

**WYCKOFF PLANNING BOARD
OCTOBER 9, 2013 PUBLIC MEETING MINUTES**

Work Session: 7:00 p.m. Court Room, Second Floor, Memorial Town Hall
Public Meeting: 7:30 p.m. Court Room, Second Floor, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Richard Bonsignore, Chairman:

“The regular October 9, 2013 Public Hearing Meeting of the Wyckoff Planning Board is now in Session. In accordance with the Open Public Meeting Act, notice of this meeting appears on our Annual Schedule of Meetings. A copy of said Annual Schedule has been posted on the bulletin board in Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News – all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting the Agenda thereof was similarly posted, filed and mailed to said newspapers.”

Board Member Attendance: Richard Bonsignore, Chairman; Robert Kane, Vice Chairman; Rudy Boonstra, Mayor; Jaime McGuire; Glenn Sietsma; Scott Fisher, Doug Macke; John Haboob, Alternate.

Board Members Absent: Brian Scanlan, Township Committee Representative; Drita McNamara; Michael Bruno, Alternate

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Berge Tombalakian, Township Consulting Engineer/Boswell Engineering; Peter Ten Kate, Township Consulting Engineer/Boswell Engineering; Susan Schilstra, Board Secretary

The meeting began with the Pledge of Allegiance.

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OLD BUSINESS

Approval of the September 11, 2013 Work Session and Regular Business Minutes
The minutes were approved at the work session meeting.

RESOLUTION(S)

RESOLUTION #13-08– Approve vouchers for payment
Resolution #13-08 was memorialized at the work session meeting.

RESOLUTION(S) TO BE MEMORIALIZED

WYCKOFF WASH, LLC BLK 259 LOT 2 (B1); 322 Franklin Avenue. The applicant proposes to install a white PVC fence around the rear of the property and also install a menu board for the car wash.

Board Member made a motion to memorialize this resolution as presented. Second, Board

Member Sietsma. Voting in favor: Mr. Haboob, Ms. McGuire and Chairman Bonsignore.

PUBLIC HEARING – Carried

NEW CINGULAR WIRELESS, PCS, LLC (AT&T) BLK 455 LOT 1 (RA-2); 208 North and Cedar Hill Avenue. Preliminary and final site plan. The applicant proposes to collocate to the existing township monopole.

Judy Fairweather, from the law firm of Pinilis Halpern, LLP, representing AT&T Cingular wireless. She said that each of the carriers have a lease agreement with the Township of Wyckoff which requires that everything must be kept in good repair. She added that a revised application has been submitted in which AT&T will occupy Nextel's vacant carrier spot on the monopole. She said the only addition to the application is that the applicant proposes to add a generator for the AT&T carrier. She added that there are four (4) major carriers on the monopole and currently there are only two (2) generators including the proposed placement of the Verizon generator.

Chairman Bonsignore noted that Mayor Boonstra has arrived at the meeting.

Board Attorney Perconti marked the following items for identification:

A-1 Application package

A-2 Revised site plan

B-1 Boswell Report dated

B-2 Boswell Report dated August 6, 2013

B-3 Cathy Cosenza letter dated October 4, 2013

Anthony Suppa, the applicant's engineer from the firm of Malick & Scherer, P.C. was sworn. He stated that he is a licensed professional engineer in the State of New Jersey and a certified municipal engineer. He said the last revision date on the site plan is September 24, 2013. He said AT&T is proposing to add 16 antennas on the existing tower at the same elevation that Nextel was at which is 108 feet above grade centerline. The antennas will have a top elevation of 111 feet above grade. There will be 24 cables going up to the antennas and AT&T will take the Nextel shelter which is at the eastern end of the compound and AT&T will be putting their equipment inside this shelter. Two (2) small GPS antennas will also be added to the shelter. Also some dead trees will be removed from the site and adding seven (7) new Norway spruce trees. A diesel powered generator will be placed on a concrete pad in a sound proof enclosure inside the compound on the Route 208 side of the compound. He said there are no standards for generators under emergency situations. The sound of the generator operating at full capacity is 60 db or 50 KW which is below the daytime standard. This generator will be tested once a week during daytime hours. He added that since AT&T is using the existing shelter no new lightning will be added and this site will use the existing power for utilities which presently exists.

Board Member McGuire asked if any trees will be planted along the neighbor's side of the compound structure.

Mr. Suppa said the trees will be replaced on the Route 208 side of the compound structure.

Mayor Boonstra noted that there will be some small antennae.

Mr. Suppa said the small GPS antennae will be the size of a small water bottle which will be a few feet above the shelter.

Township Engineer DiGennaro asked what the anticipated peak demand that will be required on this site for the generator.

Mr. Suppa said it will be 25 to 30 KW.

Board Member Fisher asked what the distance is between the emergency generator and the nearest residential home.

Mr. Suppa said the nearest residential property line is at least 200+ feet away from the generator which will be located inside the shelter.

Boswell Representative Ten Kate asked if the generator will have a double wall tank and is there any new lights proposed.

Mr. Suppa said there are existing lights above all of the shelter doors which are turned on manually when the equipment is checked out. He added that there is a silent emergency alarm system 24/7 if there is a leak in the diesel tank which will remain enclosed.

Township Engineer DiGennaro recommended security lighting for the site. He asked the applicant if the Nextel lease agreement has been coordinated with the Township Attorney with a notice to vacate with a minimum time frame so that AT&T can move into this space.

Ms. Fairweather said that part of our timing with the application is when Nextel is leaving. Nextel has a termination fee of one year's rent and a decommission team will remove some of their equipment within the next month and AT&T will install their equipment and remove the remaining Nextel equipment.

Yvan Joseph, the applicant's radio frequency expert, was sworn. He said that he has a Bachelor of Science degree in electrical engineer and has been providing radio frequency engineering services to various carriers through the tri-state area for the last 16 years.

The Board accepted Mr. Joseph's credentials.

Mr. Joseph said AT&T is licensed by the FCC and there is a 3.5 square mile radio frequency gap in this area.

Marked into evidence was the following exhibit:
A-3 Propagation map

Ms. Fairweather said this is the extent of the testimony that she has prepared with regards to this application.

OPEN TO THE PUBLIC
No one appeared.
CLOSED TO THE PUBLIC

Township Engineer DiGennaro said there are access ports at the base of the monopole that appear to be left open.

Mr. Suppa said these are access ports for the cables to go into and are usually left open but can be covered with a plate.

Mayor Boonstra asked if additional screening can be planted between the building and nearest residential house. He asked if the Shade Tree Commission can review this area in case additional embellishment is required.

Ms. Fairweather said a little embellishment would be planted if necessary. She said the applicant will work with Shade Tree Commission to work on a landscaping plan.

Board Member McGuire made a motion to approve this application as presented with the items that were discussed during the testimony. Second, Board Member Fisher. Voting in favor: Ms. McGuire, Mr. Fisher, Mr. Sietsma, Mr. Kane and Chairman Bonsignore.

APPLICATION WITHDRAWN

R.R.G. REALTY, LLC BLK 205 LOT 2 (B2); 393 Crescent Avenue. Amended site plan/ variance. The applicant proposes to install a 6' stockade fence on the property line next to a residential zone.

Chairman Bonsignore said this application has been withdrawn at the request of the applicant.

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There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 9:10 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board