

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REGULAR MEETING  
JUNE 3, 2013**

The regular meeting was called to order by Chairman Rook.

Those present were Chairman Rook, Mr. Reinhart, Mr. Hedges, Mr. Henry, Mr. Van Pelt, Mr. Valente and Ms. Hunter. Also present was: Lisa Garrison, Secretary Absent: Vice Chairperson Watson, Mr. Sheppard and Mr. Young, Zoning Officer.

**Approval of Minutes:** May 6, 2013 - On motion of Mr. Reinhart , seconded by Mr. Van Pelt to approve the minutes, unanimously carried.

**Reports:**

**Environmental Commission** – No report at this time.

**Dike Committee** – FEMA query for the critical infrastructure for the town was returned on the 20<sup>th</sup> of May and will renew the analysis for the base flood elevations. Mr. Reinhart indicated the yearly inspection of the Watson Dike was performed. Farmland Preservation sent letters out that the properties will be reviewed.

**Informal Review**

**Valore, LLC** - Mr. Schubert, of Riley, Riper, Holin & Colagrecio, attorney representing Valore LLC was present along with Mr. DeGenova, Paul Dugan, Radio Frequency Design Consultant and Roger Johnson, of Valore, LLC, were present for an informal review for the installation of a cell tower on 121 Old Mill Road. It will be explained on the technical merits and no testimony or action will be taken tonight. Mr. Schubert indicated the application was filed on 121 Old Mill Road a monopole support structure is being proposed for a colocation of up to 5 telecommunication providers height of 175'. The reason for the height was to provide colocation opportunities for the providers. The antennae arrays must be separated by a distance of 10' the added height provides a benefit of colocation vs a series of smaller towers throughout the township. 1<sup>st</sup> site to be placed in the township's borders. Additional height would provide a wider range of coverage no concern regarding adjoining or nearby sites. The application is to provide ofr a new cell site. To be located a distance off the road at 761' many mature trees at back part of property. Location was chosen to be screened by mature tree cover. Significant issue in coastal areas are wetlands and DEP regulations. Away from wetlands and higher elevation. Base of cell site is a proposed fence compound of 75'x75' radio equipment will be placed at cell site. No impact on community services. Only requires a telephone hook up and electrical power source. The electrical power is typical household electric run off the road. The use is not specified in the Greenwich Township Ordinance, filed for use and D variance, for height. No cell site will operate in a wooded area at 35'. Waivers will be requested at the formal hearing. A completeness review and if Board comfortable forwarded to a public hearing with the professional review. The aesthetics will be important to both the Board and the community. A balloon test will be conducted to prepare a photosimulation. The Township will be advised 12-24 hours in advance if the engineer feels the winds will be calm in order to notify the residents. Residents will be able to observe the balloon. Also submitted as par tof the application is a number of studies radio frequency report, electromagnetic emissions report; a vulnerability study to gauge the impact of severe weather on the tower,

Comment – Telephone conversations were held to make the application efficient as possible for the hearing. Mr. Rosenberger's absence was known ahead and accepted by applicant. The Attorney attendance was necessary.

Mr. Johnson, Engineer, reviewed the site plan. Mr. Henry requested clarification that the adjoining lot is owned by the same people as the plans indicate another owner and will require an easement. Mr.

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DeGenova indicated the easement will be provided. If property were to be transferred to Carluzzo the lots will need to be combined. The general layout of the equipment in the compound was reviewed. Utilities will be run underground. The elevation view was reviewed. The pole has not been designed and if approval is granted a pole manufacturer will present a design for review. It typically comes in three or four sections stacked with an overlap length and the pole is tapered. Site plan waivers do not make sense for this minimal development and will be addressed with the Township's professionals. If there is a catastrophic event the tower is located in an area of the township that will still be accessible. Mr. Henry indicated that was communicated to Mr. Schubert regarding an emergency. Mr. Reinhart questioned the responsibility of backup power. Mr. Johnson indicated usually the individual carriers are responsible. It is preferred all carriers have their own but sometimes there is a community generator at site. FCC mandates carriers must provide so many hours or days of backup power and each carrier provides a contingency plan. A key question for the hearing will be able the duration of the fuel supply or the capacity of the battery backup in terms of time that the FCC requires. If the Board has concerns a commitment may be requested of the tenants to have additional capacity. Mr. DeGenova indicated each tenant will have to come before the board for a variance. Each tenant may be required to tap in to a generator if Valore, LLC provides the generator. Mr. Henry indicated the Township's problem is they are also the last mile on power restoration and the Township has experienced power outages as long as six days. It is a critical issue and could be a life safety issue if combined with flooding. A plan to refuel the generator will be necessary. Mr. DeGenova indicated as part of any approval to build, any wireless facility, will be available for Emergency Services free of charge and it will also be made available to the County. The engineer will be requesting a benchmark for the vertical datum.

Mr. Dugan reviewed the radio frequency plan and indicated the site is very well positioned and suited to serve Greenwich Township. He reviewed the nearest existing structure with carriers. Service is significantly lacking and there is no antennae support structure for colocation. A propagation exhibit was presented which indicated the service a wireless carrier could provide. It was stated the higher the frequency was the lesser the range.

The Board requested the following: a graphic for the projected coverage; Verizon has been approved for a 150' tower in Stow Creek and should be placed on map; and assure coverage at Davis Mill pond.as the Stow Creek tower does not provide coverage to either Greenwich or Stow Creek residents at that location. Mr. Henry indicated coverage is required to be provided throughout the township. As the current lack of coverage has affected ratables and property values. Mr. Henry also indicated the visual impact on the historic district will be presented to the State as a Section 106 review and a strong case must be presented if approved, for the necessity overriding other issues, to be added to the impact record.

The Board questioned why a tower company versus carriers. Mr. DeGenova explained building wireless infrastructure is expensive and time consuming and many carriers do not do this anymore and look to tower companies. Each tower is an opportunity for vertical real estate and carriers no longer want to be involved in vertical real estate and therefore sold off their assets. The industry morphed into tower companies as carriers do not want to maintain or manage a sublease. Larger tower companies will not invest in less dense areas due to less return on investment. Due to articles in the paper it would be easier for Verizon to collocate. Verizon has expressed an interest in Valore, LLC's location. The return on investment is in the subleasing to wireless carriers. In accordance with the FCC the license for carriers mandate that coverage is to be provided in the least obtrusive way, which is to utilize existing structure and the Township could adopt an ordinance to utilize existing structures. Towers are typically taxed as an improvement to the property but the taxes are not huge. The ratables increase when carriers are added.

After review and discussion the hearing date will be July 1<sup>st</sup> and will be coordinated with the Board Solicitor.

**Other Business:**

Property Maintenance Code - Mr. Reinhart expressed his concern regarding adopting the code as a whole. Mr. Carr will be contacted to ascertain if parts may be used.

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**Public Comment** - Mr. Tyson indicated it is his and his fiancée's desire to move to Greenwich. They are currently looking at the property located at 973 Ye Greate Street. He questioned the ability to have personal horses. Mr. Henry indicated an answer is unable to be given tonight as the Board solicitor is not present and he further indicated livestock should be addressed in the ordinances. Mr. Tyson was directed to apply for a variance and notify property owners.

**Financial Disclosure forms** - Ms. Garrison reminded the Board of the deadline and the State's requirement that the forms be submitted.

**Adjournment** - On motion of Mr. Valente, seconded by Mr. Van Pelt to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison  
Secretary