Chairman DeRochi called the meeting to order at 7:35 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman DeRochi; Vice Chairman O’Brien; Mr. Fedun; Mr. Post; Mr. Thompson; Mr. Vecchione; Mr. Kristjanson, Alternate #1; Mr. Tuosto, Alternate #4

ALSO PRESENT: Mr. Drollas, Board Attorney; Ms. Goldman, Board Planner; Mr. Cline, Board Engineer; Dr. Eisenstein, Board RF Engineer; Mr. Palmer, Zoning Officer, Mr. Conforti, Township Committee Liaison

I. SALUTE TO THE FLAG

II. RESOLUTION

Resolution No. 06-2016
BA-07-15 Applicant: Shatrughan Sinha
Block 7019 Lots 61.31 and 62
Submission Waivers and Minor Subdivision and Use Variance

A motion to memorialize the resolution was made by Mr. Fedun and seconded by Mr. Post. The motion carried on the following:
Ayes: Fedun, Kristjanson, Post and DeRochi
Nays: None

III. APPLICATIONS

Case BA-06-16 Applicant: David J. Long, III and Jane Long
Block 30001 Lot 16.01
Bulk Variance
Expiration Date – 10/29/16
Affidavit of Notification and Publication Required

Notice was found to be in order. Bob Ridolfi, Esquire represented the applicant. The application is for a lot coverage variance. The current coverage is 24.8% where the maximum is 15%. Approximately 2,400 square feet of coverage will be removed for a reduction to 19.82%. Mitigation measures will be installed to accommodate the additional coverage.

David Long and Frank Falcone were sworn in.

Mr. Long testified he became aware of the coverage being over what is permitted when he listed his house and had a survey prepared. He made improvements over the years which included an addition to the house, additional walkways and blacktop over existing gravel areas. He was not aware of the coverage requirements of the Township when he made the improvements.

Mr. Falcone was accepted as an expert planner and land surveyor. Mr. Falcone referenced a colored version of the 15 scale plan which was marked as Exhibit A-1. The proposal is to permanently remove existing asphalt which will reduce the coverage to 19.82%. To mitigate the remaining coverage the applicant will convert the remaining asphalt, except directly in front of the garage area, to porous pavement. The site is heavily landscaped with mature trees and the entire border is screened by landscape material both on site and on neighboring properties. A perforated pipe in 10” of stone will be installed under the porous pavement which will be connected to a lawn inlet. The applicant agrees to work with the engineer to enlarge the pipe if required. A maintenance manual will be provided. A 15 scale plan showing the existing trees was marked as Exhibit A-2. A recent Google photo of the property was marked as Exhibit A-3. The photo shows there is no need for additional landscaping. No underground utilities will be affected by the proposal. The location of the gas and waterline connections into the house will be added to the plan. A waiver is being requested from installing street trees or additional landscaping. The variance can be granted without substantial detriment to the public good. The applicant is reducing the amount of impervious area. The applicant has shown good faith to mitigate it with the porous pavement. There is no negative impact.

Mr. Cline discussed his comments. Mr. Falcone said they will leave the pavement directly in front of the garage as is and will remove most of the curbing. The only curbing to be retained is in front of the garage doors and the depressed curb on the back of the driveway that allows the water to exit into the rear yard. When the porous pavement is installed it will continue to drain as it does now and there will be no impact to the house or neighboring property. Additional review will be done to see if a pipe is even needed with the proposed porous pavement.

Ms. Goldman discussed her memo. The applicant addressed the comments.
July 19, 2016 Zoning Board Minutes

Chairman DeRochi opened the meeting to the public. There were no public comments so the public portion was closed.

Mr. Fedun asked if the porous driveway would be able to hold the weight of a 37 ton ladder fire truck. Mr. Falcone replied they have used it in other projects and it has held up well with trash truck use. If the ladder truck impacts it, it will have to be repaired. Specifications will be provided.

A motion to approve the variance subject to the conditions was made by Mr. Post and seconded by Mr. Thompson. The motion carried on the following roll call vote:

Ayes: Fedun, Kristjanson, Post, O’Brien, Thompson, Tuosto, Vecchione, DeRochi
Nays: None

Case BA-05-14   Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Block 8001 Lot 1
Use Variance and Site Plan
Expiration Date – 8/24/16
Affidavit of Notification and Publication Required and Previously Found to Be In Order

Richard Stanzone, Esquire represented the applicant.

Chad Schwartz, who remained under oath, discussed the revisions made to the plans (Revision 4 dated 07-07-16). The plans have been revised to incorporate the comments made at the last meeting. The compound has been shrunk to eliminate some of the gravel area and replaced with a landscape buffer. The exterior staircase has been removed and there is now one common entrance to the compound. The HVAC has been eliminated and outdoor equipment will be used inside the structure. Four equipment areas floors have been shown along with the internal staircases. A hoistway has been added in the silo so all maintenance and operation of the equipment can be done through the front door. An interior cable ladder has been included so all cables will be routed inside the silo. The diameter of the silo has increased to 24 feet to give room for the staircases, equipment, ladders, etc.

Mr. Schwartz discussed the Remington, Vernick and Vena report dated July 15, 2016. There are four equipment floors and four proposed antenna levels. All equipment will be located in the silo. The area that has been allocated is more than sufficient for the four carriers. The hoist will be powered and will run all the way to the top of the tower. The footprint of the silo is 452 square feet. On each level there is a barrier between the common area and equipment area so the equipment area is approximately 300 square feet. The barrier will be a chain link fence that locks on each floor which will be grating to allow the heat from the equipment to escape. There will be a thermostatically controlled ventilation fan. The sample of the finishes for the silo will be provided at a future meeting. Lighting is proposed inside the silo and is not visible to the public. Details of the lighting will be added to the plans. The dome material could be opaque so the any light will not shine through. The light over the door is a 17.95 watt LED wall pack. The light is on an automatic countdown timer switch that can be set at anywhere between 1 and 4 hours.

Mr. Schwartz discussed the Clarke Caton Hintz memo dated May 19, 2016. He discussed the bulk zoning chart. The front yard setback to the house will be revised. The chart will be revised to show there are three front yards and a side yard. The application was amended to include a side yard variance for an existing shed. The fence will be whatever height the Board would like. If the request is for 8’ the applicant will request a variance. The landscaping plan shows rows of arborvitae all the way around the drainage area and compound. The type of landscaping will be subject to the review and approval of the Township Landscape Architect. The exhibit from the crane test will be presented at the next meeting. The total square footage of the leased area including retention basin, compound, landscaping area and driveway access is 7,516 square feet. The FAA determination will be provided to the Board once received. The applicant does not plan to have a light on the top of the facility. The plans could be revised to show the equipment area versus common area on each floor. Ms. Goldman noted that the light is to go on at dusk and off at dawn.

Mr. Schwartz discussed Richard Bartolone’s memo dated July 15, 2016. The applicant concurs with the comments.

Mr. Schwartz discussed Lauren Wasiulauski’s memo dated July 14, 2016. The area has been designed to avoid the critical slopes. The driveway cuts across the small portion of slope which is just manmade excess soil surplus that could be removed. Since it is a manmade slope a conservation deed restricted area is not needed. There are critical slopes elsewhere on the property but they are not proposed to be disturbed.

Mr. Schwartz discussed the Environmental Commission report dated May 22, 2016. The applicant agrees to the restriction on removal of trees other than in between October and March.

The Board questioned Mr. Schwartz. The equipment is remotely monitored by the National Operations Center.

The meeting was opened to the public to question Mr. Schwartz.

Susan Gulliford, Hunt Club Road, was sworn in. Ms. Gulliford asked about the emergency generator and the tower height. Mr. Schwartz showed the new generator location and explained that it will automatically operate. A test is done for half an hour on Wednesdays at noon. The height is 135 feet to the top of the silo.
George Youreneff remains under oath. Mr. Youreneff asked if the tower material is flammable and impact of a lightning strike. Mr. Schwartz testified the base of the silo is concrete and then switches to a RF compatible material up top. There will be a lightning rod on the structure. There is adequate access for firefighting equipment.

Elizabeth Palius remains under oath. Ms. Palius asked if a plan could be drawn that shows just how the tower fits into the environment. Mr. Schwartz testified that the Board professionals asked for the details to be shown on the plan.

June Staats remain under oath. Ms. Staats asked where the two accesses to the property are and if the tower could be made shorter. Mr. Schwartz testified there is one driveway from Staats Farm Road and one from River Road. A different witness will provide testimony about the tower height.

Lloyd Staats remains under oath. Mr. Staats discussed the look of the tower over the trees.

Candy Willis remains under oath. Ms. Willis asked if the applicant has a SHPO expert. Mr. Stanzione replied that they have an Environmental Consultant that filed the application with SHPO and he will testify at a future meeting.

David Vair remains under oath. Mr. Vair noted the other towers proposed in the area and asked if they were all needed. He asked if the antenna could go on other high structures in the area. Mr. Stanzione replied that another witness will provide testimony.

Barbara Ten Broeke remains under oath. Ms. Ten Broeke asked if two smaller silos could be installed instead of one large one or if a tree tower could be used. Mr. Stanzione replied that another witness will provide testimony.

Ms. Palius asked if this application would go away if the application in Hillsborough is approved. Mr. Stanzione said it would not.

Mr. Vain asked if the tower would be available for only other retail cellphone companies. Mr. Stanzione replied that the next witness will address the issue however he represented to the Board that it will be made available to all licensed FCC wireless carriers under master collocation agreements.

Vandana Vyas remains under oath. Ms. Vyas asked about the landscape buffer. Mr. Schwartz testified the plantings will be 8’ high at the time of planting and 3’ in diameter spaced 5’ on center. At this time they do not know the exact species and they have agreed to work with the Township Landscape Architect.

Dominic Villecco was sworn in. Mr. Villecco gave the Board his qualifications and was accepted as an expert in the field of wireless communications. Mr. Villecco has prepared a RF Analysis and Report dated October 7, 2014, an Alternate Candidate Analysis report dated February 11, 2015, an Alternate Antenna Height Analysis dated March 23, 2015 and a Revised RF Analysis and Report dated April 5, 2016. Mr. Villecco discussed the Revised RF report. Verizon has both low band and high band FCC licenses. Low band are in the 700 megahertz to 850 megahertz band and high band are in the 1,900 megahertz to 2,100 megahertz band. The system operates from a variety of locations from some type of an elevated structure. The frequencies are all line-of-sight communication so they have a limited distance. The high band frequencies run out of coverage sooner and the lower frequencies cover a little further. All communications are two-way. When determining a site location Verizon comes up with minimum threshold signal levels. Table 1 of the Revised RF report shows the existing, proposed and approved Verizon Wireless sites in and around Montgomery Township. Mr. Villecco read the chart into the record. Map 1 shows the locations of the sites. A map entitled “New York SMSA Limited Partnership d/b/a Verizon Wireless, Montgomery Township, New Jersey, Existing Sites Without Griggstown Alternative Site” was marked as Exhibit A-3. The map shows the existing and proposed facilities in the area. Mr. Villecco showed an acetate overlay of a computer generated coverage map with the standard of minus 95 dBm RSRP that Verizon uses for reliable service. The overlay shows the high-band coverage or the AWS (2,100 megahertz) which was chosen because it has the least coverage. Verizon is in the process of switching over to 4G for all bands. There is a huge gap in service, well beyond what you would normally refer to as significant. On the high bands Verizon is not even close to barely adequate. A plan entitled “New York SMSA Limited Partnership d/b/a Verizon Wireless, Montgomery Township, New Jersey, Existing Sites With Griggstown Alternative Site” was marked as Exhibit A-4. This exhibit shows the coverage from the proposed silo in addition to the other existing sites. The coverage from the silo goes a little north of Township Line Road, up along River Road, crosses over into Franklin, along Canal, parts of Butler and Bunker Hill then south to about halfway between Willow Road and Dead Tree Run Road and the west a little past Green Avenue. This is one of several sites that will provide coverage. The purpose of the proposed silo is to cover the area that is centered around the Griggstown part of the township; about one and a half mile coverage radius in all directions. By adding this site more bandwidth and more capacity is added into the network. It will redistribute traffic throughout the area in addition to providing additional service. The tower in Hillsborough can’t be made taller to cover this area because it will start causing interference in the other parts of the network. The first priority locations in the township ordinance were reviewed and an explanation of why they could not be used was given for each site. None of the first priority locations are within two miles of this site.

Chairman DeRochi opened the meeting to the public to question Mr. Vellicco.

Robert Wilmot remains under oath. Mr. Wilmot asked what the height of the silo has to be to just get Verizon service. Mr. Villecco responded that Verizon performed tests at 100’, 110’ and 120’ and found that they needed a minimum height of 120’. The gap was not filled at a lower height.
Ms. Staats asked if the silo had to be 135’ tall. Mr. Villecco responded that the dome on the silo is what makes it that tall.

Mr. Wilmot said if the height was at 90’ they might not lose that much coverage. Mr. Vellicco replied it would go down to roughly one and a quarter miles. Small cell only covers a very small area, it is not enough to fill the gap.

Susan Gulliford remains under oath. Ms. Gulliford asked if the Verizon website shows that there is coverage in the area. Mr. Vellicco said it does but there is a disclaimer of what red means. Based on actual signal strengths and test that were done differs from what the website shows.

Ms. Palius asked if a call to 911 could be made in the area. Mr. Villecco said you probably could if you were on River Road but probably would not if you were in a building.

The application was continued to the August 23, 2016 Zoning Board meeting. There will be no further public notice. The applicant signed an extension to October 31, 2016.

IV. MINUTES

May 17, 2016 – Regular Meeting

A motion to approve the minutes was made by Mr. Fedun and seconded by Mr. O’Brien. The motion carried on the following:

Ayes: Fedun, Kristjanson, Post, O’Brien and DeRochi
Nays: None

May 24, 2016 – Regular Meeting

A motion to approve the minutes was made by Mr. Kristjanson and seconded by Mr. Vecchione. The motion carried on the following:

Ayes: Fedun, Kristjanson, Post, Thompson, Vecchione and DeRochi
Nays: None

June 28, 2016 – Regular Meeting

A motion to approve the minutes was made by Mr. Post and seconded by Mr. Thompson. The motion carried on the following:

Ayes: O’Brien, Thompson and DeRochi
Nays: None

There being no further business to come before the Board, the meeting was adjourned at 10:35 p.m.