

# ALLOWAY TOWNSHIP PLANNING BOARD

Township Municipal Building, Auditorium  
49 South Greenwich Street  
Alloway, New Jersey 08001

## MINUTES FOR REGULAR MEETING – July 8, 2015

Meeting called to order at 7:10 P.M.

Statement of adequate notice of meeting was read and the flag salute performed.

**Present:** Allen English, Kristen Coleman (left after Roll Call due to conflict with application), Alexis Coleman, Craig Kane, Phil Donohue (Alternate No. 3), Walter Leslie, Biff Crossley, Jack Cianfrani, Ron Zarin (Alternate No. 1)

**Absent:** Beth Reilly, Warren Wieting (Alternate No. 2), Betsy Burden (resignation to be accepted)

A Motion was made by Member Kane, seconded by Member Donohue, to approve the minutes from the June 10, 2015 meeting. Unanimous voice vote with Members Cianfrani, English, and Zarin abstaining.

Chairman Coleman opened the meeting to the public for comment on matters not on the agenda.

None.

Public comment closed.

Resolutions: None.

**Business:** Cellco Partnership d/b/a Verizon Wireless (B 106, Lot 8) “D” Variance/Site Plan for Cell Tower

Richard DeLucry, Esquire, attorney for Applicant, appeared on behalf of Applicant. Felicia Kaplan, Court Reporter, from the firm of Guy J. Renzi & Associates, recorded the hearing. Also present and sworn for testimony were Jeffery Nagorny, P.E. and John R. Herriott, RE Manager, both of the firm of Advantage Engineers, Paul Dugan, P.E., Wireless Consulting Engineer, of the firm of Millennium Engineering, P.C., and David Karlebach, PP.

Solicitor Albano advised the application would be bifurcated with seven (7) members, excluding the Mayor’s designee, voting on the use variance portion of the application, and the full board voting on the site plan. Mr. DeLucry, Applicant’s attorney, was acceptable with this procedure.

Thereafter, Mr. DeLucry provided handouts to the Board of the materials previously emailed to the professionals and members prior to the meeting.

Mr. DeLucry provided an overview of the application wherein Applicant desires to erect a 160’ monopole and requests variances for permitted use within the district, heights, and a second principal use upon the Property.

The first expert to testify was Mr. Dugan who was qualified as an expert by Solicitor Albano. He has over 20 years’ experience in the industry and confirmed his credentials with the Board as a Radio Frequency expert.

Mr. Dugan reviewed maps marked into evidence as Exhibits A-1 through -4 showing Applicant’s review of the service in the area and whether it is able to co-locate and/or must establish a new tower; a zoomed in map

showing the existence of an 80' silo and PSEG transmission towers which are not sufficient to co-locate due to height, etc. Exhibit A-3 showed existing coverage within the area, and A-4 the proposed new coverage. Both Messrs. DeLucry and Dugan discussed that the monopole, if approved and constructed, could accommodate three to four co-locators, and that the proposed height is appropriate to accommodate the close in coverage gap proposed for the application.

Member Donohue questioned the coverage, elevation of the tower, existing vegetation, etc. A discussion was also had regarding the height of the tower in relation to Alloway Airport being in close proximity to the proposed tower. The "FAA Screening Certification of Proposed Communications Facility" letter was discussed, being one of the four letters provided by Mr. Dugan. Mr. Dugan additionally discussed the following letters: "Radiofrequency Design of Proposed Communications Facility", RF Safety FCC Compliance of Proposed Communications Facility", and "Non-Interference Certification of Proposed Communications Facility", all dated July 6, 2015.

The new 911 text messaging requirement about to become active won't require any modifications to the proposed tower, nor will there be any guide wires necessary. Several members expressed their concerns that no Verizon representative was in attendance at the meeting, as well as discerning that the tower would provide at least 60% offloading for a tower located in Deerfield, and only 40% fill-in for Alloway residents. It was also mentioned that 5G service will be available soon.

Mr. Herriott was next qualified as an expert reciting his experience in the field regarding review and acquisition of potential sites for said towers. He discussed the potential existing structures in and around the site, i.e., 198' wind tower (now dismantled), 80' silo (not tall enough), and PSEG transmission tower(s) (not permitted), for co-location. He advised there will be yearly inspections, together with once monthly visits to the site, no 24-hour access to the site, and only in-house and/or contractors visiting same. An application was submitted to Historic Preservation, although none appears necessary, and a report can be expected in three to four weeks.

Mr. Nagorny was next qualified as an expert in his field as a professional engineer. He introduced into evidence A-5 (Sheet Z-1) and -6 (Sheet Z-2) discussing the site and compound plans, respectively. There will be no tree removal, but only minimal trimming at lower levels to accommodate the fencing to surround the compound. There will be an angled three-strand barbed wire extension at the top of the seven (7') foot high fence to discourage trespassers, no landscaping around the fencing, as well as the fencing and compound being built within all required guidelines. Screening was discussed which is generally discouraged due to the inability to see into the compound thereby evidencing intruders, etc.

Additionally, there won't be any signs, except that required by the FCC evidencing the name, tower number, and emergency phone numbers. The tower itself will have three (3) sets of four (4) antenna ranging in sizes of 4', 6', and 8' in length, on the three-sided array which is a pre-approved design commonly used for cell towers.

A question was asked by the Board regarding the removal of the tower by the last occupied provider and/or constructor of the tower which was confirmed that there will be a bond posted to assure same.

An eight (8') foot lightning rod will also be constructed at the top of the tower bringing the height to 168'.

Mr. Karlebach, P.P., was thereafter confirmed as a qualified expert in his field. He had marked into evidence Exhibit A-7 which was an aerial photograph of the site. He thereafter discussed the positive/negative criteria for allowing the erection of the tower which included: public interest (FCC license), whether there would be any detrimental effect to the site/area, whether reasonable conditions exist, as well as other positive/negative criteria.

He also advised that it was most recently reported that there are approximately 1.9 trillion texts sent per year.

As testimony had been concluded, a five-minute break was taken by the board.

There were no comments by either of the Board's professionals, Messrs. Brunermer and Scheule, as the Applicant had adequately addressed all of the concerns cited in their letters.

The meeting resumed with Chairman Coleman requesting a motion to open the meeting to the public for comments on the application. Member Cianfrani made a motion which was seconded by Member Donohue, with all ayes being received from the Board, to open the meeting to the public.

Anne Sullivan, 124 Alloway-Woodstown Road, questioned the principal use issue which will exist on the Property, i.e., farm and cell tower; whether there is a different type of antenna required for voice versus data transmissions (different antenna on the array will accommodate both); and how many co-locators may be had on a tower (maximum 4-5).

A motion was made by Member Cianfrani, and seconded by Member Donohue, to close the public portion of the meeting.

No Board comment, nor additional Board professional comments were had.

Solicitor Albano advised the Board there would be a "D1" variance – to permit the use, a "D-6" variance to permit the height of the tower (160' – tower with 8' lightning rod extension for a total of 168'), as well as a variance for two principal uses upon the Property.

A motion was made by Member Cianfrani, and seconded by Member Kane, to approve the use variance. A roll call vote was taken with seven (7) affirmative votes.

A motion was made by Member Cianfrani, and seconded by Member Kane, to approve the site plan application. A roll call vote was taken with eight (8) affirmative votes.

No public comment.

A motion was made by Member Donohue, and seconded by Member Cianfrani, to nominate Member Kane as Vice Chairman due to Member Burden's resignation.

A brief discussion was had by the Board regarding the correspondence listed on the agenda.

The need for Master Plan review was also briefly discussed as same is due in 2016.

On motion by Member Donohue, seconded by Member Kane, the meeting was adjourned at 9:42 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce  
Planning Board Secretary