action was taken.

Mayor White informed the Planning Board of the status regarding the athletic field lighting at Northern Highlands. If the application does come before the Planning Board public comment will be limited to 5 minutes per person.

There being no additional business to come before the Planning Board, on a motion from Councilman Sasso, seconded by Mayor White, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Christina Montanye