

**WASHINGTON TOWNSHIP
PLANNING BOARD
MINUTES
FEBRUARY 13, 2017 - 7:03 PM**

Class IV: _X_ Bauerlein _X_ DiSalvo _X_ Leavens _X_ McGroarty
Absent- Mont _X_ Trevena
Alternates: _X_ Akin _X_ Popper
Class III: _X_ Committeeman Forsbrey
Class II: Absent - Read
Class I: _X_ Mayor Roehrich
Others Present: _X_ Engineer Hall _X_ Planner Banisch _X_ Attorney Eveland _X_ Clerk Lyons

Adequate notice of this meeting was sent to the Observer-Tribune and the Morristown Daily Record on January 6, 2017 and posted on the Bulletin Board on the same date. Notices were mailed, as requested.

* *NO NEW CASES OR WITNESSES SHALL BE HEARD SUBSEQUENT TO 10:30 PM**

PLEDGE OF ALLEGIANCE – Led by First Vice Chairwoman McGroarty.

MINUTES [not eligible to vote: Akin and Popper]

Minutes from January 9, 2017 regular meeting

Motion to approve as amended: DiSalvo

Second: Leavens

Voice Vote: All eligible members present voted in the affirmative.

OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA – 7:05 PM

No Comments

CLOSE TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

RESOLUTIONS :

2017-05 Board Committee Assignments, deferred from January 9, 2017 Reorganization Meeting
Board consensus was to table this to March meeting

APPLICATIONS/PUBLIC HEARING:

Time is 7:06 PM

Application 2017-02: NY SMSA Limited Partnership d/b/a/ Verizon Wireless B: 17 L: 8&9 at West Morris Regional High School 259 Bartley Road – Deemed Complete January 9, 2017
7:05 PM

Kevin Boris, Esq; Price, Meese, Shulman and D’Arminio stated that there will be three witness to testify this evening. Mr. Boris stated that the applicant has applied for a minor site plan approval with one associated variance for the installation of a small network node wireless telecommunications facility on the roof of old gymnasium at West Morris Central High School. The project will improve the communications capacity and capabilities of the growing data demand of the high school and maintain communications during times of weather related or other emergencies. Also, other Verizon customers in the local area will receive increased and/or improved service.

One associated variance is to mount wireless telecommunication antennas atop existing roof of the older gymnasium. The equipment is monitored 24 hour a day, seven days a week and a technician will visit the every four to six weeks. The other variance is for a 7 foot high wooden fence for equipment structure, which will match the existing equipment structure fencing on site. First witness called and accepted by the Board is Frank Pazden, PE from Maser Consulting. Mr. Pazden addressed the need and benefits for the equipment, while referring to Plan Sheets Z2 and Z3.

[7: 15 PM Messiers Trevena and Akin join the meeting]

Board questions to witness included inquiries regarding security lighting and equipment security. Equipment behind fence will be lite and secured with locking device. There were no questions from the public for this witness.

Next witness Glen Pierson, Pier Con Solutions was accepted by the Board. The following Exhibits were marked.

A1- Three Layers:

First layer Verizon Wireless RF Designs

Second Layer Verizon Wireless Existing

Third Layer – Proposed 700 MHz LTE

A2- Figure 1 – LTE 700 Capacity Chart for Chester 5 Gamma (220 Degrees)

A3- Figure 2 – LTE 700 Transactions v Radius from Cell Site Chester 5 Gamma (220 Degrees)

A4- 5x7 color photograph at West Morris Regional High School showing existing chain link privacy fence.

Mr. Pierson addressed coverage area of each overlay and existing data traffic patterns.

Board inquiries included why the antenna is a different height than the other and the reason is due to needed distance between the antennas and the obstruction created by the solar panels. There were no public questions posed.

[Time is 7:45 PM – Mr. Banisch arrives]

Last witness called and accepted by the Board is William F. Master, PP who addressed the variance for a 7 foot high wooden fence for the equipment structure. Also, proposed is a 6 foot high chain link fence with privacy slats for esthetic reasons to match the other existing fences on the site and next to the proposed structure. In addition, Applicant proposes a 1 foot high barb wire to the top section of the fence for added security. The fence and structure will be locked at all times and remotely monitored 24 hours a day, 7 days a week.

There were no questions posed for this witness by the Board or Public.

Time is 8:04PM. Mr. Boris presented a brief summary of the Application prior to vote.

Vice Chairwoman McGroarty opened the Floor or Public Comments.

No Public Comments were raised.

Motion to approve the Application as Testified: Mr. Bauerlein

Second: Mr. Leavens

Roll Call: Chairman Trevena – Aye

Vice Chairwoman McGroarty – Aye

Vice Chairman Salvo – Aye

Mr. Bauerlein – Aye

Mr. Leavens – Aye

Mr. Mont – Absent

Committeeman Forsbrey – Aye

Mr. Read – Aye

Mayor Roehrich – Aye

Mr. Akin – Aye

Mr. Popper – Aye

8:08 PM Hearing concludes.

APPLICATIONS FOR COMPLETENESS:

3 East Mill Long Valley, LP: Minor Subdivision: 35 L: 15 – 3 East Mill Road

There was no representation by the Applicant. The Board reviewed Mr. Hall's letters dated January 3, 2017 and February 8, 2017 and letter from Applicant's attorney, Mr. James Mullen dated February 9, 2017.

Motion to deem Application incomplete: Mr. DiSalvo

Second: Mr. Popper

Prior to the vote there was discussion regarding considering Mr. Mullen's Waiver requests and the Board concurred with the following suggestions posed by Mr. Hall.

Item # 1- No waiver

Item # 2a- Support waiver

Item # 2b- Partial support for waiver

Item # 2c- Support waiver

Item # 2d- No waiver

Item # 2e- No waiver

Item # 2g- No waiver

Item # 3 – Was provided.

Mr. DiSalvo amended his Motion to reflect the above Waiver decisions.

Second: Popper

Roll Call: All members present voted in the affirmative.

Further waivers or changes could be considered as Application proceeds.

DISCUSSION / CORRESPONDENCE

1. Ordinance Amendment – Chapter 159-39A(1)(5) Sidewalks and Curbing

After some discussion the Board agreed to recommend the following ordinance amendment to Section 159-39A(1)(e)[5] Sidewalks and curbs.

The Site Plan ordinance is silent as to when curbing is required; the Board agreed to added the following sentence to the end of the ordinance.

“All parking areas, loading berths and driveway shall be bounded by granite block curb, except for Agricultural properties that qualify for Right to Farm protections.”

2. 2016 Board of Adjustment Annual Report
Report was noted and accepted.

3. Annual Housing Report, dated January 11, 2017
Report was noted and accepted.

BILLS LIST

Bills list totaling \$3, 963.95

Motion: Di Salvo

Second: Popper

Roll Call: All members present voted in the affirmative.

ADJOURNMENT

Time is 8:42 PM

Motion: DiSalvo

Second: McGroarty

Voice Vote: All members present voted in the affirmative.

Respectfully submitted,

Teresa Lyons, Secretary

February 13, 2017 Planning Board Agenda Attachments:

- **January 9, 2017 Meeting Minutes**
- **Resolution 2017-05 – Board Committee Assignments, deferred from Reorganization Mtg**
- **Ordinance Amendment Chapter 159-39A(1)(5) – letter from Leon Hall, PE dated November 16, 2016**
- **2016 Board of Adjustment Annual Report dated February 1, 2017**
- **Annual Housing Report – Report from Leon Hall, PE dated January 11, 2017**

Application for Hearing:

Application 2017-02: NJ SMSA Limited Partnership d/b/a/ Verizon Wireless B: 17 L: 8&9 at West Morris Regional High School 259 Bartley Road – Deemed Complete January 9, 2017

- December 14, 2016 letter from Gregory Meese, Esq noting documentation provided
- Morris County Tax Board Records
- Affidavit of Consent, signed by Board of Education Secretary, etc. L.Douglas Pechanec
- Disclosure Statement Pursuant to NJSA 40:55D-48.1, etc Form of Notice
- W-9 Tax Form
- Part A General Information Site Plan Application Planning Board
- Part A General Information Variance Application Board of Adjustment
- Highlands Checklist Ordinance Determination
- 9 Color Computer Renderings
- November 29 2016 letter from Millennium Engineering PC
- December 12, 2016 Structural Analysis Report prepared by Maser Consults
- Set of Drawings as Noted on Plans issued Final November 21, 2016
- January 3, 2017 letter from Leon Hall, PE for Completeness
- Analysis of Predicted Radiofrequency Environment in the Vicinity of Proposed Facility- prepared by PierCon Solutions, January 13, 2017; received February 2, 2017

Application for Completeness:

3 East Mill Long Valley, LP: Minor Subdivision : 35 L: 15 – 3 East Mill Road

- January 3, 2017 letter from Leon Hall, PE, deeming application incomplete
- January 20, 2017 letter from Tax Assessor Re assigning B/L
- February 8, 2017 letter from Leon Hall, PE deeming application incomplete
- February 9, 2017 letter from James Mellen, Esq noting comments.
- Copy of Deed recorded September 17, 2013
- State of NJ Seller Residency Certification/Exemption dated September 11, 2013
- Copy of Site Plan
- Copy of Tax Survey L: 15 B: 35 dated September 29, 2016

NYSMSA Limited partnership d/b/a/Verizon Exhibits B: 17 L: 8&9

[February 13, 2017]

A1- [Three layers]

First layer Verizon Wireless RF Design

Second layer Verizon Wireless Existing

Third layer – Proposed 700 MHz LTE Coverage

A2- Figure 1 -LTE 700 Capacity Chart for Chester 5 Gamma (220 Degrees)

A3- Figure 2- LTE 700 Transactions v Radius from Cell Site Chester 5 Gamma (220 Degrees)

A4- 5x7 color photograph at West Morris Regional High School showing existing chain link privacy fence.