

**Town of Phillipsburg
Planning Board Meeting
50 Sargent Ave (Grace Street Entrance)
Minutes for Oct 26, 2017**

Chairman Corcoran called the meeting to order at 7:02 pm and led the meeting with the Pledge of Allegiance. Chairman Corcoran read the Open Public Meeting Acts Statement. Those Present were: Mayor Stephen Ellis, Councilman Randy Piazza, Chairman Kent Corcoran, David Morrisette, Keith Zwicker, Jennifer McBride, Dominick Vangeli, Rosanne Rohm, Darren Bodogh, and Bill Duffy. Also in attendance were William Mandry, Planning Board Attorney; Mr. Stan Schrek, Board Engineer; and Ms. Charee Carney, Recording Secretary.

Chairman Corcoran explained that the entrances, the location of the restroom, since this is our first time in the Board of Education building. The council meetings will also be held here as well.

Resolution- Case # 15-004 I-78 Logistics Park Renewal Entity (OPUS)

- Amendment to the table 1 phasing schedule.

Mr. Zwicker motioned to approve the resolution and Ms. McBride seconded. The motion carried.

- Amendment to the final site plan and subdivision approvals for the I-78 Logistics Park.

Mr. Zwicker motioned to approve the resolution and Ms. McBride seconded. The motion carried with one abstention from Mr. Vangeli.

New Business- Case #17-003 Verizon Wireless

Mayor Ellis and Council Piazza stepped down.

Alyson Fritzges representing Verizon Wireless gave a brief description of the Verizon Wireless application.

Mr. Brian Martinelli, finds suitable locations for Verizon cell towers, was sworn in for testimony. They are proposing antennas for a rooftop installation, all equipment being located inside the building except for the generator. The only other crown manifold was 1000 miles east.

Mr. Michael Fischer, radio frequency engineer, was sworn in for testimony and considered an expert witness. He prepared a radio frequency report included in the packet that was handed out. Verizon needs this site to improve coverage to the residential area because 1000 miles east of the area is too far. The new site will assist with the closest site that is at full capacity. It is rare for any

interference with other devices like antennas or human exposure and if they do, the FCC steps in and requires Verizon to comply. They screen the site to determine if the FAA needs to be notified. Mr. Fischer feels Verizon needs the site which will address the gap in coverage. He also explained the color coding for the coverage on the map, rose colored has the weakest signal and blue is the highest. Mr. Schrek asked if this was a volume issue. Mr. Fischer stated that this is a data issue; the 4G network needs to be improved.

Mr. Duffy asked the rare instances that it does interfere with other devices. Mr. Fischer stated that they sometimes interfere with FM antennas but not with other household devices. If there is interference, a complaint will be required to be issued to the FCC and they will require Verizon to resolve the issue.

Mr. Petros Tsoukalas, civil engineer, was sworn in for testimony and considered an expert witness. Mr. Tsoukalas described the current site and their proposal to install the equipment. They are proposing a 20 kW backup generator, for power outages, that will be surrounded by a fence on the east side of the property. There will be landscaping to shield the view and act as a sound buffer. The fuel supply will be natural gas and the location is closer to the gas line and feels this is a good location for the generator. As for the sound pressure, the average will be 62.1 decibels at 7 meters. The generator runs when there is not any power and once a week for half an hour during the weekdays. Mr. Schrek stated they should coordinate with the restaurant.

They are increasing the height of the building to 81 feet, center of the 6 antennas being 78 feet and 3 sides of steel will be added. The building is structurally capable of holding the antennas. Mr. Duffy asked if they are going to need to add support underneath where the equipment will be and Mr. Tsoukalas responded yes. The equipment will be bolted onto steel.

Mr. Duffy asked who is going to care for the landscaping when it's all done and the trees and shrubs are good for 18 months, what happens after? Attorney Fritzges stated that there will be a lease agreement and it will either be Verizon or the property owner and the shrubs will be good for 2 years. Mr. Schrek stated that this is for site plan approval and if they are not compliant, it will affect the site plan agreement.

Mr. James Kyle, professional planning, was sworn in for testimony and considered an expert witness. Based on the height that is 125% of the 81 feet, they need 101.25 of setback and they have 72. As for the residential setback, 1000 feet is required and 500 is proposed. They need a d3 variance. For the positive criteria, they will be able to provide more coverage and capacity. The CDC has noted that 50% of people have eliminated their landline phone. The

deviations have limited negative impact. It does not substantially impact the surrounding neighborhood with the low height of the building. The location is the best option in town without building a cell tower in the residential zone, but they prefer a nonresidential zone. Attorney Mandry asked if they have the FCC license and he was responded yes. If they have the FCC license they are automatically deemed to satisfy the positive criteria.

Mr. Duffy asked if the antennas are expandable. Mr. Kyle stated that they do not foresee the need for more antennas in this area because they are already installing six where four is needed for the data. They might swap the antennas but not add more and if they did, they would have to go in front of the board. Mr. Duffy preferred that they expand and not build a new cell tower if necessary.

Mr. Zwicker asked if the emergency squad, fire department etc needed bandwidth or coverage or add another antenna, will they accommodate. Mr. Kyle stated they would have to look into it but he doesn't see a problem with it if it's feasible.

Chairman Corcoran opened the meeting to the public.

Mr. Duffy motioned to accept the variance as proposed with the condition of allowing the local or county emergency squad etc. would need access to that tower, if feasible and Ms. McBride. The motion carried.

Mr. Zwicker motioned to accept the setback as proposed and Mr. Duffy seconded. The motion carried.

Mr. Zwicker motioned for site plan approval and Mr. Bodogh seconded. The motion carried unanimously.

Bills

Mr. Morrisette motioned to approve the bills and Mr. Zwicker seconded. The motion carried.

Mr. Duffy motioned to adjourn and Ms. McBride seconded and the motion carried.

There being no further business before the Board this evening, the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Charee Carney
Recording Secretary