

City of Northfield Planning & Zoning Board
1600 Shore Road
Northfield, New Jersey 08225
Telephone (609) 641-2832, ext. 127
Fax (609) 646-7175

Minutes: March 20, 2008

Notice of this meeting had been given in accordance with Chapter 231 Public Law 1975, otherwise known as the Open Public Meetings Act. Notice of this meeting has been given to The Press, posted on the bulletin board in City Hall, and filed with the City Clerk, stating the date, time and place of the meeting and the agenda to the extent known.

The regular meeting of the Northfield Planning & Zoning Board, held on Thursday, March 20, 2008 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:29 p.m. and the following members were present:

Dr. Richard Levitt-Chairman
Clem Scharff-Vice Chairman
Mayor Vincent Mazzeo
Jason O'Grady, Councilman
Chief Robert James-absent
Lou Milone
John Clifford
Ron Roegiers-absent
Henry Notaro
Jim Shippen
Linda Dyrek

Norman Zlotnick Esq., Solicitor
Matt Doran, PE-Engineer

There was a reading of the Sunshine Law and a roll call with absent members noted above. Mayor Mazzeo noted that Chief James is not present due to an unexpected Police incident. There was one application on the agenda for this evening. The applicant is New Cingular Wireless PCS (AT&T) for the location at 1501 Zion Road, Block 95, Lot 36 & 37 in the O-P Zone. The application is for conditional use and amended site plan for the co-location of AT&T equipment antennas at 88 ft. on a soon to be existing 100 ft. telecommunications monopole (currently under construction). Approvals were previously granted 9/20/07 and 11/15/07.

The attorney for the applicant is Michael Learn, Esq. who is with Cooper Levenson of Atlantic City. Mr. Learn described the previous approvals and commented that co-locators on the tower will help prevent proliferation of towers throughout the City. Dr. Levitt asked for clarification as to what the applicant is actually applying for. Mr. Learn answered that the application was submitted for conditional use because even though co-locators are permitted on existing towers, conditional use under the wireless

regulation is required in all zones other than residential. They are not enhancing any variances that have not been previously addressed. Mr. Zlotnick agreed that this is a logical approach since the site, including variances and cabinetry, have been previously approved. Mr. Learn commented that the minor bulk variances referred to in Mr. Doran's report involve height (the shelter exceeds the permissible height of 10 ft. by one inch) and the pad is larger than allowed by ordinance. All other height and setback variances have already been approved by the Board. Mr. Doran commented the permissible size of the pad is 100 sq. ft. and their pad is 228 sq. ft., but they are within the envelope previously approved. Mr. Learn added that the foundation for the cell tower has now been installed and the steel for the tower will be visible by next week. Dr. Levitt asked if the size of the area originally approved and the removal of trees is the same. Mr. Doran said exactly the same. Each carrier will require their own pad which is allowed to be 100 sq. ft. AT&T will be adding 228 sq. ft. within the fenced area previously approved which includes an allowance for more pads. Mr. Learn added that in his experience, 100 ft. may be sufficient for smaller carriers, but for larger companies such as AT&T and Verizon, equipment shelters are always larger than 100 sq. ft.

Mr. Learn introduced the two Engineers and their qualifications were accepted and they were sworn in. Daniel F. Southwick, PE is a structural Engineer for Velocitel Inc. of Cary, North Carolina who designs cell towers. Mark Rubin is a Radio Frequency Engineer for AT&T Wireless of King of Prussia, Pennsylvania.

Mr. Rubin gave a background of AT&T which is licensed by the FCC and carries two licenses-Cellular and PCS Licenses. They cover all of South Jersey, Delaware, areas in Maryland and the vast majority of Pennsylvania. AT&T operates 2000 cell sites in these areas much like the one proposed in Northfield. They operate at the radiofrequency ranges between 800 and 900 megahertz and the PCS range is 1800 to 1900. They are one of several licensed carriers in the area which includes Verizon, Nextel, Sprint and T-Mobile. Mr. Rubin discussed the capacity and coverage issue. There is a significant gap in coverage in the area. Capacity increases will provide more voice paths and thus provide more service. Northfield lacks reliable coverage and with the increase in cell phone usage, there is a need to increase the reliability since there is a weak link due to the small battery powered portable phones we use. There is a two-way communication between cell towers, which speak down to the hand set, which then speaks back to the antennas. More wireless communication facilities are needed to cater to these cell phones at relatively low power.

The following exhibits were entered into the record:

- Exhibit A-1 Northfield Planning Board Resolution memorialized 9/20/07-T-Mobile Northeast, LLC-D(3) Variance approval
- Exhibit A-2 Northfield Planning Board Resolution memorialized 11/15/07-T-Mobile Northeast, LLC-Site Plan & "C" Variances
- Exhibit A-3 Radiofrequency Exhibit-showing lack of coverage in the Northfield area
- Exhibit A-4 Radiofrequency Exhibit-the same as A-3 but shows the increase in coverage with the addition of AT&T's location on the tower
- Exhibit A-5 Sitesafe Inc. RF Emissions Compliance Report which shows AT&T under the 5% Threshold

AT&T has researched many candidates for co-location over a three year period and this is a good location which satisfies coverage and is an existing approved structure. Mr. Rubin described Exhibits 3 and 4 and said that reliable coverage means that you can receive or make a call of good quality. He added that the FCC has licensing requirements that the company must provide coverage and to seek better coverage if insufficient. For the foreseeable future, this co-location would fulfill coverage issues.

Mr. Rubin described the unmanned facility as being zoned for up to 12 antennas and they will be grouped in four sectors in 3 different directions in a 360 degree range. The antennas will be visually identical to T-Mobile and other companies. Mr. Rubin described the power as two-way, unlike radio and TV, which is one-way communication. There will not be interference with T-Mobile due to operating at different specific frequencies and vertical separation. They also will not interfere with other systems. He described E911 as being a system that can locate the position of cell phone if 911 is dialed. 911 calls made from cell phones are on the increase due to the decrease in land line phones and calls.

Mr. Rubin said the site will be unmanned and a technician will visit every four to six weeks for general maintenance, to upgrade a piece of equipment, or general housekeeping. Mr. Learn asked Mr. Rubin to describe what will be inside the equipment shelter. There will be electronic devices, radios, amplifiers, rectifiers and RF equipment which make the facility work. The shelter will also contain air conditioning units to keep the equipment cool and all will be self-contained within the equipment shelter. There will also be remote monitoring at the shelter which will be reported back to AT&T if a technician needs to be deployed.

Mr. Rubin explained that there are RF emission FCC equations which exist to perform calculations to calculate emission exposure for safety precautions. Mr. Learn referred to Exhibit A-5 which is the Safesite, Inc. report, a company purchased by Velocitel, which describes on p. 2 of 27 that the cumulative predicted energy density from the proposed operation is no more than .661% of what is considered safe.

Dr. Levitt asked Mr. Rubin to comment on the size of the antennas to be added to the tower in terms of how far they would eject from the pole and the visual impact. Mr. Learn stated that the Engineer could refer to that question later, but Mr. Rubin added that there is a modified cluster design that could be used where the antennas would be pulled in tighter to the pole, but this would limit the antennas to two per sector and would limit the ability to meet future capacity demand. Dr. Levitt asked how many calls could be handled and Mr. Rubin said it is difficult to say and depends on demand on the site by calls coming in, the number of users, types of users, data, and the location of the caller with respect to the facility. Mr. Learn added that the site is similar to other sites in South Jersey. Mr. Rubin said on the average 50 to 100 calls could be handled simultaneously per sector and there will be three per antenna. Mr. Scharff commented that there are two different megahertz frequencies in their worksheets. One is at 1000 and the other at 850. Mr. Rubin answered that they are proposing nine antennas at three per sector as opposed to the usual twelve and the antennas will receive and transmit at both megahertz frequencies. Dr. Levitt added that the additional impact that he can see is the visual impact which he would like to see minimized. Mr. Learn stated

that the visual impact will be identical to T-Mobile at 6 ft. from center to center for a total of 12 ft. Mr. Learn said the antennas will project no further than T-Mobile's and from the ground, you won't be able to distinguish one from the other.

Mr. Dan Southwick of Velocitel described the structural characteristics. The spacing between the antennas is 5 to 6 feet in the form of an equilateral triangle having three sectors. He said they can offer as a condition that the dimensions will not exceed those of T-Mobile. Dr. Levitt asked if they could be smaller. Mr. Rubin said the smallest possible would be a cluster mount of two antennas per sector instead of three. This would reduce the antenna count by a third. The minimum would be three feet between antennas for a total span of 6 ft. If an additional antenna was needed to be added in the future, a 6 ft. platform would not be wide enough. Mr. Learn added that future growth would be compromised. Mr. Southwick said that if the antennas were not the same size, the visual presentation would look odd. It would look better if they were all the same size. Mr. Scharff said that the standard is 12 ft. and a third carrier could come in at another height. Mr. Southwick added that coverage would also be compromised.

Mr. Southwick described the foundation under construction. He said AT&T proposes to add an 11 and ½ ft. by 20 ft. pier for a pre-fabricated equipment shelter to house their equipment. They will add an ice bridge which will house the cables and will travel from the equipment shelter to the monopole and through ports, will carry the cables to the antennas. The utilities involved would be electric and telephone. There is room in the compound for a third carrier's equipment. The shelter will include wall mounted air-conditioning units which will be 18 to 24 inches from the shelter wall at a height of 4 to 5 ft. tall, which is standard. Dr. Levitt asked about noise from the air conditioners. Mr. Southwick said they would be as quiet as a home unit and would be pointed towards the interior of the parking lot. He added that access would be from Zion Road to the parking lot and that T-Mobile has provided a gate and would be using the same access. AT&T will be adding no additional fencing, landscaping or tree removal. The antennas would provide no noise or vibrations and the equipment shelter will also provide no noise. The antennas will not be lit and the only lighting on the shelter will be adjacent to the doorway in the form of motion light which normally would be off. Dr. Levitt asked about wind capacity on the tower. Mr. Southwick said the tower will be built to EIA and TIA standards which are state of the industry standards used nationally and are included in most building codes. The towers will be manufactured with three carriers in mind. Mr. Clifford asked if the alarm security is audible. Mr. Rubin said the alarm will be monitored silently.

Mr. Doran referred to his Engineer's letter. The letter is a standard letter written around the bulk requirements and variances previously granted. There are two new variances that have been identified: the equipment shelter at 100 ft. maximum is proposed to be 220 sq. ft. and the height is allowed to be 10 ft. and 10 ft. 1 inch is proposed.

Dr. Levitt opened the public session. Barbara Madden of 403 Park Lane was sworn in. She wanted to talk about what is on the ground and anticipates what the site will be like with a third carrier. She has concerns with large equipment units and asked if they are of standard size. She also asked if any more destruction of the barrier will occur. Mr. Learn said that AT&T will not be changing the area. She asked if there would be

compensation to the owner of the property. Mr. Learn said the owner of the land is compensated through a lease arrangement with T-Mobile to lease the land and to permit the equipment and tower on the property and there is a sub-lease between the landlord, T-Mobile and AT&T to allow co-locators. Ms. Madden asked if there was the possibility of a fourth carrier. Dr. Levitt said the previous approval was for the original carrier plus two additional carriers. Mr. Learn added that if there were any changes to be made to the compound, a whole new site plan would be required.

Seeing that no one else from the public wished to speak, Chairman Levitt closed the public session.

Mr. Learn summarized that the application is relatively simple and is clearly within the scope of what the Board intended the tower to be used for in the future and concerning the issue of the antennas, they are building the lowest profile they can build without sacrificing the utility of the structure. He rested his presentation.

Dr. Levitt summarized that the Board has before them an amended site plan for a conditional use to add an additional carrier to a previously approved cell tower and to add the equipment shelter. The bulk variances are for size of the equipment shelter where 100 ft. is allowed and 228 ft. is requested and for height where 10 ft. is allowed and 10 ft. 1 inch is being requested. Mr. Zlotnick commented that he agreed the application is simple and straight forward and that the major issues were dealt with in the previous application. Dr. Levitt noted for the public that additional landscaping required has not yet been added and he has hopes that the landscaping will help with the visual impact. Mr. Shippen said he visited the site and questioned the address. The house next store has a street address of 1501 and the building shows an address of 1555. Mr. Learn agreed and said that the Block and Lot for both applications are correct.

Mr. Scharff made the motion and Mr. Milone seconded. There was a roll call vote of the members present this evening. The vote was unanimous for approval.

Dr. Levitt led a discussion concerning the changes to the Land Use Ordinance and asked Mayor Mazzeo about a public hearing for the Master Plan before Council. Mr. Doran commented that City Council only needs to adopt the plan. Dr. Levitt asked that this be put on the agenda since it is not actually adopted until approved by Council. Dr. Levitt discussed items in the ordinance which have the highest priority. He mentioned SIC codes, which are a dated concept and need to be addressed, but to eliminate them would be a big process and a lot of work and he suggested waiting on that for now. A priority item is the Country Club zone, which Harrah's has sold to Apollo, an investment company, who are looking for a return on their investment. Dr. Levitt stressed that time is of the essence. Mr. Doran added that the ordinance committee needs to keep moving on the project and eventually present its findings and changes to the Board. Dr. Levitt said the problem is that it is a residential zone with 110 acres and there could be over 200 homes if allowed to develop that way. Mr. Doran said they have been discussing three possibilities: 1-acre lots, ½ one acre lots for senior housing, and a PUD ordinance which allows for a blend of different kinds of uses. Dr. Levitt added that they have been discussing a small convention center, low-rise motel/hotels, commercial development, senior housing planned unit development and keeping the zone less restricted. Mayor

Mazzeo asked if this is a re-development project. Dr. Levitt answered that the idea is to re-structure what is permitted in that zone. Mr. Doran added that the possibilities are what will be permitted in the zone if the golf course stays or goes. Dr. Levitt urged the Board members to read into what the zone permits. The goal is to minimize residential impact and maximize commercial ratables while staying compatible with surrounding residential areas and not be too restrictive.

Dr. Levitt made an appeal to Council for funds that will be needed to hire a Planner and stressed many housing units will be a negative addition to the City. He stressed the need to get moving with this project while understanding the financial climate the City is facing.

The discussion closed with a COAH discussion. Mr. O'Grady suggested that on the lines of commercial ideas perhaps an amphitheater could be considered. Dr. Levitt again stressed the sense of urgency for this project. Mayor Mazzeo referred to the budget situation. He believes the adoption of a final budget will be one of the latest on record due to the issues going on at the State level. The Mayor also reminded that the City is operating on a temporary budget. Dr. Levitt ended the discussion stating that the ordinance project is a priority. Mr. Shippen agreed.

The meeting closed at 9:14 p.m. with a motion from Mr. Milone and a second from Mr. Shippen.

Respectfully submitted,

Robin Atlas, Secretary to the Board

