

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT  
MINUTES  
October 20, 2005**

Chairperson Fort called the meeting to order at 7:38 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

A.

Mrs. Fort	present
Mrs. Flynn	present
Mrs. Goodwin	present
Ms. Hendry	present
Mr. Felicetta	absent
Mr. Shepherd	absent
Mr. Staats	present
Mr. Thompson	present
Mr. Denning	present

Donald Moore, Esq., Kelleher & Moore  
John Hansen, Ferriero Engineering  
Michael Sullivan, Clarke, Caton & Hintz

B. APPROVAL OF MINUTES:

1. September 15, 2005

Mr. Denning made a motion to approve the minutes. Mr. Staats seconded the motion. *Motion was carried with a vote of ayes, nays none recorded. Ms. Hendry abstained.*

C. CORRESPONDENCE:

The secretary read the correspondence into the record.

D. TECHNICAL REVIEW COMMITTEE:

1. Oaks Developers, LLC  
2 Railroad Avenue  
Block 22, lot 66  
Preliminary/Final Major Site Plan & Variance  
Action date: November 7, 2005

Mr. Staats stated that the TRC has recommended that the application remain incomplete. There were several items that were still outstanding.

2. **Nextel of New York, Inc.**  
**182 Stanton Mountain Road**  
**Preliminary/Final Major Site Plan & Variance**  
**Action date: November 10, 2005**

**Mr. Denning made a motion to approve the waivers that were recommended in the professionals' reports. Mrs. Goodwin seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.***

**E. OLD BUSINESS:**

1. **BLN, LLC**  
**Block 53, lot 22**  
**Request for extension of time established in Resolution of Approval**

**Mr. Moore stated that at the time of the original approval, it was conditioned upon the applicant securing a corrective deed within a short period of time. The applicant was able to create the deed, but it was held up by the county. As a result, it took approximately 2 years to get county approval and get the deed approved. Therefore, the applicant is exactly where he was when the board approved the application. The township attorney requested that the Board of Adjustment amend the resolution to include the new time frames. No changes are requested so there was no need to notify the adjacent property owners.**

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

**Roll Call:**

<b>Mr. Denning</b>	<b>aye</b>	
<b>Mrs. Flynn</b>	<b>aye</b>	
<b>Mrs. Goodwin</b>		<b>aye</b>
<b>Ms. Hendry</b>	<b>aye</b>	
<b>Mr. Staats</b>	<b>aye</b>	
<b>Mr. Thompson</b>		<b>aye</b>
<b>Madam Chair</b>		<b>aye</b>

**F PUBLIC HEARINGS:**

1. **Our Lady Of Lourdes Church**  
**Block 28, lot 10**  
**Preliminary Major Site Plan**

**Action date: Signed extension and carried to November 17, 2005**

**Madam Chair announced that this matter was carried to November 17, 2005. There would be no further notice to the public.**

- 2. Cellco Partnership d/b/a Verizon Wireless  
Preliminary/Final Major Site Plan  
Block 14, lot 14.03  
Action date: November 18, 2005**

**Gregory Meese, Esq., stated that he is the attorney for the applicant. The applicant proposes to attach an antenna to an existing PSE&G tower. The attachment of the antennae to an existing structure is a conditional use application. The applicant's equipment shelter measures 10 feet 3 inches tall. The ordinance limits the equipment shelter height to 10 feet. The shelter size exceeds the ordinance. The ordinance limits the shelter size to 200 square feet. The applicant is proposing a 345 square foot shelter. The applicant is proposing signage of 2.75 square feet. The ordinance only allows 2 square feet.**

**Mr. Moore swore in John Hansen and Michael Sullivan.**

**Mr. Sullivan stated that Sprint already has a fence installed around the equipment shed. He stated that the fence is not dark enough to diminish the impact. At the Planning Board an application for New Cingular Wireless Telephone Co. was approved. During that hearing it was suggested that Sprint should go back and finish their fence in a darker color. He suggested that the applicant finish their fence in a darker color too.**

**Mr. Moore asked Mr. Meese since he was the attorney for Sprint if they would be willing to change to color of their fence. Mr. Meese answered that he would reach out and ask them.**

**Madam Chair wanted to know if the signs could be combined so that the applicant would not need a variance. Mr. Meese stated that they could combine one sign. The other sign is a requirement of PSE&G.**

**Mr. Moore wanted to know if this would be the last antennae allowed on the tower. Mr. Meese answered yes. The applicant is reducing the amount of antennas that it would normally require. They are proposing 6, they usually erect 12. They made this application in order to eliminate erecting a new monopole. The PSE&G will not allow anymore then the 6 antennas due to structural demands.**

**Mr. Moore swore both witnesses simultaneously.**

**Daniel Dichter stated that he has a Bachelor of Science Degree. He has been in the industry as practicing radio frequency engineer for approximately 6 years.**

**Mr. Dichter stated that the applicant is a licensee for the Federal Communications Commission. They are licensed to provide cellular communications as well as personal communications services in this area. They provide wireless phone, wireless data, and wireless internet too.**

**Exhibit A-1 Base map with overlays, identified Verizon Wireless Proposed Readington 3 facility, dated 10/10/05.**

**Mr. Dichter explained the exhibit as follows: at the one o'clock position on the exhibit away from the subject site is an existing tower. At the two o'clock position on the exhibit is labeled a future installation. Four o'clock position on the exhibit is the Branchburg facility off of Old York Road. An additional site, which is the 5 o'clock position is a future site located in Three Bridges. The six o'clock position is a very similar application which has not been deemed complete at this time. At the 7 o'clock position is the Stanton Station site which is Raritan Township. At the 10 o'clock position is the application in Readington on Stanton Mountain Road. There is also an antenna in Clinton on the water tower.**

**Mr. Dichter described the first overlay, which indicates the area of existing coverage. The green areas represent reliable coverage in the area. The clear areas represent non-reliable coverage area. He stated that the applicant is seeking to clean up the coverage on Route 523. There are still several gaps in coverage. They are proposing to collocate on the tower. The antennas will be located at 113 feet.**

**Mr. Meese stated that the applicant is seeking a variance for the height of the shelter and they are also seeking a variance for the size of the shelter to allow it to be 345 square feet rather than 200 square feet.**

**Mr. Dichter stated that the reason the shelter has to be this size is so that it can meet their equipment needs. The difference between the applicant and their competitors is that they operate 2 systems, a cellular and a PCS. Sprint only offers a PCS system.**

**Mr. Dichter stated that the applicant will consent to combine the 2 signs that are under Verizon Wireless control into a single sign and will bring the total sign area down to 2 square foot size. This is an unmanned facility. Once every 4 to 6 weeks a cellular technician will visit the site to perform diagnostics. If there is a problem at the site, there is a silent alarm to the network operations center.**

**Regarding the radio frequency, there would not be any interference with the other facilities at the site. A study was performed and it indicates that the radio emissions will be in compliance with the FCC standards.**

**Exhibit A-2 Antenna Site FCC FR Compliance Assessment and Report prepared by Pinnacle Telecom Group dated 2/15/05.**

**Mr. Denning wanted to know if there was an impact to service since the antenna group was reduced to only 6. Mr. Dichter answered that in terms of future capacity or future expansion there will not be an effect. They are installing a different type of antenna technology that uses the number of antenna lines.**

**Mr. Meese indicated to the board that the equipment shelter has to be larger because they have the back-up generator system located in the shelter. The other carriers use outdoor equipment boxes.**

**Mr. Denning wanted to know the size of the generator and what was the decibel rating. Mr. Dichter answered that it is indoor, but the next witness can address the inner workings of it.**

**Mr. Staats wanted to know if this cabinet size was the standard model that Verizon uses. Mr. Dichter answered yes.**

**Ms. Hendry wanted to make it clear that if the board were to approve this size cabinet for this site that would not necessarily mean that the cabinet size would be appropriate for another site.**

**Mrs. Goodwin wanted to know if all of the sites were going to have generators on the site. Mr. Dichter answered yes.**

**Frank Pazden, Civil Engineer. He stated that he received his Bachelor of Science degree in Civil Engineering through Perdue University. He is a licensed Civil Engineer in the State of New Jersey. He received his license in 2002. He has 8 years experience in the design of wireless telecommunications.**

**Mr. Pazden reviewed the existing conditions at the site.**

**A-3 Drawing Z-3 from drawings dated May 31, 2005 created by Dewberry and Goodkind**

**The exhibit shows the partial site plan and the elevation. The existing PSE&G tower is 127 feet. There is currently a Sprint antennae array that situated above the tower at 134 feet to the center line and a recent application for Cingular was approved. They will be situated at 121.50 feet which is near the top of the tower. The applicant's application is proposed to be placed below each of the other antennae arrays to the center line of 113 feet. The top of the antennas will be at 115 feet. They propose to locate 6 antennas which will be located in 3 different sectors of 2 antennas a piece. The antennas will be mounted close to the tower structure themselves where they will be below the top of the tower. The antenna cables will be routed up the existing tower leg down to the compound which will be situated at the base of the tower. Sprint is located to the east of the tower within a fenced in compound. Cingular will be located to the west of the tower. The applicant is**

proposing to be located to the rear side of the tower to the south also with a 7 foot high fence that will match the construction of the existing Sprint and the proposed Cingular fence. They will try to coordinate the color of the fence with the other fence already installed. The applicant's compound is proposed to be 18.50 feet by 38 feet of fenced in area. The shelter will be 11.50 feet by 30 feet. The shelter is 10'3" inches tall to the highest point. It has a slight slope on the roof to allow for runoff so the rear of the shelter is 10 feet. The only services that are required for this site are electric and telephone which will be coming off of a shared meter bank and telephone panel that has already been installed by Sprint. The utilities will be routed underground to the equipment shelter. The access road will remain unchanged. There is a grass pull off area that the technician would utilize. The applicant will inquire if PSE&G would agree to plant some low growing shrubs.

Mr. Pazden stated that there is a light at the proposed facility that would only be used by the technician when and if the site would need attention after dark.

**Exhibit A-4 Structural Analysis of Existing Public Service Electric and Gas Companies Transmission tower 5-1, dated May 20, 2005**

Regarding the structural integrity of the tower, there was a report prepared by Paul J. Ford & Co., entitled Structural Analysis of Existing Public Service Electric and Gas Companies Transmission tower 5-1. The report takes into account both the Sprint and Cingular application and future growth. It accounts for the antennas and the cable routing as well.

Mr. Denning wanted to know the size of the generator's fuel tank. Mr. Pazden answered 150 gallons. The delivery truck would utilize the same access road and it would be similar as to when a home has a fuel oil delivery.

Mr. Moore recited the following conditions of approval: additional plantings with low shrubs which would meet the approval of both public service and Mr. Sullivan; the two signs would be reduced to one sign; if Sprint allows the applicant, they will stain the Sprint fence to match their fence; including complying with all of the conditions in John Hansen's review letter dated October 19, 2005 specifically numbers 1, 2, 5 and 6.

Ms. Hendry made the motion to include the above mentioned conditions. Mr. Denning seconded the motion.

**Roll call:**

Mr. Denning	aye
Mrs. Flynn	aye
Mrs. Goodwin	aye
Ms. Hendry	aye
Mr. Staats	aye

**Mr. Thompson**      **aye**  
**Madam Chair**      **aye**

**G.                    ADJOURNMENT:**

**Ms. Hendry made a motion to adjourn. Mrs. Flynn seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.***

**Respectfully submitted,**

**Linda A. Jacukowicz**