

GREENWICH TOWNSHIP PLANNING BOARD

PUBLIC MEETING MINUTES

September 12, 2011, 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Vice Chairman Tim Gale called the meeting to order at 7:30 p.m. Ms. Oldford said this is a regular meeting of the Planning Board of the Township of Greenwich. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in *The Express Times and the Star Ledger*. Notice was posted on the municipal bulletin board in the Township Municipal Building in Greenwich Township, New Jersey, and notice was filed with the Township Clerk.

FLAG SALUTE

ROLL CALL

Present: Bruce Williams, Mike Black, Elaine Emiliani, Debbie Pasquarelli, Frank Marchetta, Cathie Cullen, Doris Rayna, Tim Gale

Absent: Barry Glassman (excused), Charlie Stillman (excused), Tom Bolger (excused)

Professionals in attendance: Jonathan Drill, Esq.

APPROVAL OF MINUTES

Motion to approve the minutes from the meeting of July 11, 2011, was made by Doris Rayna and seconded by Mike Black.

Members in favor: Bruce Williams, Mike Black, Cathie Cullen, Doris Rayna, Tim Gale

PRESENTATION

The Board of Education has submitted plans for solar projects for the elementary and middle schools for Planning Board review as mandated by MLUL. The BOE requested a capital review in accordance with N.J.S.A. 40:55D-31, which is similar to a master plan consistency review. The Planning Board may make recommendations.

Sidney Sayovitz, Esq., introduced himself on behalf of the Board of Education. It was noted that the Planning Board does not have site plan jurisdiction. Mr. Sayovitz observed the zoning ordinance is not applicable to the Board of Education although UCC regulations apply. Jurisdiction is with the Department of Education, which accepts Planning Board recommendations.

The purpose of this evening's presentation is to explain the project and answer questions.

Greg Samojen, AIA, introduced himself as the Board of Education architect. He said this project was initiated when roof repairs were required. In addition, energy issues + drainage concerns had been identified. This seemed an opportunity to explore the solar projects. Mr. Samojen also pointed out that the State was offering subsidies. He said the Board of Education received a 40% grant for the project. The solar project was eligible for 40% debt service. Mr. Samojen observed debt service aid was held back by the government.

He noted money was bonded for a new roof, windows and site improvements.

Mr. Samojen said the Board of Education explored Power Purchase Agreement for districts to implement solar. He explained the proposal goes out to solar developers who (a) fund (b) supply the panels (c) install the panels. The Board of Education enters into a contract with the solar developer. There is no cost to the schools.

Mr. Samojen contended the panels are extremely low profile.

Mr. Hintz referenced his review of 9/9. He confirmed solar panels on the Middle School are being installed on a flat roof and will not be visible. Mr. Hintz sought clarification as to the location of the inverters.

As to the Elementary School, Mr. Hintz pointed out there are some panels that could be visible from the street. This occurs because it is a pitched roof. Mr. Samojen said since this is an educational facility, there will be an educational kiosk related to the solar panels. According to Mr. Samojen, professionally, they do not see it as obtrusive.

Asked whether the panels are matte or reflective glass finish, Mr. Samojen said he did not know because the proposals are not yet in.

Mr. Marchetta asked how the developer profited on the installation. The school district does not pay taxes, and the developer receives tax incentives and SREX. The school district will pay the electric bill + a reduced rate for the solar energy.

Bruce Williams suggested matte finish panels would be preferable.

Elaine Emiliani asked whether this is a capital project. According to State Board of Education, the capital improvement was the roof, windows, and site work, which Mr. Samojen indicated were repairs.

Mr. Samojen described the panels as a ballasted system, which means there is a framework. He said the roof manufacturer has confirmed that the roof is adequate, there are mats to protect the roof, and there are not penetrations in the roof.

Asked the percentage of roof coverage, Mr. Samojen suggested it is 70%. He said the Board of Education had not spoken to the Fire Department.

The Planning Board recommends that Board of Education consult with the Fire Department.

Mr. Samojen explained the panels are designed to withstand snow and wind.

Solar panels are becoming more and more prevalent to help control utility costs. Mr. Samojen said there are insurance provisions for removal of the panels at the end of their lifespan.

Planning Board recommends relocating panels away from the front of the building.

Four recommendations are offered:

- 1) Utilize matte finish rather than reflective.
- 2) Contact the Fire Department for their input.
- 3) Relocate panels away from the front entrance of the elementary school to comply with the alternative energy ordinance.
- 4) A more attractive fencing or screening for the Elementary School inverter.

According to Mr. Samojen solar panels are bounded by a safety rail as required by the UCC.

Motion to send a letter with recommendations with the Clarke Caton Hintz report attached was made by Bruce Williams and seconded by Elaine Emiliani.

Members in favor: Bruce Williams, Mike Black, Elaine Emiliani, Debbie Pasquarelli, Frank Marchetta, Cathie Cullen, Doris Rayna, Tim Gale

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Motion to adjourn was made by Frank Marchetta and seconded by Mike Black with all members in concurrence on voice vote.

The meeting was adjourned at 8:30 p.m.

These minutes were approved October 10, 2011.

Alice Oldford, Secretary to the Board

