

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – May 8, 2019

Meeting called to order at 7:00 P.M.

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

Present: Jack Cianfrani, Alexis Coleman, Ron Zarin, Biff Crossley, Kristin Coleman, Craig Kane, Phil Donohue

Absent: William Powell, Beth Reilly, Warren Wieting, Allen English, K. Myrle Patrick

A Motion was made by Member Donohue, seconded by Member K. Coleman, to approve the minutes from the March 13, 2019 meeting. Unanimous voice vote

Business: Capital Telecom Holding II, LLC (Block 26 Lot 13) Use “d” Variance

Chairman Coleman opened the application and Ms. Szulewski introduced herself as the applicant’s attorney and provided an overview of the application: requesting a use (d) variance and preliminary/final site plan approval to construct a 195’ high self-supported tower for wireless communications. The property is located in the Rural Residential District. The project proposes to construct a 60’x60’ fenced compound within a 100’x100’ lease area and 20’ wide access easement to the property owner’s property.

Solicitor Altamuro swore in Ms. Szulewski as well as her witnesses: Scott VonRein, Andrew Peterson, Brian Seidel and Mike Villanueva, as well as the Board’s Professionals Mark Brunermer and Randall Scheule.

Ms. Szulewski called upon her first witness: Andrew Peterson, radio frequency design on behalf of AT&T. He provided testimony with relation to the radio frequency. A-1 was introduced into evidence by Mr. Peterson. This was a large sheet containing AT&T Existing Coverage. A-2 was introduced into evidence that showed the Proposed Coverage. Member A. Coleman asked what the radius of the proposed coverage is, Mr. Peterson said about a mile and a half to two miles. Member K. Coleman asked if all the other surrounding towers were 190 ft., Mr. Peterson replied there really is no set standard for a facility. Member Donohue asked if this was going to be a 5G capable tower, Mr. Peterson replied it will be setup ready for 5G in the future. Other carriers will also be able to use the tower. Mr. Peterson spoke on the Boards Engineers review letter comments regarding the distance. The tower will be filed with the FAA.

Ms. Szulewski called upon her second witness: Mike Villanueva, Dewberry Engineering. He provided testimony on the details of the site and proposed improvements as well as pointed out the location and details on satisfying the bulk requirements.

Scott VonRein testified on the setup of the tower.

Member Donohue pointed out that there was a few things missing from the Engineer’s report and asked if the board would see those, Ms. Szulewski replied that a number of the items relate to updating the plans, the plans submitted did not include survey information which they understand they will need to provide and the applicant is agreeable to resubmitting the plans to the Boards Engineer. Member Kane asked why those missing items that are on the checklist not appear on the maps, the response was that a partial survey was done and they will do a full survey if required.

Member A. Coleman asked how they decided on the location of the tower on the property, Ms. Szulewski responded that the small wooded area at the front of the site would help hide the tower.

Member Donohue asked what the results were on the Historical properties in the area; those results have not been received.

Ms. Szulewski called upon her third witness: Brian Seidel, Land Use Planner. He testified on the balloon test that he performed and gave a description of the relief the applicant is requesting, primarily D variance. A-3 was introduced into evidence by Mr. Seidel. This was a large sheet containing photographic map. Mr. Brunermer asked for the record, what happens when the leaves fall, Mr. Seidel replied that the leaves do impact the visibility of the tower, looking at the aerial; the area of vegetation is dense.

Member Donohue noted that there was no environmental impact study and asked if there was a reason for that. The applicant said they drove around and took pictures and did a visual impact wasn't negative and reviewed the master plan and the land use maps.

The Board reviewed the Planning Board Engineer's review letter on completeness.

Ms. Szulewski restated that with respect to the number of items relating to the survey of the property, they will all be supplied to the Boards Engineer for review with updated plans as well as the plan revisions that were noted with respect to the contours the scale all being shown on the revised plans.

Member Donohue stated that since there is wetlands across the street from the property an Environmental Impact Study should be done.

Ms. Szulewski stated the applicant has indicated that they can provide an additional submission to the Board Engineer to review that would include the Environmental Impact Study.

The Board reviewed the Planning Board Planner's review letter on completeness.

Member Donohue asked who would be responsible for removing and dismantling the tower if no longer be needed; Ms. Szulewski stated there would be a lease agreement between the applicant and the property owner and would be the responsibility of Capital Telecom. Member K. Coleman asked how long the lease agreement was with the property owner; 40 years.

Discussion ensued with the Board with placement of the tower on the property.

On motion by Donohue, seconded by Cianfrani, the application was deemed complete with the conditions that the applicant will resubmit revised documents/plans as per the Boards Engineer review as well as provide an Environment Impact Study. The Board voted as follows: six (6) approvals, one (1) denial

The Board reviewed the Planning Board Planner's report on Technical Review.

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Member Kane stated that the application was terribly weak and not prepared.

A motion was made by Member Donohue, seconded by Member Kane to open the meeting to the public. All in favor.

Frank Ponti, 439 Watsons Mill Road, encouraged the board to consider planning alternatives, place the tower in existing developed sites.

A motion was made by Member Donohue, seconded by Member Crossley to close the meeting to the public. All in favor

A motion was made by Member Cianfrani, seconded by Member Donohue to approve the application. A roll call was taken and received 7 affirmatives votes.

Member Cianfrani and Crossley stated for the record their approval was based on the Engineer and Planner both said all the conditions were met both positive and negative criteria and that it is a beneficial use.

Member A. Coleman said he would prefer to see the tower at 100 feet tall.

Chairman Coleman opened the meeting to the public for comment on matters not on the agenda, seeing no one wishing to speak the public session was closed.

Correspondence:

- Capital Telecom Holding II LLC – Aldine/Site #NJ215 – Trileaf Project #644561
- The New Jersey Planner, Vol 80 No 1
- Replace Malfunctioning Septic System at: 100 Remsterville Road, Alloway Township
- Public Notice Received: Block 61, Lot 17.01
- Notice Received: Flood Hazard Area General Permit-By-Certification 10
- Notice Received: PSEG Application for a NJDEP Flood Hazard Area & Freshwater Wetlands Individual Permit
- Letter Received from Michael Albano to Twp Committee RE: Marijuana Ordinance

On motion by Member Cianfrani, seconded by Member Donohue, the meeting was adjourned at 8:44 PM. Unanimous voice vote.

Respectfully submitted,
Stephanie Shane Planning Board Secretary