

Approved 3/25/15

**WORK SESSION OF THE
TENAFLY PLANNING BOARD
MARCH 11, 2015**

Chairperson Wilmit called the meeting to order at 8:00 p.m.

The announcement was made regarding compliance with the Sunshine Law.

The secretary was asked to call the roll:

Voting members present:	Mayor Peter Rustin	Councilman Mark Zinna
	Mary Beth Wilmit	Kevin Tremble
	Gus Allen	Eugene Marcantonio
	Jon Warms	Marc Harrison
	Ted Kagy	Eugene Kwon
	Sheryl Gaines	

Others present: Jeffrey Zenn, Esq.

A motion was made by Mr. Allen and seconded by Mr. Kagy to approve the Work Session minutes of February 11, 2015, and the Regular Public Meeting minutes of February 25, 2015. A voice vote carried the motion. All eligible members voted in favor; none were opposed.

There was a brief discussion on COAH. It was decided that a Joint COAH Committee meeting should be held shortly to discuss the Borough's plan of action at this juncture. Mrs. Nicolosi will contact both Ed Buzak and Joe Burgis to get dates/times for said meeting.

INFORMAL REVIEW

PB#1-15-03, Tenafly Board of Education

(presented by American Clean Energy)

Stillman School

Block 701, lot 8

111 Tenafly Road

Mr. Dan Russo, Director of Engineering, and Mr. Walter Kazlow, Project Manager of American Clean Energy, explained the project to the board members. Solar panels will be installed on the roof of Stillman School. They reviewed plans previously submitted and answered any and all questions. There was a brief discussion regarding the inverter, which is fenced in with a lockable chain link fence. Board members expressed concerns that children would possibly get onto the inverter and jump off. Mr. Russo explained that there will be steel bollards in front of the fence. Most projects done by American Clean Energy handle the installation of the inverter in the same manner.

Mr. Russo explained procedures for maintaining the solar panels in all types of weather, especially during the recent snowstorms. The solar panels will not be seen from the street. There are parapet walls on the school roof. The panels are stationary; there is no movement. There may be a slight

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humming noise emitted. There are three (3) separate zones leading to one (1) meter on site. The power will be piped back into the schools.

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison that a letter be sent by Mrs. Nicolosi on behalf of the Planning Board to the New Jersey Department of Education indicating that the board has reviewed and approved all plans submitted and has no further recommendations for the project. The roll was called and the motion was carried. Voting YES: Mrs. Wilmit, Mr. Allen, Mr. Tremble, Mr. Warms, Mr. Harrison, Mr. Marcantonio, Mr. Kagy, Councilman Zinna and Mayor Rustin.

Mr. Tremble noted that the HPC issued a Certificate of Appropriateness for 81 Westervelt Avenue for wooden gutters. (This happens to be Mr. Tremble's home!) The commission also reviewed the Planning Board application for 195 Jefferson Avenue and will be forwarded written comments and recommendations shortly. Mr. Tremble reminded the Historic Preservation Commission that a commission member is to be in attendance at the Planning Board meeting scheduled for March 25, 2015, to present the report.

There was a brief discussion regarding timing of applications. It was decided that Mrs. Nicolosi will send an email to the Chairperson of the Historic Preservation Commission and Chairperson of the Environmental Commission indicating when applications/materials have been placed in respective mailboxes at Borough Hall. Mr. Zenn will research the Historic Preservation Commission time limit from the Municipal Land Use Law.

Mayor Rustin and Councilman Zinna led a discussion on the BID in the Borough. It had been suggested that the BID be disbanded. Downtown New Jersey made a presentation at last evening's Mayor & Council Meeting. This organization can do a study, for a fee, of the downtown and give recommendations for development and improvements. There will be another discussion on the BID at the Work Session of the Mayor & Council in April. Planning Board members were invited to attend this meeting.

It was noted that the agenda for the next Planning Board meeting is full. There will be three (3) applications for subdivisions. Packets will be forthcoming shortly for review.

A motion was made by Mr. Marcantonio and seconded by Mr. Harrison to adjourn the meeting at 9:17 p.m. A voice vote carried the motion. All were in favor; none were opposed.

Respectfully submitted,

Valerie B. Nicolosi
Planning Board Secretary