

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
AUGUST 5, 2013**

The regular meeting was called to order by Chairman Rook.

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

Pledge of Allegiance was led by Chairman Rook.

Approval of Minutes: July 1, 2013 - On motion of Ms. Watson, seconded by Mr. Van Pelt to approve the minutes, unanimously carried upon roll call vote.

Reports: On motion of Mr. Henry, seconded by Mr. Sheppard to the reports, unanimously carried.

Environmental Committee - Ms. Watson indicated they did not meet due to lack of a quorum.

Dike Committee – met and reviewed the preliminary base flooding maps.

Correspondence – none

Other Business – Ms. Watson indicated she was approached by two (2) individuals building houses on Greate Street, former Nixon house and former Thomass House. The Nixon house is requesting to change windows and the other applicant wants to present a full master plan and if approved will work on it in phases. No applications have been received.

Application/Public Hearing (continuation)

Valore, LLC – Mr. Rosenberg reviewed the sequence of events from the last meeting. At this time Mr. Rosenberg suggested that individuals make their comments and make a note of their questions. The applicant would then have the opportunity to answer. Comments and questions must be focused on this particular application and location. On motion of Mr. Sheppard, seconded by Mr. Rook to open the meeting to the public, unanimously carried. Barbara Stratton, Stow Creek resident and last resident who sits in the ten mile zone of the , member of the Stow Creek Board, read a statement to the Board addressing the issues as they are related to both Greenwich and Stow Creek Townships. She stressed that it is important to public safety it is woefully inadequate to make an informed decision. Radio frequency report #5, projected coverage of 120' tower with 860 megahertz compare to the model presented with the Stow Creek school application. The project coverage of 120' tower with 850 megahertz tower. The models are significantly tower. #2 without a service provider there is no guarantee of a carrier.

Robert Costa, Sheppards Mill Road, presented several questions. Do you plan to build other towers in Greenwich Township, how many towers will be built at the resident's site, what are the costs to the township that might be incurred both ongoing and associated with the construction, at the presentation in July the representatives of the tower indicated they did simulations from various sites and there would be no impact on the historic district but what about the head of Greenwich, which is also a historic district was there any simulation done in that area, what is the income to be derived from this tower, what is the tax ratable of the tower, if the system becomes inoperable or the technology becomes obsolete what would happen to the tower would it be abandoned.

There were no other individuals from the public with comments and on motion of Mr. Van Pelt, seconded by Mr. Valente to close the public comment, unanimously carried.

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Christopher Schubert with regard to the issues raised by Ms. Stratton, Mr. Dugan had testified at the July meeting and his conclusion based upon his investigation and standards applied by his profession are confident that his conclusion is true and correct. Mr. Costa's issues, Mr. DeGenova replied that if additional coverage was needed another tower would be built but not on this site. The applicant will pay for any additional costs. Once the tower is approved and erected there would be no further costs to be burdened by the municipality. Photosimulations undertaken by Mr. Kronk. He testified in all parts of the historic district the cell tower would not be visible. Mr. DeGenova indicated it was very important to keep the visual impact from the historic areas of the township. There is a tree buffer that blocked any visibility south and southeast of the site. Mr. DeGenova would not comment on the income. In terms of tax rates it would be subject to taxation which would vary based on the amount it gets assessed and the millage rates of the municipality. The Elk Township site is \$3,000 per year in taxes. If the tower is not in operation it would be taken down. They are tied to a lease, if there is no income within 12 months it is not feasible for the tower to remain and part of the lease agreement if terminated or defunct it would be removed. If emergency services for the municipality it would stay up for as long as needed. The site would be made available for any of the local emergency services.

Mr. Sheppard questioned the coverage discrepancy and requested an elaboration that would cause some of the discrepancies in modeling. Mr. Dugan indicated he had not reviewed any of the information from the Stow Creek application. Two different engineers could create a model and come to the same conclusion and they may appear different to the naked eye. There are many variables affecting propagation. He believes the conclusion would still be the same. The propagation modeling is an aid in the process and is not to be relied on exclusively. The variables are discussed in his report. Mr. van Pelt Block 18 Lot 4 the access road is owned by a different owner with a residential dwelling and questioned what would happen to the existing dwelling. Mr. De Genova indicated there is no proposal to do anything with the property. Mr. Rosenberg reviewed the Board's options but action must be taken by 120 days.

Ms. Watson indicated the Board should want to keep their options open. After review and discussion it was decided to leave the application open. Mr. Henry indicated the meeting will be at 6:30 p.m. and it will be noticed and advised those to look for it

Mr. Schubert summarized the Boards action . Mr. Rosenberger advised the Board they may choose one or both of the applicants. Hearing concluded at 8:07. Mr. Schuibert presented an additional escrow check in the amount of \$2,000.00 .

Public Comment - Sean Hannigan would like to put up a deer fence and requested if a permit is required. Mr. Rosenberger indicated the construction official should be contacted. Another question if both neighbors want to put up a fence what right would he have to slow his neighbor down as it appears the Board is doing to Mr. Carluzzo. Mr. Rosenberger commented it is within the Board's purview.

Adjournment - On motion of Mr. Valente, seconded by Mr. Sheppard to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison
Secretary