

REGULAR MEETING

Lebanon Township Planning Board
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.

June 19, 2018

The 915th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:04 p.m. by Vice Chair Doreen Bleck. Present were: Ms. Koehler, Mr. Duckworth, Mr. Schmidt, Mr. Weiler, Mayor Schmidt, 1st Alternate Gerlich, 2nd Alternate Skidmore, Attorney Gallina & Planner Bolan. **Excused:** Mr. Rich, Mr. Piasecki & Engineer Risse. Chairman Gary MacQueen arrived at 7:15 p.m.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 16, 2018, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Lebanon Township Website and Bulletin Board in the Municipal Building on June 12, 2018.

NEW BUSINESS:

New Line Networks, LLC
600 West Chicago
Chicago, ILL 60654

Block #9 Lot #8
Sanatorium Road RC 7½

PUBLIC HEARING (Report from Engr. Risse)

Conditional Use for Co-location on a Cell Tower

Attorney Judy Fairweather was present along with Architect Robert Marsac to represent the applicant New Line Network. Attorney Fairweather made a presentation to the board. Attorney Fairweather informed the board that the existing tower is 180', they are going to add two new antennas at 100' and replace an antenna at 110'. The two new antennas being placed at 100', one is a 4' antenna and the other is an 8' antenna. They will be putting a new cabinet within the compound and replacing one cabinet. They will not be extending the size of the compound or the height. Attorney Gallina had Mr. Marsac sworn in to give testimony.

Attorney Gallina announced that all the notices are in order and the board can proceed with the public hearing. The following items were marked into evidence: **A1**-Taxes Paid, **A2**-Affadavit of Proof of Service, **A3**-Notice to Property Owners & Utilities, **A4**-Certified List of Utilities and Property Owners, **A5**-POD Slips, **A6**-Proof of publication in Newspaper.

Mr. Marsac informed the board that there will be no substantial changes made to the site. This tower is for getting information from New York to Chicago per Attorney Fairweather. Mr. Marsac said yes. Mr. Marsac stated these are microwave dishes. Mr. Marsac noted the next site east of here is Bridgewater, N.J. and west heading towards Chicago is Palmerton, Pa. Mr.

Lebanon Township Planning Board

June 19, 2018

Page 2

Marsac said the reason for picking this site is the line of site technology because it is the highest point in the area in order to reach the Bridgewater site which is 20 miles to the east and Palmerton site which is 30 miles to the west. This is considered line of site technology. At the conclusion of Mr. Marsacs testimony, Vice Chair Bleck asked if the board had any questions of Mr. Marsac. Ms. Koehler said people will be climbing up these towers to change out or add antennas, Mr. Marsac said yes. Ms. Koehler said out in Pa. a rung broke when a worker was up on pole fell and everyone got sued and wanted to know if someone would be checking to make sure that it was safe to climb up on the tower pole. Attorney Fairweather said that Crown Castle owns the tower and they are very safety conscious. Mr. Schmidt asked if they are taking out the old cabinet and replacing it with a new one. Mr. Marsac said yes. Mr. Weiler asked how do they determine the distance between towers. Mr. Marsac said it depends on the size of the antennas and the strength of the beams. In the absence of Engineer Risse, Planner Bolan referred to the Engineers report. The amendment to the MLUL in 2011 eliminates the need for site plan approval for a co-location of wireless telecommunications equipment on existing structures with conditions. If these conditions are met than a site plan is not required. Also, wireless telecommunication facilities are considered a Conditional Use in all residential zones. If the applicant has met the requirements set forth in the MLUL then a site plan application is not required. Planner Bolan stated the applicant has met the requirements in the MLUL and has also met all the conditions in the Conditional Use. Vice Chair Bleck opened the hearing to the public for questions. There were none. The public portion of the hearing is now closed. A motion was made by Mr. Schmidt and seconded by Ms. Koehler to grant the Conditional Use as presented with the following conditions:

- a. Approval of outside agencies having jurisdiction
- b. All fees and escrows to be current

ROLL CALL **Yes:** Ms. Koehler Ms. Bleck **Absent:** Mr. Rich
 Mr. Duckworth Mr. Weiler Mr. Piasecki
 Mr. Schmidt Mayor Schmidt **Abstain:** Mr. MacQueen
 Mr. Gerlich Mr. Skidmore

Attorney Gallina will prepare the Resolution to be on the July 17, 2018 Agenda

At this time, Chairman MacQueen took over the meeting.

Lebanon Township Planning Board

June 19, 2018

Page 3

PRESENTATION OF BILLS & REPORT:

a. John Gallina, Esq.	\$918.75
b. Michael Bolan, PP	\$319.00
Total:	\$1,237.75

Motion by Mr. Gerlich and seconded by Ms. Bleck to approve the bills for payment.
Unanimously approved.

Ms. Glashoff informed the board that the next meeting will be on July 17th. Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Ms. Koehler to adjourn the meeting at 7:25 p.m. Unanimously approved.

VICE CHAIR DOREEN BLECK

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK