

**REGULAR MEETING**

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

**October 5, 2010**

The 831<sup>st</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:05 p.m. by Chairman Gary MacQueen. Present were: Mr. Schmidt, Mr. Gerlich, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Weiler, Mr. Piazza, Attorney Gallina, Planner Bolan, Engineer Risse.

This meeting was noticed in the "Annual Meeting Notice Schedule" adopted by this board on January 12, 2010 and mailed to the Hunterdon Review, Hunterdon County Democrat, Courier News, Express Times, Star Ledger and posted on the bulletin board in the Municipal Building on September 29, 2010.

**PRESENTATION OF MINUTES:** August 17, 2010 Regular Meeting

Motion by Ms. Bleck and seconded by Mr. Gerlich to approve the minutes as presented. Unanimously approved.

September 7, 2010 Regular Meeting

Motion by Mr. Piazza and seconded by Mr. Gerlich to approve the minutes as presented. Unanimously approved.

**EXEMPTION FROM SITE PLAN REVIEW:**

Lebanon Township Memorial Park Block #29 Lot #32.03  
Install Score Board/Jr. Vikes Bunnvale Road R 1½

Attorney Guy Wilson was present to represent the Memorial Park. Mr. Piazza and Mr. Gerlich stepped down from this application due to a conflict of interest. Attorney Wilson asked to have the site plan marked into evidence. **A1**-Site Plan dated December, 2006 with revisions of July 26, 2009. August 22, 2010 and the current revision is dated September 4, 2010. Attorney Wilson asked to have the following people sworn in to give testimony; Mr. Gerlich, Mr. Kokoski. Mr. Gerlich is a member of the Memorial Park and Park Committee said the Park has been a work in progress since 1997. Mr. Kokoski stated he is a volunteer with the Junior Vikes. The plans have been revised on several occasions. Back in 2006 the plans were revised for a shed, 2009 for the Gazebo and again in August 2010 for the score board and September 2010 since they decided to move the score to another location. The following was marked into evidence: **A2**-8x18 Specifications for the Football Scoreboard FB-2005. Mr. Kokoski said there will be two poles, 8' in height. The score board will be mounted. The score board can be used for soccer and eventually used for a full football field. Ms. Bleck asked if there would be padding around the steel post or will it be too far out of the end zone where you won't have to worry about anyone getting injured. Mr. Kokoski said the pads will be temporary.

Chairman MacQueen asked if cameras can be placed on the poles to protect from vandalism since we had a problem with the flags from 9-11 being destroyed. Mr. Schmidt asked if others people can use the field. Mr. Gerlich said the fields are open to anyone to use. Mr. Gerlich noted that the Voorhees High School has priority with the lower field since they do the maintenance. The upper fields are open to anybody. In the spring there is a softball team that uses the lower field. The gold posts are removable per Mr. Gerlich. At the conclusion of the board's discussion with the applicant, Chairman MacQueen asked for a motion. Motion by Ms. Bleck and seconded by Mr. Piasecki to grant the Exemption from Site Plan Review to the Memorial Park Committee.

**ROLL CALL** Yes: Mr. Schmidt Ms. Bleck Mr. Piasecki Mr. Weiler Mr. MacQueen  
Abstain: Mr. Gerlich Mr. Piazza  
Absent: Mr. Weeks Mr. Rich

**Attorney Gallina will prepare the Resolution for the next meeting on November 2, 2010.**

**FYI:** Alternative Energy Ordinance #2010- for Introduction at Township Committee Meeting October 6, 2010 with Public Hearing on November 3, 2010.

**NEW BUSINESS:**

- 1. Cellco Partnership/dba Verizon Wireless Block #29 Lot #32.01  
141 Industrial Parkway West Hill Road R 1½  
Branchburg, N.J. 08876  
&  
Nextel of New York, Inc. (Co-locator)  
6391 Sprint Parkway  
Overland Park, Kansas 66251

**PUBLIC HEARING** Conditional Use/Site Plan/Variances

Mr. Piazza excused himself from this application since it was a conflict of interest. Attorney Richard Schneider was present to represent Cellco Partnership along with Attorney Kate Razin who will be representing Nextel of New York.

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Attorney Schneider made a presentation to the board. Attorney Schneider said the applicant is seeking approval of a 150' monopole tower which extends up to approximately 158' which includes the lighting rods. Both Cellco and Nextel will maintain a 12' x 20' shelter within an equipment compound measuring approximately 1,600 square feet and will be surrounded by an 8' high board on board fence here at the Municipal Complex. The ordinance requires a compound of 1,500 sq. feet. The applicant is proposing 1,600 sq. ft. which allows you to maximize collocation possibilities and additional carriers. Secondly, the ordinance has a requirement of a 1,000' setback from residences. Since this cell tower will be located in a residential zone, variances are needed. The applicant is requesting two C variances along with the Conditional Use approval.

Attorney Schneider stated that he has two witnesses to testify, the first is the RF Engineer Glenn Pierson and the other is the Planner Frank Colasurdo. At this time 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**-Affadavit of Proof of Service, **A2**-Notice to Property Owners & Utilities, **A3**-Certified List of Property Owners & Utilities, **A4**-POD Slips, **A5**-Notice in Newspaper, **A6**-Owners Disclosure – Both Applicants, **A7**-Highlands Letter of Determination dated April 6, 2010, **A8**-Letter from Verizon dated March 16, 2010 regarding letter of commitment, **A9**-Hunterdon County Planning Board letter dated July 6, 2010, **A10**-Hunterdon County Soil Conservation Dist. letter dated June 25, 2010, **A11**-Highlands Exemption Letter dated July 14, 2010.

Attorney Schneider had the following witness sworn in, Glenn Pierson, Radio Frequency Engineer. Engineer Pierson displayed an exhibit which showed the need for the facility here at the municipal complex and how it would fit in this general geographic area and how it would fit in with each of the carriers existing sites. The following was marked into evidence: **A12**-Verizon Wireless proposed in Bunnvale prepared September 27, 2010. Attorney Schneider noted for the record that the exhibit has several overlays. Engineer Pierson said that the map shows little brown contour lines which tells you where the hills are and the light green areas on the map identify the treed areas. It also shows the cleared, farmed areas and roads but it is not up to date on the roads. The first green dot is on-air Verizon wireless facility at the municipal building Port Murray, there is one off of Route 513 heading north towards Califon, Mansfield Township on Route 57, Mt. Grove Road in Lebanon Township on a power line, High Bridge on a water tank and the one up at the State property at Hagadorn. Out of all of them Verizon built two towers and the rest are collocated sites. On this layout it shows that Verizon does not have an area which is near the center of the exhibit with reliable coverage and does not meet the design standard. Engineer Pierson noted that with this coverage there is still areas in the Township without proper coverage.

Engineer Pierson noted there is no coverage at the Township DPW facility to the northwest section of the Township. In checking this whole area, there are no existing structures which would allow Verizon to meet any objectives. The Lockheed Tower is only at 600' which if available would not be able to get up over the hills at Bunnvale and fill in all the gaps on Woodglen and Red Mill Roads. It would only take care of Hoffman's Crossing and fix some areas along River Road. Engineer Pierson said even if it were available it would not allow Verizon to meet the coverage objectives in the northern portion of the Township like the Municipal Building or the Woodglen School. An objective is to construct a tower within a commercial transportation corridor. Engineer Pierson said that another location of priority is to construct a tower within a residential transportation corridor which would mean constructing a tower on a residential piece of property on Route 513.

Attorney Schneider asked Engineer Pierson based on siting priorities and radio frequency objectives of Verizon, that the applicant has satisfied the requirements to look at the prioritized location and you're satisfied that none of the prioritized locations are either available or appropriate from an RF perspective. Engineer Pierson said yes. At this time, the following was marked into evident, **A13**-Sprint/Nextel proposed base map with two overlays of Bunnvale prepared dated September 27, 2010. Engineer Pierson stated that Nextel doesn't have as many sites in the area but they are looking to have more. Sprint is more of the phone calls and data portion of their network and Nextel is more of a push to talk. This site is part of an effort to enhance their system for JCP&L since JCP&L is looking to upgrade their system which is antiquated. During Engineer Pierson's testimony, the following exhibit was marked, **A14**-Analysis of the predicted RF environment of the proposed Verizon Wireless Tower prepared by Pier Con Solutions dated September 20, 2010. Engineer Pierson reviewed his report for the board.

At the conclusion of Engineer Pierson's testimony, Chairman MacQueen asked if the board had questions of the witness. Mr. Schmidt asked if they have ever done a collocation on a Windmill. Engineer Pierson said yes up in Warren on Route 78. Mr. Piasecki asked about the DPW site and the coverage from that site opposed to the Municipal Complex. Engineer Pierson said there is a dead zone, also a stream that runs down and makes its way towards Route 31. Because of the elevations it would not be feasible to have a tower located at the DPW site. Chairman MacQueen asked how high of a tower would you need at the DPW site to make it work. Engineer Pierson went over the calculations but the question of height was not answered. During the discussion, Chairman MacQueen asked about Fire, Rescue and Police utilizing the tower. Engineer Pierson informed Chairman MacQueen that he does not know what is in the bid or the lease to be able to answer the question.

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Chairman MacQueen asked from a radio perspective could it be done. Engineer Pierson said it could present a hard time with the licensing because of the height and you might have to reduce the power but it is feasible. Engineer Pierson said he knew there are two other antennas that are on the municipal building. If the county was willing to expand their system and put something on this tower, it is reasonable to assume it could be done. The Site Engineer will discuss this in his testimony, but if people want things on the tower you have to make sure you have a laundry list. At the conclusion of the board's questions, Chairman MacQueen asked if Engineer Risse had any questions. There were none. Engineer Risse, Planner Bolan and the other witnesses for the applicant were sworn in to give testimony at this time. Planner Bolan asked Attorney Schneider to go over the Conditional Use Standards for the board. Attorney Schneider went over all the standards for the C.U. and stated that the applicants have met all the standards in the ordinance.

Being no further questions by the board at this time, Chairman MacQueen opened the hearing to the public for questions of the witness. Committeeman George Piazza asked if there was room at the DPW site for a cell tower. Engineer Pierson did not check out the property. Mr. Piazza said that the building has to stay within the blueprint because of environmental issues and asked if it was correct that there is no room. Engineer Risse interjected and said it would be extremely tight. Mr. Anthony Casale asked several questions of the witness along with more questions by Mr. Piazza. Mr. Michael Etheridge of West Hill Road had questions of the witness along with stating that he was not happy with having a cell tower this close to his property and it would reduce his property value.

Chairman MacQueen announced that the board will take a recess, time 8:58pm. When the board reconvened at 9:10 pm. Attorney Schneider had Architect Frank Colasurdo give his testimony. Mr. Colasurdo said he has reviewed both the reports from the board's Engineer and Planner. Attorney Schneider had the following marked into evidence: **A15**-Sheet D3 colorized of the site plan. Mr. Colasurdo noted the highlighted portion in yellow are the property lines, the shaded gray is existing paved areas/vehicle access ways, green is lawn, the blue square in the middle is the proposed wireless compound. Mr. Colasurdo referred to sheet Z-4 which depicts a 150' monopole. The monopole being proposed has 12 Verizon antennas mounted at the top of the 150' centerline. Ten feet below them they are proposing 12 Nextel panel antennas at 140' centerline. They are also showing an additional set of 12 future panel antennas of 130'. The tower will be designed to support up to four township whip antennas. Mr. Colasurdo said the monopole is a dull galvanized steel structure, and is manufactured using long, flat large steel.

Mr. Colasurdo stated the lease agreement actually specifically provides that the tower is to be made available to the municipality for the use of its emergency services free of charge. Mr. Colasurdo went on to say that the compound has a main access gate which is 8' wide. Both carriers are proposing a 12'x20' equipment shelter which will be 11'high, 12' wide and 20' long. All of the radio equipment is stored in the shelter. A technician visits these equipment shelters every 4 to 6 weeks. Neither carriers equipment produces any smoke, odor, glare, vibrations or noise that would exceed the NJDEP noise standards. The only noise is from the air conditioning units. The shelters are a stone aggregate usually sand or black in color. There will be some parking bollards and vehicle bollards around since this is an active driveway area and they wanted to protect the facility.

Regarding lighting, the tower is not required to be lit. On Sheet Z-4 each equipment shelter comes with a light fixture above the door, which is shielded. There is detail on sheet Z-7 of the wall pack, it's shielded and face down. They are also proposing GPS units. They will be mounted on the equipment shelters. They are the size of a smoke detector on ceilings. On Sheet-5 it shows how the antennas are mounted in three different arrays in order to see 360 degrees. Mr. Colasurdo referred to the signage that will be displayed. The sign detail shows a 1'6"x 7" high which will be mounted on the door of the shelter. At the conclusion of Mr. Colasurdo testimony, Chairman MacQueen opened the questions to the board. Chairman MacQueen asked if they plan to install a monopole or lattice pole and do you build the ones that look like trees. Mr. Colasurdo said yes to the ones that look like trees and didn't think the ones that look like monopines would not look good with the surroundings here at the Municipal Building. Engineer Risse wanted to know when you excavate and build the compound what is your proposed finish before the storage unit is installed. Mr. Colasurdo said they are proposing a wood gravel stop just outside the fenced in area and will fill in the compound with crushed gravel. Mr. Schmidt asked why they don't have a generator or backup power. Mr. Colasurdo said that Nextel only utilizes a generator plug and Verizon installs permanent generators at all their sites, but the Township before striking a deal with Verizon was planning on putting in their own generator. Verizon struck a deal with the Township to contribute to the cost of the generator that would be large enough to take care of the building and the storage units. Mr. Schmidt asked who would maintain and exercise the generator. Mr. Colasurdo did not know what was worked out with the Township but Verizon likes to exercise their generators once a week for 1 hour. Attorney Schneider said that in the lease it states in paragraph 5B and C that the generator would be owned by the Township. It is to be purchased by the Township and Verizon is responsible for 36% of the cost of the generator.

Mr. Schmidt asked what the differences are between Verizon and Nextel. Mr. Colasurdo said the differences are the backup power source, where Nextel uses a generator system and brings one in on a trailer and Verizon uses a generator on site, a permanent generator on site. Both carriers have batteries inside their equipment shelters. Those batteries will back up the system from 4-8 hours. Engineer Risse asked if they were to expand the compound which way would they go. Mr. Colasurdo said probably to the

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east and if we couldn't then south and not reduce the two way traffic pattern. Planner Bolan asked if they would be staying within the paved area so as not to get involved with wetlands. The answer was yes. The subject of color came up and Chairman MacQueen mentioned the one on Route 202 in Branchburg which is blue in color and it doesn't catch your eye with the sun but the galvanized ones do. From the public, Mr. Casale had several questions of the witness. At the conclusion of the questions and due to the late hour, Chairman MacQueen asked Ms. Glashoff for a date to continue with the public hearing. Ms. Glashoff offered November 2, 2010 since the third Tuesday had been taken by the Zoning Board. Everyone agreed to the November date. Attorney Gallina announced to the public that this application will be carried to Tuesday November 2<sup>nd</sup> at 7:30 pm with no further notice given.

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.	\$ 840.00
b. Bayer/Risse Engrs.	\$ 239.00
c. Biggs Engrs.	\$ 715.00
d. Michael Bolan, PP	\$2,536.40
	\$3,127.52 – Grant 50K
<b>Total:</b>	<b>\$7,457.92</b>

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

**CORRESPONDENCE:** NJ Planner – Sept 2010

Being no further business to come before the board, nor comments from the public, motion by Mr. Piasecki and seconded by Ms. Bleck to adjourn the meeting at 10:05 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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