

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
Tuesday, January 25, 2011  
—MINUTES—

CALL MEETING TO ORDER:

Chairman Vornehm called the regular meeting of the Bridgewater Township Zoning Board of Adjustment to order at 7:30 p.m. in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETING ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 20, 2011 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building.

Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request.

ROLL CALL:

Don Sweeney – present	Jay Rosen – <b>absent</b>
Filipe Pedroso – present	Jim Scott – present
Paul Riga – <b>absent</b>	William Vornehm, Chairman – present
Lee Schapiro – present	Pushpavati Amin, Alt. #1 - present
Evans Humenick, Alt. #2 – present	Carl Schulz, Alt. #3 – present

Others present: Attorney Lawrence A. Vastola, Land Use Administrator Marie L. Broughman, Board Planner Scarlett Doyle, Radio Frequency Engineer Bernard Nelson Consultant to the Board

MINUTES FOR APPROVAL:

**January 18, 2011 Reorganization & Regular Meeting Minutes** – The foregoing minutes will be presented for Board consideration at the next Board meeting.

MEMORIALIZING RESOLUTIONS:

**OMNIPOINT COMMUNICATIONS**

**Block 134, Lot 4** (65 Old York Road)

**#41-08-ZB** Site Plan w/use variance and ‘c’ variances (Court Remand of Board denial on 12/15/09)

DECISION: Approved with conditions 1/18/11

Eligible: Mr. Rosen, Mr. Sweeney, Mr. Schapiro, Chairman Vornehm, Mr. Riga

The foregoing resolution will be presented for Board consideration at the next Board meeting.

HEARING AND DELIBERATIONS:

**T-MOBILE – 606 North Bridge Street**

**Block 500 Lot 1**

**#03-10-ZB, Minor Site Plan w/use and c-variances (flagpole cellular tower)**

Time: Extension to 1/25/11

Attorney Gregory Meese was present to represent the applicant. Sworn testimony was presented by Radio Frequency Engineer Daniel Penesso, PE.

The applicant submitted several exhibits which were marked into evidence as follows:

- A-13 1/25/11** Composite Coverage Map – Bridgewater Commons Mall
- A-14 1/25/11** Composite Coverage Map – change in topography
- A-15 1/25/11** Carlene Drive Site – Composite Coverage Map

The public submitted exhibits which were marked into evidence as follows:

- O-1 1/25/11** T-Mobile Coverage from website, printed 8/30/10
- O-2 1/25/11** Bridgewater Township Cell Tower & Radio Tower Map, dated 7/20/1990

Attorney Meese summarized the application stating for clarity that the proposed flag pole is being proposed with a flag. It is not a lattice tower or regular monopole with antennas mounted on the outside of the pole. The flag pole design requires antennas to be mounted within the pole itself and the flag pole is proposed at 125-ft tall. Additional testimony will be provided during the hearing by Radio Frequency Engineer Penesso; Jim Ashton, Site Acquisitions; Tim Kronk, PP; Site Engineer Gregory Nowak, PE; and Noise Expert Mathew Marillo.

Radio Frequency Engineer Penesso discussed exhibit A-13 and stated that the Mall site location will not provide coverage in the target area. The green areas on the exhibit are reliable inside-building coverage. The yellow area is reliable for inside-vehicle coverage and the red/grey area is no coverage. He referenced exhibit A-14 and stated that the change in topography makes it not possible to have coverage at the Mall site. He discussed numerous reasons why the DAS (distributed antenna systems) will not work for this particular application and stated that DAS will work inside-building at a place like the Mall. Lastly, he stated that the ball field site on Prince Rogers Avenue would not be acceptable as it is too far from the coverage site. Engineer Penesso discussed exhibit A-15 stating that the Carlene Drive site also can't provide coverage for the proposed location.

Chairman Vornehm opened the hearing to the public.

Members of the public were present as follows:

Jeff Foose, Martinsville, was present and he stated that he wants the DAS antennas to be utilized.

Andrew Leven, 2 Holmes Court, was present and asked numerous questions to Engineer Penesso regarding the exhibits; he presented exhibits O-1 and O-2.

Theresa Avin, 15 Drysdale Lane, was present and addressed her concerns and asked questions regarding the proposed level of 98% reliability.

Peter Sepsi, 6 Cedar Street, was present and questioned how it is determined that the proposed tower is needed by T-Mobile.

David Robinson, 15 White Street, was present and requested that the applicant analyze the ball field and library sites as possible locations for the cell tower rather than the Fire Company.

Shiv Mallea, 902 Papen Road, was present and questioned if T-Mobile needs more towers than the competitors. Engineer Penesso stated that more towers are needed because they operate at 1900 mhz.

Stephen Orlando, was present and stated that there is a problem area on Foothill Road near Route 22 that is not being fixed by T-Mobile. The proposed site area is great and he doesn't drop any calls in this area. Engineer Penesso stated that it depends on the actual cell phone being used, which can make a difference in the reliability of a call.

Nancy Gladfelter, 1869 Mountaintop Road, was present and requested that the applicant place the tower on either County or Municipal property. Engineer Penesso confirmed that he will bring back the test data for the library.

The Board's Radio Frequency Engineer Consultant, Hank Menkes, was sworn in. He reviewed his report dated 11/9/10 and discussed the conclusions and recommendations offered on pages 5 and 6. He requested that the applicant look at the alternatives in combination and strongly recommended RF heads be utilized. He noted that comments of T-Mobile's RF Engineer addressed a distributed antenna system, which is not what his report recommended. His report recommended remote RF heads in combination with other options.

Jim Ashton, T-Mobile Site Acquisitions, was sworn in. He stated that he approached Temple Shalom; however, they did not want the cell tower on their property. He had spoken to Jack Berso.

Chairman Vornehm opened the meeting to the public; with hearing none he closed the public portion of the meeting.

Due to the later hour of the meeting, Chairman Vornehm carried the hearing to 3/1/11 at 7:30 pm in the Municipal Courtroom with no further notice required. The applicant agreed to an extension to March 31, 2011.

MEETING OPEN TO THE PUBLIC:

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

OTHER BOARD BUSINESS/ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

Respectfully submitted,

Marie L. Broughman,

Land Use Administrator/Clerk

ADOPTED: 2/15/11