



THE BOROUGH OF ALLENDALE

N E W J E R S E Y

500 WEST CRESCENT AVENUE, ALLENDALE, NJ 07401

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ELIZABETH WHITE
MAYOR

WORK SESSION – June 15, 2015 - 8 p.m. CANCELED

Formal action will not be taken on the items listed in the agenda and on additional items coming before the Planning Board at that time.

1. Roll Call
2. Meeting adjournment

REGULAR SESSION – June 18, 2015 – 8 p.m.

Formal action will be taken on the items listed in the agenda and on additional items coming before the Planning Board at that time.

AGENDA

1. Roll call.
2. Approval of Minutes of May 21, 2015.
3. Election of Board Secretary to replace Carol Sheehan.
4. NHRHS resolutions regarding a back-up generator for science wing and coaches box on football grandstand discussed at May meeting.
5. COAH update by Mayor White.
6. Discussion of Planning Board response to Application of Michael Walters to Board of Adjustment for interpretation of zoning ordinance and decision pertaining to application of *res judicata* to Resolution of Planning Board of January 1996, which denied site plan for lighting at Northern Highlands Athletic Field. Discussion may be closed to public by vote of Planning Board pursuant to Open Public Meetings Act for matters pertaining to litigation.
7. Meeting adjournment.

May 21, 2015

A regular meeting of the Allendale Planning Board was held in the Municipal Building on May 21, 2015. The meeting was called to order at 8:05 PM by Mr. Quinn, Chairman, who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following members answered to roll call: Mr. Quinn, Ms. White, Mr. Sasso, Mr. Bonifacic, Mr. Sirico, Mr. Zambrotta, and Mr. Daloisio. Mr. O'Connell, Mr. Scherb, and Ms. Checki were absent.

Mr. Joseph Daloisio was sworn in as a class four member with a three year term. He has served on a planning board in the past and was reminded by Mr. Quinn to retake the planning board course that is required for all members.

On a motion from Mr. Sirico, seconded by Mr. Sasso, the minutes from April 16, 2015 were approved. Mr. Daloisio abstained from voting.

Mr. Quinn said that the first item on the agenda was a letter of interpretation for the Department of Environmental Protection about wetland on a particular property. Mr. Quinn said that it made it on the agenda for informational purposes and he didn't feel that the Board needed to do anything with the letter. Mr. Dunn added that it was more an administrative application and the Board would have no input or jurisdiction on the matter.

Mr. Quinn said the next two items on the agenda were for Northern Highlands Regional High School located on Hillside Avenue. One item was an emergency generator installation on the science wing boiler and the other was a replacement of the coaches viewing area on the athletic field bleachers. Both were to be presented by Lan Associates. Mr. Stephen Secora was representing Lan Associates and he was a professional engineer. Mr. Quinn asked Mr. Dunn if this was just for review and recommendations. Mr. Quinn was under the impression that it was not for formal approval as the Board wouldn't have jurisdiction to make a decision on the matter. Mr. Dunn said that the Board of Education is a government agency that doesn't directly report to the Borough but to the State Department of Education. The law states that they need to report before the Board for a review on what they are planning. The school can then notify the State on the recommendations that the Board has made. There is no notice to the public and no public hearing.

Mr. Secora showed the Board the site plan where the generator and the new coaches viewing area would be located on the property. The generator would be placed on the science wing which was built about ten years ago on the west side in the back of the school. The coaches viewing area will be replacing the one on the home-side bleachers in the back of the school by the football field and track. The generator will be placed on the left side of the science wing. It will be by a loading dock and an electrical transformer and switchboard. It will be about ten to twelve feet away from the switchboard and twenty-seven feet off the science building. The generator is fifty-three kilowatts and it will have weather and sound attenuation enclosure. There will be a chain linked fence around it and it will sit on a concrete pad. All power will run underground. There will be a transfer switch that will transfer normal power to emergency power during a power outage. The panel they will place in the hallway

and the transfer switch would be sealed against the weather. The generator is eight foot by three foot six and five feet tall. There is existing landscaping and then the ball field which is in the back. The main building has a generator inside the boiler room that was installed inside but the science wing has no emergency power other than battery back-ups for emergency lighting. They would like to put the heating system on the generator. Mr. Bonifacic inquired if it could feed off the other one and Mr. Secora said no. Mr. Quinn asked if it would just cover the science wing and Mr. Secora said yes and for heating only. Mr. Sirico questioned if there were any refrigerators for cooling science equipment and Mr. Secora said not to his knowledge. Mr. Secora said there is air conditioning in the wing but the generator will not be hooked up to it. Mr. Sirico asked if the area was surrounded by grass and Mr. Secora answered yes and added that if you go a bit further there is the baseball field. Mr. Quinn asked if the concrete pad would be above the surface level and Mr. Secora answered that it would be six inches off the ground and the generator will be five feet tall and enclosed by a six foot fence. Mr. Sasso inquired whether it was diesel power and Mr. Secora responded it will be natural gas. Mr. Quinn asked if the gas line would be fed to it from inside the building and Mr. Secora responded yes. He showed the Board where the boiler was in the science wing and how the gas would go underground to it. Mr. Vreeland who is the Borough Engineer asked if an air permit was required from the DEP and Mr. Secora responded no because it was so small. Mr. Bonifacic added that it was for emergency purposes only but Mr. Secora said it is all about British Thermal Units (BTU's). Mr. Daloisio questioned if they planned on planting trees around the new unit to hide the fence and Mr. Secora stated that they were just planning the fencing. Mr. Daloisio and Mr. Sirico suggested planting more trees around the fence. Mr. Quinn asked if the generator would be sealed in case someone attempted to climb the fence. Mr. Secora said there is a weather proof and sound proof enclosure and the access panels are boxed. Mr. Sirico asked about the knoll and if the generator would be placed on top of the knoll. Mr. Sirico inquired if he was going to make it almost even with the existing switchboard and Mr. Secora said it would be higher. Mr. Daloisio asked how high the knoll was to the driveway and Mr. Secora answered about nine feet. Mr. Secora said it is an isolated area. Mr. Sirico asked if it would be screened somehow from flying baseballs and Mr. Quinn added that may be they could just put some kind of screen in for that purpose. Mr. Sirico inquired about the gas line and Mr. Secora said it would be below grade about eighteen to twenty-four inches. Mr. Quinn said that from the Board's perspective the recommendation would be to add natural landscaping to match what is there today.

Mr. Secora spoke about the coaches viewing area. They will be purchasing a prefabricated building. The current size of the building area is five foot two by twenty-five foot two inches and they are proposing an eight foot by thirty-seven foot building instead. They are going to take the top bench part of the bleachers away and push the box into the bleachers so they will lose a little bit of seating. It might overhang six inches more than what it does now. If they pushed it back further they would need special columns. Mr. Bonifacic asked about the height and Mr. Secora said it is about the same as it is now. It will have three compartments inside including one for the home coaches, one for the visitor coaches, and one for the referees. They wanted one that was a bit wider as it is difficult to move in the existing one. He showed some pictures of the existing building so the Board members could see what Mr. Secora was referring to in his presentation. Mr. Zambrotta asked about how they access the roof and Mr. Secora said the ladder is on the inside and there is no external access. Mr. Bonifacic inquired if it was air conditioned but Mr. Secora said that it was not and there was also no heat or plumbing. Mr. Daloisio questioned if the existing structure underneath could support the extra weight of the

larger building and Mr. Secora said yes as there are some extra expansions that were never used and they are going in towards the bleachers more. Mr. Secora said that they had their structural engineer review the plans and the framing. Mr. Vreeland asked if the building could be painted or given a neutral color. Mr. Secora did not know what color the building would be and mentioned that the school would have to select a color because it is prefabricated. Mr. Vreeland said that he was suggesting the back be painted a more neutral color so it was not intrusive to the neighbors. After some discussion Mr. Quinn said the Board would recommend making it more neutral on the residential side. Mr. Quinn added that he thought it was a good idea to push the building into the bleachers as suggested because the bleachers are an area of contention with the neighbors. Mr. Sirico asked about the speakers but they will remain the same.

Mr. Quinn asked Mr. Dunn if something should be written about the suggestions that the Board was making that evening. Mr. Dunn asked if he wanted a recommendation to the State or if Mr. Secora would adjust his design. Mr. Secora said he could do it on his end but couldn't speak for the Board of Education. Mr. Dunn suggested writing a letter or Resolution on behalf of the Board as to what the Board recommended. He stated that it might be better when presenting to the State to have a letter from the Board. Mr. Secora suggested referencing the project number when writing the recommendations. The first six numbers are the same for both projects but the last six are different. Mr. Quinn asked Mr. Dunn if he could draft a Resolution for the next meeting and Mr. Dunn agreed. Mr. Sasso inquired if the generator would be tested regularly and Mr. Secora said he thought it was tested once a month for about ten minutes. Mr. Sirico asked about whether the Board needed to note the six foot fence rather than the four foot but Ms. White said that the Fence Ordinance only applies to property lines.

Mr. Quinn asked about COAH and Ms. White said there was a meeting with Ed Snieckus and Mary Beth Lonigan who are putting together a proposal about the vacant land adjustment. She told the Board that it will hopefully be before them in June as it has to be to the State by July 8th. Mr. Dunn asked if there would be a change in the allocation and Ms. White said she thought that was what they would do as Dr. Burrell was released from the COAH Board and is able to be hired by the towns. His calculations will be used against the Fair Share Housing numbers. The Council officially hired him at their meeting. Ray Wiss, Ed Snieckus, and Tom Bourgey are working on this together. Ms. White wasn't sure who would be able to attend the June meeting but she would try to get the committee there.

Mr. Quinn asked Mr. Sasso about what has come before the Land Use Committee and Mr. Sasso said they are working on Ordinances such as temporary structures and solar panels. Mr. Sasso and Ms. White explained that the West Crescent Bridge would be replaced and the County was coming to Allendale to answer questions on May 27th. Mr. Quinn said the Board has expressed an interest in the past about doing circulation and transportation sections for the Master Plan.

On a motion from Mr. Daloisio, seconded by Mr. Sirico, the meeting was adjourned at 8:52PM.

Respectfully submitted,

Diane Knispel

