

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD

Tuesday, January 26, 2010

Chairmen Palmer called the meeting to order. The Secretary, Mr. Lechner read the commencement statement and all professionals were sworn.

**Roll Call:**

Mr. Moffa	Present
Mr. Kricum	Present
Mr. Gerace	Present
Mr. Dunn	Present
Mr. DelDuke	Present
Mr. Kasper	Present
Mrs. Lawrence	Present
Mrs. Musser	Present
Mr. Vizoco	Present
Mr. Mercado	Absent
Chairman Palmer	Present

Also present is Michael McKenna, Esq. who swore in the Board professionals, Elissa Commins, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Chairman Palmer seated Mr. Lawrence for Mr. Mercado.

Chairman Palmer welcomed all new members to the Board.

**Nomination of Vice Chairman**

Mrs. Musser made a motion to nominate Mr. Vizoco as Vice Chairman, seconded by Mr. DelDuke.

Mrs. Musser made a motion to close the nomination, seconded by Mr. DelDuke

**Roll Call:**

Mr. Moffa	Yes
Mr. Kricum	Yes
Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Kasper	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Lawrence	Yes
Chairman Palmer	Yes

**Minutes for Memorialization**

Mr. DeIDuke made a motion to approve the minutes from November 10, 2009, seconded by Mr. Lawrence.

**Roll Call:**

Mr. DeIDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Chairman Palmer	Yes

**Resolutions for Memorialization**

No resolutions for Memorialization

**Applications for Review**

#091077M Clearwire, US, LLC	Minor Site Plan Block: 12303 Lot: 1 Location: 396 Turnersville Rd. Existing Bldg. Additional Antenna's
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Appearing before the Board is Nicholas Menas, Esq. for the applicant. Also Roger Johnson, PE and Arnold Darwan, radio frequency engineer, were sworn in and qualified by the Board as experts.

Mr. Menas gives a lengthy background on the company and the other appearances before the Board.

Mr. Johnson explains that their equipment will be installed in the penthouse of the County Housing Building. The antennas will be mounted face mounts, so there will be no ground disturbance. This application calls for six-panel antenna and four dish antennas. The maximum size dish will be about 3-ft diameter dish; the panel antennas are about 4-1/2 ft lengths and 6-8 inches in width. They will coordinate with the owner of the building for any electric service needed. A Tech will visit the site once a month to once a quarter; other than that, this will be a no man facility.

Mr. Menas asks Mr. Johnson to explain how the antennas will communicate with each other.

Mr. Johnson explains that the dish antennas communicate by a signal bouncing back and forth, like a beehive. The panel antenna's board casts out into the community giving people a signal to pick up the service.

Chairman Palmer asks if there is some kind of battery back up.

Mr. Johnson replies that the cabinets themselves have internal battery back up.

Mr. Menas asks for, as regards to the planner's letter, a waiver to all of the site plan issues. This would be do to the fact that there will be nothing on the ground, and it will be a no man facility. The only thing the site requires is electric, which is already provided.

Mr. Lechner explains that according to administrative code, you either have to have a survey or provide a survey in order to do site plans.

Ms. Cummins adds that the state statute requires the existing conditions be transcribed on a plan done by a professional engineer. Also, the main concern is if what the applicant thinks is their property actually is their property.

Mr. McKenna explains that a survey of a land that size would be quite a bit of money.

Mr. Lechner informed everyone that the building does have other antennas on it already: police and County communication antennas.

Mr. Menas states that with regards to Roman numeral seven, the radio frequency report, they will comply. The applicant can provide the Board with a copy of the EMF report. However, it is not certified. A certified copy will be forthcoming. The report also has a list of other antennas on the structure. As to number four (4), Mr. Menas believes that copies of the structural analysis report were provided to the Board.

Ms. Cummins states that the report is the structural analysis for the building, which makes sense to have the analysis of the equipment and the weight it, would have on the building. However, there is no analysis for the equipment and the bearing on the floor.

Mr. Darwin tells the Board that this site is essential to fill a gap in Clearwire's wireless network. Also, with the way the antennas communicate with each other to provide services, it will not in any way interfere with the existing wireless services, the first responder communication antennas, or health and safety.

Mr. Lechner wanted to let the Board know that the site is County property. The Camden County Improvement Authority, which does the planning for the county, has done a master plan of the Lakeand Properties and they might get changed. They might be redoing the road configuration and more. However, this might not happen for years to come.

Mr. Menas informs the Board that they will make a \$2,500 contribution to the sidewalk fund.

Ms. Cummins asks if there is any kind of lightning protection system on the building. As far as the electric, there will be a new panel or a tie-in into an existing panel.

Mr. Menas replies that he is not sure if the building has one, but they will have an independent lightning grounding system. If there is a lightning protection system, they will tie into that as well. They will be tying into an existing if there is an open breaker.

Mr. Vizoco asks what constitutes the number of towers. Does it have to do with the number of cell phones and computers or just upon the area?

Mr. Menas replies that it has to do with both. Part of it is filling the gap in the network, making sure there is reliable coverage. Also, it has to do with the capacity issues as the subscriber base continues to grow. If there were any capacity issues, they would come before the Board again and add dish antennas.

Mr. Dunn asks for clarification in the address of the site. It is supposed to be 512 Lakeand Rd.

With nothing further from the Board, Chairman Paimer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Vizoco made a motion to approve the application for minor site plan, seconded by Mr. Lawrence.

**Roll Call:**

Mr. Moffa	Yes
Mr. Krcum	Yes
Mr. Dunn	Yes
Mr. DeDuke	Yes
Mr. Kasper	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Lawrence	Yes
Chairmen Palmer	Yes

Correspondence

Valleybrook vs. Gloucester Township

Mr. Mckenna informed the Board that the following day, he would be appearing before Judge King, a retired judge. Both parties are meeting to try and come to a settlement. However, the Township will not settle. The outcome of this will not be a ruling since Judge King is retired. Mr. Mckenna gave a brief history of the Valleybrook case to the new Board members. The discussion continued going over what was being offered.

John Hooper-Civil Case Information

Mr. Mckenna gave a brief description of the history of the case. The discussion continued on the chance redoing the zoning of the land.

Hill Creek vs. Gloucester Twp. & The Planning Board of Gloucester Twp.

Mr. Mckenna has received a sign copy of the settlement agreement. Mr. Mckenna also gave a brief description of the case for the new members of the Board.  
 Chairman Palmer informs the Board that a member of the Board can't miss more than four (4) meetings within a row without a doctor's note.

Meeting Adjourned