

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT  
MINUTES  
February 19, 2009**

**A. Chairperson Fort called the meeting to order at 7:37 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</b>
<b>Mr. Stettner</b>	<b>present</b>
<b>Mr. Shepherd</b>	<b>present</b>
<b>Mr. Thompson</b>	<b>absent</b>
<b>Mr. Denning</b>	<b>present</b>

**Donald Moore, Esq., Kelleher & Moore  
John Hansen, Ferriero Engineering  
Brent Krasner, Clark\*Caton\*Hintz**

**B. APPROVAL OF MINUTES:**

**1. January 15, 2009 - Mr. Simon made a motion to approve the minutes. Mr. Hendrickson seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.***

**C. CORRESPONDENCE: Board had no comments regarding the correspondence.**

**D. TECHNICAL REVIEW COMMITTEE:**

**None**

**E. RESOLUTIONS:**

**1. Report on Variance Applications for 2008**

**Mr. Denning made a motion to approve the resolution. Flynn seconded the motion.**

**Roll Call:**

<b>Mr. Denning</b>	<b>aye</b>
<b>Mrs. Flynn</b>	<b>aye</b>
<b>Mr. Shepherd</b>	<b>aye</b>
<b>Mr. Simon</b>	<b>aye</b>
<b>Mr. Stettner</b>	<b>aye</b>
<b>Mr. Hendrickson</b>	<b>aye</b>

**Madam Chair**            **aye**

2.        **Hunterdon Christian Church  
Amended Final Site Plan  
Summer Road**

**Mr. Simon made a motion to approve the resolution. Mr. Shepherd seconded the motion.**

**Roll Call:**

**Mr. Shepherd**            **aye**  
**Mr. Simon**                **aye**  
**Mr. Stettner**            **aye**  
**Madam Chair**            **aye**

3.        **Professional Services Resolution – Carried to next meeting**

**F.        VOUCHER APPROVAL:**

**Mr. Simon made a motion to approve the vouchers. Mr. Denning seconded the motion.**

**G.        PUBLIC HEARINGS**

1.        **Winfield Management Corp.  
Preliminary-Final Site Plan &  
Use Variance  
Block 8, Lot 3  
Carried to April 16, 2009 -**

**Madam Chair announced that this matter has been carried to April 16, 2009 and there would be no further notice to the public.**

2.        **Mark Hartman  
Preliminary-Final Site Plan  
Use and Bulk Variance, Minor Subdivision  
US Rt. 22  
Block 36, Lot 47 & 48  
Signed extension and carried to March 19, 2009**

**Madam Chair announced that this matter has been carried to March 19, 2009 and there would be no further notice to the public.**

3.        **Cellco Partnership d/b/a Verizon Wireless  
Preliminary-Final Site Plan &**

**Use Variance  
Block 20, Lot 6  
291 US Rt. 22  
Action date: March 19, 2009**

**David Solloway, Esq., Vogel, Chait, Collins and Schneider stated that he is the attorney for the applicant. They are proposing twelve wireless communication antennae to be installed at a height of 108 feet on an existing 146 +- monopole located at 291 U.S. Highway Route 22, Salem Industrial Park. The property is located in the ROM-1. They are proposing a 12 x 20 equipment shelter with a separate natural gas generator positioned on a concrete pad. They are proposing a 240 square foot shelter plus 32 square feet for the generator. The applicant is seeking site plan approval, plus variances.**

**Attorney Moore swore in the applicant's and board's professionals.**

**Frank Colasurdo engineer for Verizon Wireless stated that he has testified throughout the State of New Jersey with respect to wireless communications. He was licensed in the State of New Jersey 1996.**

**Mr. Colasurdo stated that he is familiar with this application.**

**Exhibit A-1 Site plan prepared by Frank Colasurdo Architect, Inc., Pages Z1 through Z6 dated February 19, 2009.**

**Mr. Colasurdo described to the board sheet Z-3 colored rendering of the site plan. He stated that the parcel consists of 23 acres. There is frontage on the eastbound side of Route 22. In the lower west/south corner of the property, there exists an existing wireless telecommunications facility. The applicant is proposing to expand the existing fenced area. Within the fenced area they are proposing to install a 12 x 20 prefabricated stone aggregate finished equipment shelter, sand color, and a 60KW natural gas generator which will be used for backup emergency power. They are also proposing to install 12 antennas on an existing monopole at a height 111 feet. The physical height of the shelter is 10 feet 9 inches. The facility is made to operate unmanned. It will be monitored 7 days a week 24 hours a day from a remote Verizon switch station. Every four to six weeks a technician will visit the site to perform tests on the equipment. As far as utilities, they require 200 amp electric services and a telephone line. They propose to tap off the existing systems located in the equipment complex. Structurally, the tower can hold the additional antennas. One light is proposed over the doorway of the equipment shelter which is motioned censored. They propose an identification sign 1'6" x 7 inches.**

**Regarding the report from Clarke, Caton & Hintz dated February 18, 2009 the applicant has addressed all of the issues.**

**Regarding the report from John Hansen, Ferriero Engineering Inc., dated February 18, 2009 requests 5 conditions. The applicant stated that all of those conditions are acceptable.**

**Chelsea Bancroft – Radio Frequency Engineer – She stated that she has a Bachelor of Science Degree in Engineering in 2006. She stated that a Radio Frequency Engineer designs**

sites, determines the need for one and redesigns sites after they are “on-air” to help the network’s performance.

**Exhibit A-2 USGS Topographical map depicting Readington Township showing the existing cell sites. Dated – February 18, 2009**

The first overlay shows the existing coverage. This was prepared by V-Comm. The second overlay demonstrates the coverage from the proposed site.

**PUBLIC QUESTIONS:** - There were no questions from the public.

**Gary Hartman – Radio Frequency Emission Compliance** - stated that has Radio Frequency experience in the wireless industry. He has design experience for wireless communication facilities. He is employed by V-Comm.

**Exhibit A-3 Radio Emission report, d/b/a 291 US Route 22, Lebanon, NJ prepared by Dominic C. Villecco and David K. Stern.**

Mr. Hartman testified that the radio frequency emission analysis from this site is less than one percent of the allowable emissions. Power and closeness of the antennas is what drives the risk for the public. A monopole has the height and relative low power and therefore would not be harmful to the public.

**PUBLIC QUESTIONS:** - There were no questions from the public.

**William F. Masters, Jr.,** stated that he is a licensed professional planner in the State of New Jersey for 28 years.

Mr. Masters stated that he is familiar with the property and the township’s ordinance. The site is located in an industrial park consisting of 28 acres. It is located on the eastbound side of Route 22. It contains an existing 146 foot tall wireless telecommunications facility which presently facilitates 3 wireless telecommunication carriers. The property is located in the ROM-1 zone. The application is a proposal to co-locate a fourth carrier on the existing wireless tower. They are proposing to locate twelve antennas at a height of 111 feet and also the location of an equipment shelter at the base of the monopole and also the installation of a generator. Due to the circumstances that the site is a large piece of property, the existing equipment compound is over 800 feet from Route 22. Mr. Masters indicated that the board can approve the relief sought by the applicant without substantial detriment to the public good or substantial impairment to the zoning plan and ordinance of the township.

**A-4** Consisting of 6 photo simulation dated February 19, 2009.

Mr. Master’s informed the board that the photographs that are affixed to the exhibit are identified as 1, 2, and 3. The aerial photograph that was previously submitted to the board shows the location from which the photographs were taken for the photo simulation. The photographs were taken on April 11, 2008.

**A-5** Aerial photograph dated February 19, 2009

Mr. Master described the photo exhibit to the board members. A second sign will be installed on the chain link fence on the front of the complex.

A-6 Six colored photographs dated February 19, 2009

Mr. Masters described the photo exhibit to the board members.

Mr. Masters indicated that the site meets the technical requirements of the applicant to fill their gap or deficiency in coverage for this particular area. He felt that there was limited negative impact to the surrounding property owners.

**PUBLIC QUESTIONS/COMMENTS:**

There were no comments from public.

Mrs. Flynn was concerned about the condition of the detention basin that was a condition of a prior approval. Mr. Hansen did not have an answer to this question. Mr. Hansen will contact Mr. McEldowney to obtain an update.

**BOARD COMMENTS:**

There were no comments from the board.

Mr. Simon made a motion to approve the application with the terms and conditions that have been set forth in the professional's reports and the additional signage. Mr. Hendrickson seconded the motion.

**Roll Call;**

Mr. Denning	aye
Mrs. Flynn	abstain
Mr. Shepherd	aye
Mr. Simon	aye
Mr. Stettner	aye
Mr. Hendrickson	aye
Madam Chair	aye

**H. ADJOURNMENT**

Mr. Shepherd made a motion to adjourn at 9:24 p.m. Mr. Simon seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

Respectfully submitted,

Linda Jacukowicz