

**Borough of Watchung
Planning Board Meeting
September 18th, 2012**

Minutes

Salute to the Flag

Chairman Speeney called the meeting to order at 7:30pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were: Speeney (X) Schaefer (X) Haveson (X) Ellis (X) Pennett (X) Boyd (X) Beck-Clemens (X) Mobus (X) Pote (A) Desnoyers (X) Hartmann(X)

Chairman Speeney indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the open public meetings law and proper notification of this meeting has been made. Chairman Speeney said that Mr. Desnoyers would be eligible to vote at this meeting.

Beck-Clemens read:

PB12-03 New Cingular Wireless PCS LLC, (AT&T), Sprint Spectrum LP (Sprint), T-Mobile Northeast LLC
1691 Route 22 West
Block 6404 Lot 1
Site Plan Amendment for previously approved temporary installation of ballast mounted monopole with any and all variances and waivers

Judith Fairweather, attorney for the applicants of the firm Day Pitney came to the microphone. Mrs. Fairweather said that they are here before this board because when the applicants were ready to begin to build this site, they realized that they were in a wetlands buffer area. Mrs. Fairweather said that they took the entire project that was proposed and moved it over 105 feet. She said that what is now proposed is the exact same compound and pole. Mrs. Fairweather said that last time they were here, T-Mobile was not part of the application but is now. Verizon will be coming before the board in a month or two. Mrs. Fairweather said that Mr. Thomas LaMarca, property owner was present. She explained that she had several witnesses and Mr. Linnus said that all witnesses can be sworn in at the same time. Mr. Nicholas Barile of 4 Second Avenue Ste. 204 Denville, NJ, Joseph Mineo, 63 Beaver Brook, Lincoln Park, NJ, Richard Volton, 3 Saint Charles Street, Darian, New Hampshire, Zaria Pinelli, 2 Industrial Road, Fairfield, NJ, Ron Peterson, 170 Fairview Drive, Bedminister NJ, Peter Tolischus, Broad Street, Red Bank NJ and Mr. Thomas LaMarca 49 Bissell Road

Tewksbury NJ were sworn in.

Mr. Joe Mineo came to the microphone. The Chair accepted Mr. Mineo's credentials. Mr. Mineo is responsible for T-Mobile's design for this application. Mr. Mineo stated that T-Mobile will have to come off of the existing tower and collocating on this temporary tower will allow T-Mobile to keep their existing coverage. There was no more testimony from Mr. Mineo.

Yvan Josef of 45 Eisenhower Drive Paramus NJ was sworn in. Mr. Josef was accepted as an expert in the field of radio frequency engineering. Mrs. Fairweather asked Mr. Josef if in his opinion moving this compound and tower over 150 would change any of his previous testimony. Mr. Josef responded that everything would remain the same. There was no further testimony from Mr. Josef. Mr. Nick Barile came to the microphone. Mr. Barile is the civil engineer from Comex who is responsible for the site plan. Mr. Barile credentials were accepted. Mrs. Fairweather asked Mr. Barile to address the issue of trees and whether any trees will be taken down with this move of the compound. Mr. Barile said that they do not plan to take down any trees, but that there is one tree on the northern side of the compound which is 24 inches in caliber and this tree will be pruned and trimmed from above in order to accommodate the tower. Chairman Speeney asked if someone could come and monitor the pruning of the tree. Mrs. Fairweather agreed to contact Arlene McCoy Assistant Borough Engineer to oversee the pruning of the tree. Mr. Barile said there would be a chain link fence with green slats. Mr. Barile said that they would comply with the wind codes. The pole will be constructed of galvanized steel, and the applicants will grade for any storm water runoff and as per the report of the engineer, if a little wall is need, Mr. Barile indicated that they would construct one out of wood. Mr. Barile further explained that the trailer currently on the property will be moved to the northeast corner of the property. Mr. Barile submitted a noise report marked as exhibit A-1 dated with this date. Mr. Barile submitted that the decibel level at the property line would not exceed the Borough noise ordinance. Mayor Mobus asked how close the root system of the tree would be to the foundation of the pole or compound. Mr. Barile said that the foundation is a non-penetrating one. Chairman Speeney questioned the moving of the storage trailer to the northeastern corner of the property and felt it should be placed next to the building. Mr. LaMarca said that if the trailer was placed next to the building, due to the change in elevation, he would not have easy access to it, but in the northeastern corner, they would have better access. Chairman Speeney asked if moving the trailer to the proposed spot would produced any setback issues. Mrs. Fairweather said no. Mr. Haveson asked how close to the parking area would the foundation be. Mr. Barile said it was less than 5 feet. Mr. Barile re-checked the plans and made the correction that

the foundation would be approximately 5 feet from the root system of the tree, and approximately 3 feet from the parking area. Mrs. Fairweather presented exhibit A-2 ,plans that showed the existing location of the trailer dated this day on page Z-1. Mrs. Fairweather said that page Z-2 is a blowup of that as well. Mr. Linnus asked Mr. Barile if the antennas would be temporarily placed on this monopole and once the PSE&G tower is permanently replaced if those antennas would then be put back onto the PSE&G permanent tower. Mr. Barile said yes. Mr. Linnus asked if at the end of the temporary monopole if it would be taken down and the compound would also be removed. Mr. Barile said yes. Mr. Linnus said that with respect to Mr. Herits report item number 6 if the compound fence would have a locking security gate. Mr. Barile said yes. Mr. Linnus asked with regard to item number 7 if the chain link fence would have green slats. Mr. Barile said yes. Mr. Linnus said with respect to item number 8 a report for noise was asked for and was submitted by the applicants at this meeting and with respect to item number 9 if a report from a certified expert would be submitted with respect to the wind loads. Mr. Barile said yes. Mr. Linnus asked with respect to item number 11 how the maintenance would work. Mr. Barile said that every 4 to 6 weeks that technicians would come out to the site and check on all the equipment. He said that the color of the monopole would be dull silver. Mr. Barile said that with respect to item 13 the chain link fence would be designed with anti-climb links. He said that with respect to item 14 all equipment would be designed to the best of their ability to reduce on-site maintenance. He said that with respect to item 15, the area would be graded to direct storm water runoff away from the equipment, the building and all surrounding properties. Mr. Linnus asked Mr. Barile with respect to item 17 if it was Mr. Barile's opinion that this project doesn't trigger any of Watchung's storm water management requirements for redevelopment. Mr. Barile said it does not. Mr. Richard Voltan came to the microphone. His credentials were accepted as an expert in the field of wetlands delineation. He submitted exhibit A-3 which was a wetlands delineation report prepared by Mr. Voltan. Mrs. Fairweather asked Mr. Voltan based on the findings of his report, if the new proposed site was in any wetlands buffer area. Mr. Voltan said no. Mr. Linnus asked Mr. Herits if he would be satisfied without an LOI. Mr. Herits said yes. Mr. Ron Peterson, radio frequency engineer came to the microphone. Mrs. Fairweather asked Mr. Peterson whether with all four carriers including the potential of Verizon adding to the collocation, if all state and federal requirements would still be met. Mr. Petersen said that yes, all requirements are within state and federal limits. She asked if all FCC regulations and radiation protection act would be adhered to. Mr. Petersen said yes. Mrs. Fairweather called Mr. Peter Tolischus to the microphone. Mr. Tolischus was accepted as an expert in the field of planning.

Mr. Tolischus submitted exhibits A-4, a photo simulation of the new proposed location of the monopole and A-5, an aerial simulation both dated this date. Mr. Tolischus said that the moving of this monopole 105 feet doesn't change any of his previous testimony. Mrs. Fairweather indicated she was finished with her presentation. Chairman Speeney asked if Mr. Tolischus if there would be any setback issues with the movement of the trailer and Mr. Tolischus said that the movement of the trailer does not trigger any variances. Mr. Herits said that there would have to be some stone deposited near the trailer to allow a forklift to access it. Mr. Linnus asked Mrs. Fairweather whether she was requesting any submission waivers. Mrs. Fairweather said no. Chairman Speeney opened up for questions from the public. Hearing none, asked for a motion to close the public portion of the meeting. Mr. Boyd made that motion, seconded by Mr. Haveson and by voice vote, the public portion of the meeting was closed. Mayor Mobus asked what kind of security was to be at the site, and if there were any security cameras. Mrs. Fairweather said that the fence was locked, and there were silent alarms built in to all the cabinets, which will be monitored by the AT&T hub, but that there were no cameras. Mayor Mobus asked if this was the normal practice. Mr. Barile said yes. Chairman Speeney indicated that he had asked the attorney to draft a resolution previous to this meeting. Beck-Clemens read PB12-R9 from the findings of fact, which was a resolution to approve this application with the changes made during the meeting. Chairman Speeney accepted the reading of resolution PB12-09 as a motion to approve and sought a second. Mr. Haveson seconded this motion. Chairman Speeney asked if there was any discussion. Hearing none, Chairman Speeney asked for a roll call. The roll call vote was as follows:
Speeney (yes) Schaefer (yes) Haveson (yes) Ellis (yes) Pennett (yes)
Boyd (yes) Beck-Clemens (yes) Mobus (yes) Desnoyers (yes)
The motion carried and the application was approved.
Mrs. Fairweather thanked the board for both their time and for having the resolution ready. Chairman Speeney thanked the participants.
Mayor Mobus said that he felt with today's standards, security cameras should be added to some of these commercial site plans. Chairman Speeney agreed and asked where that kind of ordinance would be generated. Mayor Mobus said that would come from the council's Laws and Ordinance committee. Chairman Speeney asked the Planning Board site review committee to look at this issue regarding cameras in certain kinds of development in high risk areas and asked the board attorney to do some research on this issue. Mayor Mobus said that he would speak to the Laws and Ordinance committee. Hearing no more discussion, the Chair adjourned the meeting until the next regularly scheduled meeting of October 16th, 2012.

Respectfully Submitted,

Carolyn Taylor
Planning Board Clerk