

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT  
MINUTES  
September 16, 2010**

**A. Chairperson Fort called the meeting to order at 7:35 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.**

<b>Mrs. Fort</b>	<b>present</b>
<b>Mrs. Flynn</b>	<b>present</b>
<b>Ms. Hendry</b>	<b>absent</b>
<b>Mr. Hendrickson</b>	<b>present</b>
<b>Mr. Simon</b>	<b>present arrived @8:00 p.m.</b>
<b>Mr. Stettner</b>	<b>present</b>
<b>Mrs. Goodwin</b>	<b>present</b>
<b>Mr. Thompson</b>	<b>present</b>
<b>Mr. Denning</b>	<b>present arrived at 7:45 p.m.</b>

**Donald Moore, Esq., Kelleher & Moore  
Michael Sullivan, Clark, Caton & Hintz  
Steven Bolio, Ferriero Engineering**

**B. APPROVAL OF MINUTES:**

**1. August 19, 2010**

**Mrs. Goodwin made a motion to approve the minutes. Mr. Stettner seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

**C. CORRESPONDENCE: -**

**1. Letter from Attorney Renda, dated September 8, 2010 regarding Automotive Service Center, Inc., B. 17, L. 10.01 – requesting an extension to approval**

**Mr. Hendrickson made a motion to grant an extension of time to complete the plantings which was a condition of the prior approval to April 18, 2011. Mr. Thompson seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

**D. TECHNICAL REVIEW COMMITTEE:**

**1. Whitehouse General Store of Readington  
Block 19.01, Lot 12**

**Variance application**  
**Action date: October 11, 2010**

**The TRC determined that this matter remained incomplete.**

**E. RESOLUTIONS:**

- 1. Whitehouse Auto Service, LLC**  
**378 Rt. 22, West**  
**B. 18, L. 12**

**Mrs. Flynn made a motion to approve the resolution. Mrs. Goodwin seconded the motion.**

**Roll call:**

<b>Mrs. Flynn</b>	<b>aye</b>
<b>Mr. Hendrickson</b>	<b>aye</b>
<b>Mr. Stettner</b>	<b>aye</b>
<b>Mrs. Goodwin</b>	<b>aye</b>
<b>Madam Chair Fort</b>	<b>aye</b>

**F. VOUCHER APPROVAL: (sent electronically to Board)**

**Mr. Hendrickson made a motion to approve the vouchers. Mrs. Goodwin seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

**G. PUBLIC HEARINGS**

- 1. Hunterdon Hills Animal Hospital**  
**Block 21.13, Lot 7**  
**Route 22 Eastbound**  
**Variance & Preliminary & Final Site Plan- carried to October 21, 2010**

**Madam Chair announced that at the applicant's request, this matter has been carried to October 21, 2010, and no further notice will be given to the public.**

- 2. Phyllis Castells**  
**Block 56, Lot 2**

**108 Pulaski Rd.  
Variance  
Signed extension to November 18, 2010**

**Madam Chair announced that this matter has been carried to November 18, 2010, and no further notice will be given to the public.**

- 3. T-Mobile (formerly known as Omnipoint Communications)  
Block 13, Lot 74  
93 Old Rt. 28  
Variance & Preliminary Site Plan  
Action date: November 12, 2010**

**David Soloway, Esq., Vogel, Chait, Cohn & Schneider, stated that he is the attorney for the applicant, T-Mobile Northeast LLC, formerly known as Omnipoint Communications, Inc. He testified that the application was filed some time ago, so the application that was distributed to the board would be under the name of Omnipoint. The proposal is for approval to construct a 140 foot high wireless communications monopole consisting of 12 panel antennas on the top, as well as a 10 foot fire department whip antenna to be located at the East Whitehouse Fire Company location, known as 93 Old Route 28. They are also proposing a 30' by 30' supporting equipment compound that will be situated on a concrete pad. It will be surrounded by a 6 ft. chain link fence, with black privacy slats,**

**Mr. Soloway informed the board that new wireless communication towers are not permitted in the Village Residential zone. Accordingly, the applicant is applying for a D-1 use variance. They will also be applying for a height variance, pursuant to D-6 and they are seeking site plan approval. Mr. Soloway informed the board of the negative and positive criteria that the board must follow when they deliberate the findings of this hearing. The board has to weigh the two and if there would be a substantial detriment to the public good.**

**Mr. Moore swore in the applicant's professionals. Anthony P. Barile, Jr., Professional Engineer and Sunil Alluri, Project Engineer Mr. Moore swore in the board's professionals too.**

**Mr. Barile gave his qualifications to the board. He became licensed in the State of NJ in 1980. He has consulted and worked on many applications and appeared before boards throughout New Jersey. He is employed by Conmex Consultants, located at 4 Second Avenue, Denville, New Jersey. As a matter of clarification, the plans that were submitted were prepared by**

**CMX. This company is in no longer in business. Mr. Barile testified that he examined the plans and has re-certified the plans. He was retained to take over the project. He will also handle all re-submittals under his firm's name.**

**Mr. Barile stated that he reviewed the plans and is familiar with the township's ordinance.**

**Exhibit A1 - Dated 9-16-10 – plans that were submitted with the application. Mr. Barile marked the title sheet- plans prepared by CMX, 20 Waterview Boulevard, Parsippany, NJ, consisting of 5 sheets. Date of preparation 12-11-08 and the latest revision date is 10-1-09.**

**Mr. Barile testified that the applicant is proposing to install a wireless monopole facility at the site of the East Whitehouse Fire Department on Old Route 28. The project consists of a 140 foot tall monopole within a fenced in compound, along with 4 cabinets. Three of the cabinets are equipment cabinets that are approximately 64 inches high, 51 inches wide and 36 inches deep. The 4<sup>th</sup> cabinet known as the power protection cabinet which is 64 inches high by 30 inches wide, by 12 inches deep. The 3 main equipment cabinets are located on a concrete slab which will be 4 feet by 20 feet in size. The remainder of the compound within the fence is going to have a gravel surface. The fence will consist of a 6 foot high chain link, with black privacy slats installed. Completely surrounding that fence they propose to plant a landscape area, which they intend to plant 32 Cypress trees planted 4 foot on center and 6 foot high of plantings in a mulch bed. They would be willing to work with the board's planner. The monopole is a steel pole that is 140 ft high and will support 12 antennas that consist of 4 arrays with 3 antennas each. The top of the pole is 140 feet above grade. The antenna is 13 wide and 56 inches tall. They also propose a fire whip antenna that will be 10 feet high. This would be 150 feet above grade. The monopole is located within the compound. The setback to the monopole would be 248 feet from the front property line, and 46.9 feet from the westerly property line and 55 feet from the rear property line. The installation complies with all of the setback requirements. Additionally, the site contains the fire department 2 story building, a shed and a small structure for the air conditioning equipment. The area where the compound is proposed is a gravel area and is located in the rear of the fire department. This is an unmanned facility. A service man will visit every 4 to 6 weeks. A parking area is shown on sheet Z-1 for the service. No sewer or water is proposed. A work light that is proposed will consist of 2 flood lights. They will be manually operated. The technician will turn the light on while he is working. They are on a timer and if they are not turned off, they will turn off in one hour. There will be one warning sign which will be mounted on the cabinet indicating no-trespassing. The sign will be mounted on the cabinet and it will by 9 inches by 12 inches.**

Regarding the Ferriero report dated 9-13-10, Mr. Barile stated that he is not aware of any parking limitations. The stockpile of gravel has been removed. Item 3 of the Mr. Hansen's report deals with the planting schedule which will consist of 32 Cypress trees with a maximum height of 60 feet. It is recommended that the applicant work with the board's planner. Any landscaping must have a 2 year guarantee. Number 5 states that the proposed mulch cover should be clearly shown on the plans. The two flood lights are not desirable for use by the adjacent area. Since they are manually operated, they will only be on when the technician is present. Item 8 indicates that on the NJDEP website it shows wetlands, the board can determine if a LOI is required.

January 28 2010 the applicant submitted, in one of the rounds of submissions, a 2 page letter addressed to the board from CMX which indicates that there are no wetlands on the site.

A-23 CMX Douglas A. Shirack. Letter that there are no wetlands on the site.

Steve Bolio of Ferriero Engineering requested that the wetlands letter be updated. Mr. Soloway agreed with the request.

Mr. Denning asked how many antennas the proposed monopole could hold. Mr. Barile answered that it could hold 3-5 co-locators easily. Therefore there would be additional equipment cabinets at the site.

#### **PUBLIC QUESTION:**

Debbie McKenna – wanted to know if all of the neighbors were notified.

Mr. Soloway stated that everyone on the certified list that was obtained from the township was notified.

Maria Acken - 99 Old Highway 28, informed the board that she did not receive notification of the hearing.

The Chair stated that they applicant received a certified list of property owners from the township. Everyone on that list was notified.

Mr. Bolio wanted to know if a parking analysis had been done by the fire department. Mr. Barile testified that there would be one vehicle affiliated with the tower at any one time, which would be for a short period of time, every 4 to 6 weeks. Mr. Bolio suggested that at the next hearing have a member of the fire department available to testify that there will be sufficient parking.

**Mr. Bolio wanted to know if the flood lights would be recessed. Mr. Barile stated that they are standard flood light bulbs that will be aimed down at the equipment cabinets. The lights will be turned on when the technician is at the site and will be turned off when he is finished.**

**Jim Cardin 79 Old highway 28 – He wanted to know if this tower was going to replace the old tower and is the siren going to be placed on this tower. Mr. Barile answered that they have no plans for the old tower.**

**END OF PUBLIC QUESTION**

**Sunil Alluri, Project Engineer - stated that he has a Master Degree and graduated in May of 2004. He has been involved wireless networks across the country. Specifically he has experience in the area of designing wireless systems, global system mobile communications,**

**He testified that when he designed the a network, it is placed where it is appropriate to improve the reliable coverage for subscribers. He is familiar with T-mobile's layout and the property. He determined that there is a need for a wireless facility in this area. It is based upon the coverage from the existing network and where they are lacking coverage. He testified that T-Mobile as an FCC license to operate in the State of New Jersey and the entire country.**

**A-4 – existing coverage on sites for t-mobile in and around Readington Township dated 90-16-10**

**Mr. Alluri demonstrated for the board the boundaries of the township.**

**Mr. Sullivan stated that the shape of the township is squeezed together.**

**Counsel for the applicant requested a 5 minute break.**

**The board returned to open session. Mr. Soloway informed that board that they cannot confirm that the base map is completely accurate. Under the circumstances he requested that this matter be carried to October 21, 2010.**

**Madam Chair announced that this application is carried to October 21, 2010.**

- 4. John & Patricia Wolfangel  
5 Hageman Road  
B. 70, L. 38.17**

**Carried to October 21, 2010**

**Madam Chair announced that this matter has been carried to October 21, 2010, and no further notice will be given.**

**H ADJOURNMENT:**

**Mrs. Flynn made a motion to adjourn @ 9:30 p.m. Mr. Hendrickson seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

**Respectfully submitted,**

**Linda Jacukowicz**