

**Township of Egg Harbor
Planning Board**

August 15, 2011

Solicitor: Christopher Brown, Esq.(Ted Strickland, Esq., in attendance for Solicitor Brown)
Engineer: James Mott, P.E. (Mott and Associates), Robert Watkins, P.E. in attendance
Planner: Vincent Polistina, P.P. (Polistina and Associates) in attendance

A regular meeting of the Planning Board of Egg Harbor Township was held on the above date, 6:30 p.m., prevailing time, Egg Harbor Township hall, Egg Harbor Township, New Jersey. The Chairperson opened the meeting by reading the statement in compliance with the Open Public Meetings Act.

Roll call taken as follows:

Manuel E. Aponte, V-Chairman, another engag.	Joseph Lisa, 2 nd Vice-Chair., on vacation
Committeeman John Carman, another engag.	Mayor James J. McCullough, Jr., present
Charles Eykyn, present	Peter Miller, Township Admin., present
James Garth, Sr., Chairman, present	Paul Rosenberg, Alt. #II, another engage
Frank Kearns, Alt. #I, present	Dorothy Saslav, another engage.
Robert Levy, present	

SITE PLAN APPLICATION(S):

- | | |
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| 1. <u>SP 06-11</u> | Minor Site Plan |
| First Telecom Services, LLC | 902/19 |
| Zone: M - 1, 2.4 acres, no sewer/water, | 2619 Fire Road |
| applicant is seeking placement of a 14' x 38' ft. | Waiver of Time – Not granted |
| fiber optic hub on a 4' x 4' concrete pad, which will be utilized as a repeater for the First Telecom Network. The site currently contains an existing 180' ft. lattice tower with accompanying ground equipment used for telecommunications. CAFRA. | |

Checklist Waiver(s):

- 1. Item #9: Certified Survey**
- 2. Item #14: Site triangles, radii of curb line and street sign locations**
- 3. Item #15: Site characteristics map**
- 4. Item #16: Letter from NJDEP indicating the proposed does not require a wetlands delineation**
- 5. Item #18: Storm water management plan**
- 6. Item #20: Method of solid waste storage and disposal including recycling efforts**
- 7. Item #21: Location of existing wells and septic systems**
- 8. Item #23: Landscaping plan**
- 9. Item #24: Lighting and signage plan**

Michael Beck, Esq., introduced himself as attorney for the applicant. He advised First Telecom Services, LLC is proposing a 14' x 38' equipment shelter to be placed within an existing telecommunications compound. He advised this parcel is located within the M - 1 zone and the proposed is permitted. He indicated the shelter will not be used in conjunction with antenna's. He advised the shelter is a pre-fabricated structure which will act as a repeater so that it can provide information to Atlantic Electric.

Ron Igneri, New Jersey Licensed Engineer and Planner with Innovative Engineering, 1071 Route 31, Wall Township, P.E. and P.P., since 1982. Has a bachelor's and master degree and since 1976 has been involved in telecommunications. He advised he has been before a number of Board's providing testimony, however, this is his first time for this Board.

Engineer Igneri referred to **Exhibit A1**: sheet C01 dated June 21, 2011 and **Exhibit A2**: sheet C02 also dated June 21, 2011. He indicated these are the sheets that made up the submittal package to the Board. He also referred to an aerial photograph of the area which was marked as **Exhibit A3**. Engineer Igneri advised Exhibit(s) A1 and A2 were prepared by him and Exhibit A3 is a supplement.

Engineer Igneri advised this site consist of 2.4 acres and is located within the M - 1 Zoning District. He indicated the width of the site is 157' ft. along the roadway with it expanding back to 357' ft. Engineer Igneri also advised the lot is very deep going back over 700' ft. He advised there is an existing wireless facility that is owned by Verizon, with additional carriers having co-located.

Engineer Igneri referred to **Exhibit A2** advising the existing cell tower is located to the left of the compound and there is an existing equipment shelter. He advised there is also an existing foundation next to the existing equipment shelter that the applicant will be utilizing. Engineer Igneri advised the proposed will be independent of the cell tower and its operations. He advised the proposed is within the right zone and the shelter will have electric and telephone connections.

Engineer Igneri explained First Telecom is providing service to Atlantic Electric. He advised Atlantic Electric has high tension lines in this area and First Telecom will provide fiber optic services along these lines. He indicated the optic lines have a laser light fiber that goes the distances of the cable for Atlantic Electric and the shelter will act as a repeater. He indicated these shelters/hubs are brought in because the fiber optic system is getting weak and the repeater helps regenerate to signal quicker.

Engineer Igneri referred to **Exhibit A3**: while referring to where the shelter would be installed on-site. He advised it will be a 14' x 38' structure, which actually has already been selected. Engineer Igneri indicated the shelter is similar to the existing Verizon shelter. Engineer Igneri continued by indicating the shelter will have a generator room and in the larger part of the structure it will house the systems equipment. Engineer Igneri advised the shelter is made by Coleman.

Engineer Igneri advised heating and cooling equipment will be provided to maintain the correct temperature for the equipment. Engineer Igneri explained the generator will use diesel fuel and will have a containment system. He advised the tank will actually be located under the housing of the generator and will be a double wall tank. This tank will hold 200 gallons of fuel that will be dispensed from outside the building. He explained if there is a failure a second tank which is larger will contain the fuel or extra contents. Engineer Igneri stated there is even a third means of protection should a spill occur. He indicated the floor of the shelter is coated and it will also contain a spill.

Engineer Igneri stated that once a month the site will be monitored and the generator will only go on in case of an emergency, normally when there is an extended power outage. He further

noted the applicant is compliant with the Department of Environmental Protection requirements and the Township Ordinance concerning noise.

Engineer Igneri stated every four (4) to six (6) weeks there will be a technical person coming to site checking on the equipment. He advised there will be no trash generated from the facility since there are no full time employees. He advised the technical person coming to site will do so in a small S.U.V. or a pick-up truck and there will be enough room to maneuver these vehicles into the compound. Engineer Igneri stated the applicant does not have to provide an access way into the facility since one already exist and they do not have to provide additional drainage or curbing since, again, it exist.

Engineer Igneri explained within the zoning district an applicant is permitted up to 70% impervious structure coverage. He noted the applicant is only proposing 2 ½% impervious. He indicated the applicant has received a waiver from CAFRA due to the proposed project not having any impact to the site.

Engineer Igneri stated the Township Ordinance requires shade trees within the R-O-W, however, he stated he does not believe this is the best place for the trees. He explained there is an electric pole line down this side of the street and the applicant would be planting the shade trees under the power lines. He suggested the Board allow the applicant to place the shade tree's further back on site or to allow the applicant to contribute to the shade tree fund so the trees can be planted at the discretion of the Township.

Engineer Igneri advised the fiber optic cables will be trenched under ground from Fire Road. Attorney Beck indicated he would like to present to the Board, this evening, 15 copies of the survey, proof of paid taxes, Atlantic County Planning Approval and the Soil Conservation documentation showing the applicant is exempt even though they still made an application. He explained this will satisfy comments outlined within the Board Engineers report, more specifically on Page III, under the "Review Comment(s)" heading.

Township Administrator Miller suggested the applicant's professional go through the checklist waivers that are being sought. Engineer Igneri advised the applicant is not changing the driveway, thus since no improvements are proposed the applicant is seeking a waiver for item #14. Engineer Igneri advised he has provided **Exhibit A3**: indicating this is an existing cell site and the characteristics of the site are shown on the aerial of the property, thus a waiver is being sought for item #15. Engineer Igneri advised the applicant is not disturbing drainage, therefore, a waiver is sought from providing item #18. He indicated item #20 is also being sought since there is no solid waste generated from this site. Engineer Igneri stated the applicant has shown on their survey existing well and septic systems, therefore, this waiver is no longer being requested.

Engineer Igneri stated a waiver is sought for the landscaping plan, again, the Board must decide how they want to deal with the three (3) shade trees requested. He further noted that lighting is proposed over both the entrance door's of the shelter. He indicated they will be set to illuminate during the night, but not be on during the day. Engineer Igneri also stated that the applicant is not proposing any signage.

Board Member Eykyn asked if the trenches are coming into site from Fire Road? Engineer Igneri stated yes, and explained they will go up a pole once on site and then go into the shelter.

Chairman Garth asked if the shelter will have a foundation? Engineer Igneri indicated yes. He advised there is an existing one and it is shown on plan page sheet(s) C03 and C04.

Engineering Representative Watkins asked if the proposed generator is specifically for the applicants use? Engineer Igneri stated the generator is specifically for the applicants systems and it will not be used by any other carriers located within the compound.

Motion Miller/Eykyn to open public portion. Vote: 6 yes

May the record reflect no one came forward.

Motion McCullough/Kearns to close public portion. Vote: 6 yes

* **May the record reflect:** after the Board discussed the location of the shade trees Chairman Garth announced the three (3) shade trees may be planted between 10' to 15' feet from the front property line, at the direction of the Board Planner.

Motion Miller/Eykyn to grant requested checklist waiver(s) Item(s) 2-6, 8 & 9: Vote 6 Yes: Eykyn, Garth, Kearns, Levy, McCullough, Miller.

Motion Kearns/Eykyn to grant conditional minor site plan approval: Vote 6 Yes: Eykyn, Garth, Kearns, Levy, McCullough, Miller

MEMORIALIZATION OF RESOLUTION(S):

1. **SD 03-11**
Maguire, Duffy & Mitoulis

Minor Subdivision
2503/1-2
Ridge and West Jersey Avenues

Motion Miller/Kearns to memorialize resolution granting requested checklist waiver(s) Items 2,5,6, and 8, design waiver(s): applicant will install curb and sidewalk where the three (3) proposed lots are and for which three (3) detached single-family dwellings will be constructed and the fourth (4th) lot the applicant will make an in lieu contribution and conditional minor subdivision approval: Vote 6 Yes: Eykyn, Garth, Kearns, Levy, McCullough, Miller,

2. **SD 20-04**
Antonette Gullo

Minor Subdivision
7702/10.01 & 10.02
187 & 189 Asbury Road

Motion Miller/Kearns to memorialize resolution granting requested checklist waiver(s) items #2-4, 14 and 23, variance relief and :conditional minor subdivision approval: Vote 6 Yes: Eykyn, Garth, Kearns, Levy, McCullough, Miller

3. **SP 04-11**
Muslim Community Organization of South Jersey

Minor Site Plan
1702/68
3052 English Creek Avenue

Motion Miller/Kearns to memorialize resolution granting requested checklist waiver(s), variance relief, and conditional minor site plan approval: Vote 6 Yes: Eykyn, Garth, Kearns, Levy, Lisa, McCullough, Miller.

The next regular meeting of the Planning Board will be held on Monday, September 19,

2011, 6:30 p.m., prevailing time.

Motion Kearns/Miller **to adjourn at 7:00 p.m. Vote 6 Yes:** Eykyn, Garth, Kearns, Levy, McCullough, Miller

Respectfully submitted by,

Theresa Wilbert, Secretary