

DELRAN TOWNSHIP

ZONING BOARD

MUNICIPAL BUILDING

MEETING MINUTES

OCTOBER 20, 2015 – 7:15 P.M.

OPEN PUBLIC MEETINGS ACT

The Delran Township Zoning Board regular meeting of Tuesday, October 20, 2015 was called to order by Mr. Gonzaga at 7:15pm, in the Delran Township Municipal Building.

The Open Public Meeting Act Announcement was read by Mr. Gonzaga and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Gonzaga, Mr. Schultz, Mrs. Parento, Mr. Jeney, Mr. Jesuele, Mr. Hewko & Mr. Lyons.

Absent: Mr. Smith & Mrs. Wuebker.

NEW BUSINESS

CELLCO PARTNERSHIP, (VERIZON)

Block 9, Lot 46.01

2925 Route 130 South

Application # ZZ2015-05

Debbie Shulski, Attorney for the applicant.

Ms. Shulski stated that this applicants original proposal was an expansion to an existing cell tower facility including a 30 ft. extension to the existing monopole structure from 90' to 120'. It was later discovered that the existing tower was 100' and they will now only be adding 20' additional therefore it will be a minor site plan application. Also proposed is the construction of 10 x 24 ft. concrete equipment and generator pad with an 8.67' high canopy cover and placement of 12 antennas on the extended monopole at the centerline height of 117'. Cellco has indicated that it will increase wireless coverage & capacity in this area.

Ron Igneri is with Stantec Consulting Services, Inc. representing the applicant with his expertise in Communications sectors of the industry, providing site design & project management services for wireless telecommunication facilities. He reviewed exhibits

provided from applicant for size and location of the existing cell tower located behind Ricks Army navy store which is located on Rt. 130 South. Within the fenced area is some existing wireless communication equipment. T-mobile in the NE corner and Metro PCS behind pole which they will back up. There is an electric meter panel w/ 4 slots with 2 taken already so they will be use the open 2 spots for the electric. Also, there is existing cabinet which houses the computer equipment that they will hook up into that. Member asked about a rigging plan for cranes to make sure they have safe access & clearance. Mr. Igneri stated that they will make it part of their construction drawing to show that. There was a mention about fuel storage & size of tank. The generator is housed in a metal framed box locked up, which is located underneath the engine & generator & has a double wall tank self- contained within the generator unit itself. 1st tank interior 210 fuel tank 2nd tank exterior is oversized itself to house oil, coolant and anything else.

Future expansion by others still room in towers as stated. Tower still has additional capacity. There should be no worries w traffic maybe 3 cars visit per month for maintenance. Fire department letter was attached for review. No issues stated.

Submission waivers requested from applicant for items listed in the Planners letter: Location & dimensions of existing or proposed rights-of- ways, existing drainage system, soil erosion, landscape plans, solid waste & recycling, locations & details of signs, traffic control, sight triangles, vehicle & pedestrian patterns, parking & traffic impact.

Opened up to public

No comments from the public.

Mr. Shultz made a motion to grant a waiver for the design & site plan application. Mr. Jesuele seconded it.

Voted in the affirmative: Mr. Gonzaga, Mr. Shultz, Mrs. Parento, Mr. Jeney, Mr. Jesuele, Mr. Hewko & Mr. Lyons.

Absent: Mr. Smith & Mrs. Wuebker

Additional Discussion of New Business that wasn't heard

Dredge Harbor was giving an extension to November's meeting. They have already notice to the public but can carry that over without having to re-notice.

Resolution

Mark Corandan
16 Auburn Drive
Block 89, Lot 13

Mr. Hewko made a motion to adopt the resolution and Mr. Shultz seconded it.

Voted in the affirmative: Mr. Gonzaga, Mr. Shultz, Mrs. Parento, Mr. Jesuele, Mr. Hewko & Mr. Lyons.

Absent: Mr. Smith & Mrs. Wuebker

Abstain: Mr. Jeney

New Business for next month:

Eileen proposed for the professionals that they have an informal meeting for TLBT to meet with the Board professionals & the applicants professionals to discuss application prior to a formal meeting. Wanted to make sure the Board was aware & accepting of the meeting. The Board made a unanimous voice vote approval.

ADJOURNMENT

Mr. Jeney made a motion to adjourn at 8:10 & Mr. Jesuele seconded it.

Motion passed with a unanimous voice vote