

POINT PLEASANT PLANNING BOARD

July 26, 2018

The regular meeting of the Point Pleasant Planning Board was called to order by Chairwoman Bavais at 7:00 p.m. Ms. Bavais read the Notice of Compliance, which states that adequate notice of the meeting had been given.

Roll Call:

Present: Mr. Vitale Mr. Faraldi Mr. Preiser Mr. Forsyth Mr. Altero Mr. DeJong Ms. Bavais
Absent: Mayor Sabosik Councilman Furmato Mr. McHugh Mr. Welch
Engineer: Laura Neumann Attorney: Edward Genz Secretary: Catherine Gardner

MINUTES: The board approved the minutes of June 28, 2018

RESOLUTIONS:

The board memorialized the following resolutions:

Res. 2018-09 – Preliminary/Final Site Plan – Block 240 Lot 1.01 – 823 Beaver Dam Rd.,

Applicant: Ravallo Realty LLC (Approved)

Res. 2018-10 – Administrative Approval – Block 274 Lots 11 & 12 – Hance Pl.,

Applicant: Susan & Ernest Scherler (Approved)

NEW BUSINESS:

Preliminary/Final Site Plan & Conditional Use – Block 163 Lot 4 – 1123 Burnt Tavern Rd.,

Applicant: Cellico Partnership d/b/a/ Verizon Wireless:

Richard Stanzione, attorney for the applicant, appeared before the board. He stated the applicant is appearing before the board as the result of a bid out by the Borough for placing equipment on the ground and antennas on the rails.

Edward Liston, Esq. appeared before the board stating he is the attorney for an objector, William Trumbour, 1116 Burnt Tavern Rd.

Daniel Popovitch, attorney for objectors Hildebrandt & Coyle, appeared before the board and stated there is an application after the antenna application for a minor subdivision. A letter was forwarded to the board secretary from Roberta Burcz, attorney for another objector. Roberta Burcz stated she felt it was reasonable to ask for the adjournment; her planner is not available this evening and she doesn't anticipate the cell antenna application to be finished tonight.

Michael Elwood, attorney for the applicant Chadd & Malissa Shaw, appeared before the board. He stated notices went and the objectors had time to prepare for this evening's meeting. He further stated that the applicant had spoken to the neighbors prior to applying for the subdivision asking if they had any concerns.

After a discussion between attorneys and the board; Mr. Genz recommended that the matter be adjourned to 8/23/2018 without further notice.

Joshua Cottrell, French & Parella Assoc., P.E. was sworn in. He outlined his credentials and working on hundreds of water towers with cell antennas. The board accepted his credentials.

Mr. Cottrell outlined the application and described the existing site. He stated the proposal is to locate 12 antennas at a center line mounting height of 122 ft. on the water tank structure.

He stated the site would be visited once every 4-6 weeks for maintenance and diagnostic testing. The generator is 30 kw natural gas to provide back up during power outages. Testing is every 2-3 weeks and would run for a half hour between the hours of 10am & 3pm. He stated the generator meets the NJDEP standards.

Mr. Cottrell stated the Borough's pump house has a larger diesel generator; Mr. Forsyth stated that was a correct statement.

Mr. Cottrell explained the DBA's from adjacent properties. Mr. Forsyth stated the DBA's are 55 during the day and 65 during the evening hours. He also stated the Borough exercises the generator twice per month.

Mr. Stanzione stated the generator is tested remotely and would accept a condition in the resolution that it be tested weekdays between the hours of 10am – 3pm .

Mr. Cottrell stated the equipment cabinets would contain radios; electric and gas services would be run from Burnt Tavern Rd. The water tank is 151 ft. above ground.

The cable equipment would be run to the antennas; the cables are located in a metal enclosure and under the catwalk.

In response to questions, Mr. Cottrell stated the front yard setback is 68 ft. from Burnt Tavern Rd. Twelve (12) antennas will be installed under the catwalk.

Mr. Cottrell pointed out that T-Mobile has not installed their equipment; the applicant is just showing them on the plans. He stated he believes T-Mobile's approval has expired. Verizon is the applicant with this application. There are no plans to install antennas on top of the water tower; it will strictly be under the catwalk.

Dominic Vilecco, VComm Telecommunications was sworn in. He discussed the RF analysis and report dated 4/18/2018. Mr. Vilecco explained Verizon licenses.

Mr. Vilecco stated there are gaps in service along the canal and Beaver Dam Rd. He stated 5G networks are several years away and explained the standards for 3G & 4G technology. He stated in the shore area, the usage increases during the peak summer season.

He stated this particular site is listed in the Borough's ordinance as a conditional use. The coverage and the capacity fills in the coverage and solves problems Verizon is having with their service problems.

There are other structures – the Dept. of Public Works water tower, Salem Rd. water tower, Morris Ave. in Brick; however, this was the site that was put out to bid.

Mr. Vilecco discussed the FR Emission Report and the case studies contained within the report. Verizon's equipment is in compliance with all FCC regulations.

Mr. Faraldi asked if the water tower would be like the tower in Point Pleasant Beach with antennas sticking out all over the top; he stated no, it's an older site. He asked about if the generator would have electric battery backup. Mr. Vilecco stated it would be for the radio transmitters and fans, which is the reason for the 200 amp service. He stated if electric were to be down, such as it was during Sandy, the generator would run 24 hrs. a day until service is up.

Mr. Vilecco was asked if Verizon would come back in a year and ask for more antennas; he stated no. Ms. Bavais there could be a condition in the resolution that no antennas on top of the tower. Mr. Forsyth stated the lease does not allow antennas on top of the water tower.

Ms. Bavais asked how often the antennas would be upgraded. He stated the FCC requires upgrades but Verizon does not have plans. He stated it's usually no less than 7 years but possibly 10 years.

Mr. Altero stated he has public safety concerns and asked if the antennas transmit radio waves. Mr. Vилlecco stated in there analysis it shows it is 20 times below radio emission standards. He stated all electronics emit energy – LED, tv, microwaves; he stated it would the same as in your home.

William F. Masters Jr., Planning Consultant was sworn in. He stated he reviewed the wireless ordinance and gave his analysis of the properties listed and also specifically, the property site location.

Mr. Masters had an array of photo boards:

Exhibit A-1 – left side of the board are the existing water tanks; right side is a computer enhanced photo showing wire antennas installed – “V” indicates Verizon and is showing the equipment on the catwalk – “TM” indicates T-Mobile and shows the antennas on top of the tower.

Exhibit A-2 – The left side of the board shows the existing tank from Memorial Dr. with the cabinets at the base. The Verizon cabinets are not visible.

Mr. Masters stated the equipment and cabinets meet the conditions of the ordinance. He stated the applicant is not proposing to add vegetation around the cabinets.

Mr. Cottrell stated he had met with the Fire Dept. who had concerns with the site distance and preferred no vegetation to be planted. That is when the applicant submitted revised plans.

In response to a question, Mr. Vилlecco stated it is unorthodox to share antennas as it would cause interference. Mr. Masters explained the wiring of the antennas.

Mr. Liston asked questions of the sworn witnesses. Mr. Masters listed the conditions of the ordinance and stated the application is not for towers but strictly antennas.

Mr. Stanzione and Mr. Liston argued the inconsistencies in the ordinance; Mr. Stanzione stated the application is not for a monopole but strictly antennas.

Mr. Liston asked about the equipment being painted; Mr. Cottrell stated all equipment will be painted the same color as the water tower. The cabinets are steel gray; Mr. Masters stated the legs of the cabinets will match the water tank. Mr. Liston asked if the cabinets themselves could be painted a more neutral color; Mr. Stanzione stated no.

In response to Mr. Liston's questions, Mr. Vилlecco explained the capacity and coverage issues. He reiterated his prior testimony relating to cause & effect relating to the radio bands. None of the other facilities would satisfy the issues at this site. Mr. Vилlecco explained the gaps in service as indicated on his map.

PUBLIC – QUESTIONS

James Cleveland, 1223 Johnson Ave. asked if the cabinets could be relocated towards the fire house. Mr. Cottrell stated there would be increasing sound issues, an existing water line and wells are in that area.

Ms. Bavais asked if a chain-link fence could be installed; Mr. Cottrell stated it would be a problem if you cannot see in the area. Mr. Forsyth stated planting could be on the south side of the equipment.

Mr. Stanzione stated the applicant would add any landscaping requested. They cannot paint the boxes as it would eliminate the warranty.

Mr. Stanzione stated there are regulations on solid fences near generators. He suggested a meeting with Borough representatives relating to the plantings.

Dennis Rittenhouse, 1404 Johnson Ave. had questions relating to honeybees and the possibility of disturbing the fees "gps". Mr. Stanzione stated there is no one available to answer questions about that matter.

Bill Schrader, 1119 Burnt Tavern Rd. spoke about the cost of painting the towers and how much more money it would cost with the antennas on the water tank. Mr. Stanzione stated that Verizon could pay the costs or remove and reinstall the antennas. Mr. Schrader asked how many more generators will be installed as other antennas are approved. Mr. Stanzione stated he could not answer that question; he represents Verizon. Mr. Stanzione stated noise is accumulative; the property is checking remotely 24 hrs. per day from Wall Twp.

Jennifer Enright, 1504 Deborah asked if other carriers would have carte blanche approval once this application is approved. Board members stated any other applicants would also need site plan approval. The board and Mrs. Enright discussed the cell tower ordinance. The lease term is for 25 years.

Mr. Rittenhouse asked if there were any electro magnetism reports showing birds, bees and animals would not be hurt. Mr. Stanzione stated he does not have that information.

QUESTIONS - CLOSED

PUBLIC – COMMENTS:

The following people appeared before the board opposed to the application:

William Trumbour, 1116 Burnt Tavern Rd.
Maria Kostyk-Petro, 1116 Burnt Tavern Rd.

CLOSED

Mr. Liston & Mr. Stanzione gave closing arguments. Mr. Liston suggested an independent review of the RF reports. He asked the board to deny the application.

Mr. Stanzione stated a telecommunications consultant for the Borough assisted in writing the ordinance, and this specific site is in the ordinance. Mr. Stanzione stated the board should approve the application.

Board members gave their opinions on the application. Mrs. Neumann stated the use is permitted, and additional carriers could apply to the board for site plan approval. She stated the board should weight the type of equipment being used, the location and landscaping.

Mrs. Neumann stated it appears the generator could be relocated more to the north; the applicant agreed.

Mr. Preiser stated he would like to see foliage to make the generator more attractive; the applicant agreed.

Mr. Faraldi made a motion to approve the application; seconded by Mr. Preiser.

Roll Call Vote:

Mr. Vitale: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Mr. Forsyth: Yes Mr. Altero: No
Mr. DeJong: Yes Ms. Bavais: No

VOUCHERS:

The board voted to approve payment of the bills:

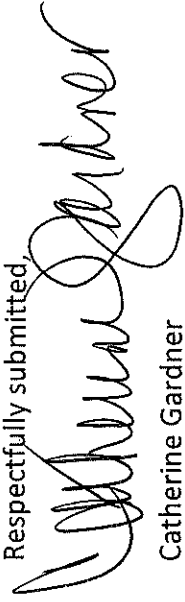
Montenegro, Thompson, Montenegro & Genz: \$765.00 (1125 Arnold Ave. LLC), \$30.00 (BTB Property), \$90.00 (Scherler), \$90.00 (TFM Bldrs), \$135.00 (DeKenipp), \$330.00 (Ravallo) \$255.00 (General Board)

CME Associates: \$37.25 (Scherler), \$838.25 (BTB Property), \$443.5 (1125 Arnold Ave LLC), \$1114.50 & \$149.00 (Smith), \$149.00 & \$1473.00 (Ravallo), \$143.75 (Darcy)

Ocean/Coast Star: \$11.93 (BTB Property)

There being no further business, the Planning Board adjourned at 10:50 p.m. All were in favor, no one was opposed.

Respectfully submitted,



Catherine Gardner
Planning Board Secretary