



The existing elevations are 134.6' tower at the top and what they are doing per Engineer Igneri is a trans-mount which is a pipe that is strapped in to the cross members through the center. On top of that is a low profile platform where the antennas are mounted. There are three sectors with 4 antennas in each sector with a total of 12 antennas. At this time the board was asked if they had questions. Chairman MacQueen asked about the roadway going up to the tower and if there would be any improvements. Engineer Igneri answered no. Attorney Collins asked Engineer/Planner Igneri to summarize the variances that are needed. Planner Igneri stated they are looking for a side yard variance, height variance and gave the negative and positive criteria. At this time, Planner Igneri reviewed for the board the photos. The following was marked into evidence: **A11**- 8 photos of the existing substation and transmission towers. The photos were taken during the winter months. There is no tree removal required on this project. At this time, Chairman MacQueen asked if the board had any questions. Mr. Schmidt asked about the scheduled maintenance. Engr. Igneri stated a person would be out every 4-6 weeks. Mr. Piazza referred to a similar application down on Mt. Grove and the problems that occurred regarding the cabinet because of an agreement that was made and wanted to know if there was any problems like that with this site. The Cell Tower company had to come before the Township Committee for a hearing which was approved. Engineer Igneri stated no,

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there are no problems, a title search has been done and the property was cleared. Planner Bolan asked if there will be other companies co-locating on this tower. Engineer Igneri stated that once they are done there won't be any more room in the footprint. Planner Bolan asked about lighting. Engineer Igneri stated there will be one light over the door to the shelter. There will be a flood light provided on the equipment shelter. Chairman MacQueen opened the hearing to the public for questions. There were none.

Attorney Collins had Danny Dichter R.F. Engineer sworn in to give testimony. Engr. Dichter reviewed the coverage map for the board. Engr. Dichter discussed the search areas that have been checked out, the existing sites of either towers or co-locations. The base map shows, elevations, bodies of water and roads. The following was marked into evidence: **A12**-Propagation/coverage map. Engr. Dichter informed the board they will be complying with all State and Federal Regulations. Chairman MacQueen asked the Planner if he had questions of Engr. Dichter. Planner Bolan asked about cellular and now PCS and asked if it is required per FCC standards. Engr. Dichter answered yes. PCS license is separate from cellular. Planner Bolan asked if their coverage shrinks as you get more people coming on board. Engr. Dichter answered yes.

Planner Bolan asked Engr. Igneri if they had a structural analysis for the site. Engr. Igneri answered yes. Planner Bolan asked about the Cingular location and if they could co-locate on that tower. Engr. Igneri answered no because there is no room on that tower. Because of the Highlands Act restrictions, it has caused these towers to be utilized by one carrier since you can not develop outside of the footprint of the Tower. At this time, Chairman MacQueen asked if there were any questions by the public of this witness. There were none. Chairman MacQueen asked if there were any statements or comments by the public. There were none.

Chairman MacQueen announced that the public portion of the hearing is now closed. Attorney Collins briefly summarized for the board. The board went into deliberations. Planner Bolan stated this is a very good application and it is what our ordinance wants to achieve. Engineer Risse concurred stating there is no impact and it is a perfect location. The board members also felt this was a good application and noted that when a cell tower is no longer in use for 6 months per the ordinance it is to be removed. At the conclusion of the board's deliberations, motion by Mr. Schmidt and seconded by Mr. Weeks to grant the conditional use/site plan and bulk variances with the following condition:

- a. Applicant to comply with all outside agencies having jurisdiction



revisions eliminate RCA's and it reduces the amount of money a municipality can charge for non-residential development and it will put monies in a statewide pool. The Senate now has to adopt the bill. The board discussed preservation and the monies we receive from the County at length. Planner Bolan was asked to find out what we can do with the monies we receive.

Planner Bolan stated that he met with the Zoning Officer and Gary MacQueen. They discussed creating provisions for a Minor Site Plan since we do not have anything in place at this time and this issue has come over the years. Planner Bolan noted with the Site Plans we having been getting we have been waiving a lot of the items on the Checklist. By creating provisions for a Minor Site Plan we can stream line it. Examples are: Home Occupations or Accessory Apartments. Planner Bolan will get together with Engineer Risse to review what items will be needed in a Minor Site Plan checklist.

Ms. Glashoff mentioned the COAH Accessory Apartment Ordinance and putting something in the Tax Bills to let people know what is available. Planner Bolan noted that we had done this many years ago with the Rehab Program we offered to residents that qualified. COAH changed the deed restriction from 30 year to a 10 year restriction.

Mr. Rich asked to go back to the discussion on the Highlands Grant. Mr. Rich asked to go on record and expressed his opinion that he sees this as a bride from a bankrupt government. Mr. Rich stated that he is not convinced that we should be taking money in this fashion and that it is wrong. The board discussed this issue regarding taking the monies from the grant at length.

Mr. Schmidt asked how the Township Committee feels about the Highlands. Chairman MacQueen said that half the people in the Township like the Highlands, so the Committee likes it. This issue was also discussed at length.

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.	\$ 1,365.00
b. Michael Bolan, PP	\$ 2,049.20
	<b>Sub-Total: \$ 3,414.20</b>
c. Luncheon/Seminar Ms. Glashoff	\$ 13.00
(H.C. Planning/Zoning Admin)	<b>Total: \$ 3,427.20</b>

Motion by Mr. Piazza and seconded by Mr. Rich to approve the bills as presented. Unanimously approved.

**CORRESPONDENCE:**

Planner Bolan suggested cancelling the July 15<sup>th</sup> meeting and having the next board meeting on August 5, 2008 at 7:00pm. This would be the only meeting for August. The board agreed with Planner Bolan's suggestion. Ms. Glashoff will place a notice in newspaper cancelling the July 15<sup>th</sup> meeting and will contact those board members not present this evening of the change in meeting dates.

Being no further business to come before the board, nor comments from the public, motion by Mr. Weeks and seconded by Mr. Piazza to adjourn the meeting at 9:00 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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**GAIL W. GLASHOFF, PLANNING BOARD CLERK**