

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REGULAR MEETING  
JULY 1, 2013**

The regular meeting was called to order by Chairman Rork.

Those present were Chairman Rork, Vice Chairperson Watson, Mr. Reinhart, Mr. Hedges, Mr. Henry, Mr. Van Pelt, Mr. Valente, Mr. Sheppard and Ms. Hunter. Also present was: George Rosenberger, Solicitor; Dave Young, Zoning Officer; and Lisa Garrison, Secretary

**Pledge of Allegiance** was led by Chairman Rork.

**Approval of Minutes:** June 3, 2013 - On motion of Mr. Reinhart , seconded by Mr. Van Pelt to approve the minutes, unanimously carried upon roll call vote.

**Reports:** None

**Sign Application**

**Aunt Betty's Kitchen, LLC** – Mr. Henry and Ms. Watson recused themselves due to Ms. Jones being an employee of their firm. It was explained that the applicant could choose to have the application heard at another time due to not having a full board. Ms. Jones opted to pursue the application this evening without a full board. Ms. Jones indicated the new sign will reflect the new name of the store. It will be the same size and materials just a different design and it is being done by a professional. On motion by Mr. Valente, seconded by Mr. Sheppard to approve the sign application, unanimously carried upon roll call vote.

**Application/Public Hearing**

**Valore, LLC** - Christopher Shubert, Attorney for Valore, LLC, reviewed the previous discussions at the informal review held at the June 3, 2013 meeting. At such time the Board had requested additional documentation which had been sent to Mr. Henry and Mr. Rosenberger. Completeness review and two (2) variances are being requested – height and use. A minor site plan request with waiver requests. The witnesses, Frank DeGenova; Roger Johnson; Paul Dugan; and Tim Kronk were sworn in by Mr. Rosenberger. Mr. Rosenberger then proceeded to explain the proper protocol for the meeting. The Mayor and the Zoning officer cannot vote, but may participate in the variance portion of the meeting but may vote in the site plan portion.

Mr. Rosenberger recommended the application be deemed complete then the waivers may be proceeded to be analyzed. On motion of Mr. Henry, seconded by Ms. Watson to deem the application complete, unanimously carried upon roll call vote. The Engineer's letter was reviewed regarding each of the waiver requests. Mr. Schubert indicated the Project Engineer has reviewed and agrees. On motion of Mr. Rork, seconded by Mr. Henry to approve all of the waivers, unanimously carried.

Frank DeGenova, managing partner of Valore, LLC, indicated he came to Greenwich through a mutual acquaintance. He indicated development of the site is to improve wireless coverage. Zoning ordinances were reviewed to determine the location of the tower. The carrier is to provide coverage with the least amount of obtrusion as there is a vested interest in finding the best site for the tower. 121 Old Mill Road was ultimately a good candidate for a cell tower as it was far enough away from the historic area but centrally located to provide maximum amount of coverage coupled with the fact it was a relatively low lying flat area. The following exhibits were produced, Exhibit A3 – copy of deed. Lease agreement had been obtained; Exhibit A4 – copy of the lease agreement with the financial terms redacted; Exhibit A5 – access easement. He indicated there are currently no leases for wireless carriers at this time but there is interest from carriers who have acknowledge they do not have good coverage in this area. The licensed

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FCC providers in the area are AT&T, Metro PCS, Sprint, Verizon Wireless and Cricket. At this time there was a question and answer period between the Board and the testifying witness.

Paul Dugan, Radio Frequency Consulting Engineer, Millenium Engineers PC, indicated he has a 29 year involvement with the design, performance operation and maintenance. Mr. Dugan was accepted as a testifying witness. Mr. Dugan reviewed exhibits and procedure taken in identifying the Carluzzo property as a site. He concluded the proposed facility subject to this application is suited to provide service to Greenwich. Mr. Henry indicated the burden as coverage is a big issue, in satisfying the neighbors that we have done everything possible that everyone has coverage with a single tower. At this time discussion ensued regarding the major consideration in placing a site that would be servicing all of GreenwichTownship.

Roger Johnson, PE, principle in the firm Valore, LLC, is licensed with the state of New Jersey and involved with several hundred sites similar to this around New Jersey. Mr. Johnson testified and was accepted as an expert in the proceedings. Mr. Johnson prepared site plan that was submitted with application (Exhibit A11). The setbacks regarding the compound in middle of the property were reviewed along with the access to the site. The application proposes the installation of a 75x75 compound within the telecommunications facility. The site is located in the RA zoning district and the compound will be graded and filled with crushed stone, carrier equipment as well as the utility facilities required. The site will be able to fit 6 carriers and will be designed to meet all local state and federal codes. The tower design will be designed to code specific criteria 222-tia and to meet the criteria within the code. The proposed compound would have an 80' high chain link fence barb wire pole galvanized steel to prevent corrosion. Once the site is up and built the carriers would come out once a quarter for routine maintenance. It was explained the increase to vehicular traffic is negligible. As it is an unmanned facility no potable water is required. There is no lighting proposed within compound. It was indicated the size of property is 16 acres and the installation of a 75x75 compound footprint was small and insignificant in comparison to the land. There are environmental constraints – to the east – wetlands associated with creek. It is outside wetland buffer areas and also outside the 500 year floodplain. There is no impact on existing or proposed trees. No landscaping is necessary as the site is over 750' off of Old Mill Road and there are heavy trees along road and the actual visual siteline coming off of Old Mill Road is minimal. Upon securing of a provider the antennae are oriented in three difference sectors. A sector depending on the carrier is anywhere from 2 to 5 antennae across. It will be an equilateral triangle 12' along each face. For a carrier with a small amount of antennae the face width on the mount would be reduced. All supporting members would be designed to meet the criteria of the township. This type of structure is used all over, light pole parking lots, stadium poles. The bottom diameter of the poles will be about 4' in diameter taper down to 20". In a tapering pole the majority of the mass is towards the bottom. In an enclosed monopole the access ports will be placed at the bottom. The coax will be hidden. On a lattice tower there may be more open space but once carriers are placed on it will be more visibly obtrusive. Different options for poles were reviewed. Exhibit A-12 – Vulnerability study was reviewed. An investigation was made involving the impact regarding flooding and storms. The proposed location is outside the effects of the 500 year flood plain, storm surge, located in the category 4 hurricane zone. It was noted the DEP storm history report that no category 4 ever made landfall in this area. He indicated the report concluded it was a good site taking in consideration that coastal flooding and storms would not impact the site location area. Access to site would not be affected by typical storms in the area. Power backup is handled on per carrier basis. The FCC has rules and regulations regarding minimal battery backup and the onus would be placed on the individual carrier when being approved by the Township. The FCC requires a four (4) hour backup. At this time the Board questioned the witness.

Timothy Kronk – NJ LPP AICP , 25 years land use experience, 20 years as a professional planner, 15 years primarily in wireless communications . Recognized as professional planner and admitted as an expert. Visited site plan and reviewed zoning and master plan. Conclusion based upon testimony provided by other expert witnesses in conjunction with the prevailing nj case law relevant supreme court decision combined with his analysis of the municipal zoning ordinance and master plan, visual analysis believes appropriate site and reviewed his analysis in coming to said conclusion. An application is currently being reviewed by SHPO for historic impact. SHPO office requested a visual impact analysis.

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His conclusion would be there is no visual impact on the historic district. An accommodation is being made for emergency services free of charge by the tower owner. Mr. Henry thanked Mr. Kronk for the balloon test and also thanked Mr. Johnson for the vulnerability analysis and the applicant has satisfied both of these requests from the Board.

Mr. Rosenberger indicated it is now 11:00 p.m. and the Board will not be acting on the application. The hearing will be continuing at a later date and the exhibits will be available to the public. The next meeting will be on August 5, 2013 at the Morris Goodwin School. The Solicitor indicated all of the witnesses will be made available at the next meeting.

**Public Comment** - None

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

Respectfully submitted,

Lisa Garrison  
Secretary