

BOROUGH OF SPOTSWOOD PLANNING BOARD
MINUTES - SEPTEMBER 1, 2015

CALL TO ORDER

John Meyer called this meeting to order.

NOTICE REQUIREMENT

Mr. Meyer read the notice requirement for the Open Public Meetings Act.

ROLL CALL

present: John Meyer, Curtis Stollen, Mark Koppel, James Farley, Dawn McDonald, Charles McCook, Larry Kraemer, James Kinneally, Esq., Todd Bletcher, P.P., Bruce M. Koch, P.P., P.E.

absent: Mayor Nicholas Polisenio, Jose Rivera, Robert Drako, Daniel Auciello, Robert McNutt, Kellen Decker

APPLICATIONS

Dennis Koch
23 Mary Lane
Block 45 Lot 8

Ms. McDonald abstained from this application.

Mr. Koch (sworn in) gave testimony. Mr. Koch has applied for a bulk variance to replace an existing shed 1' off of the property line. The shed measures 8' x 24' and is already in place. The original shed measured 8' x 23'. Mr. Koch advised that he did not realize he needed a variance before replacing the shed. There was no public comment and a motion to approve the application was made by Mr. Koppel, seconded by Mr. Kraemer, and all agreed.

Spotswood Professional Services, LLC
475 Main Street
Block 108 Lot 13

Mr. Stollen and Ms. McDonald abstained from this application.

Otto Kostbar, Esq. represents the applicant. In 2011, the Board granted site plan approval for this funeral home. The purpose of this hearing is to amend the site plan to relocate the garage

door to the other side of the garage, and to reconfigure the parking lot to allow for a driveway exit onto George Street. Ted Ricci (sworn in) gave testimony. He advised that currently, a 12' driveway entrance/exit exists on Main Street. For traffic safety concerns, Mr. Ricci proposed to reconfigure the parking lot for entrance on Main Street and exit onto George Street. Parking will not be affected. The potential for 3 chapels no longer exists as the interior will be renovated for 2 chapels and a children's room. Therefore, the use has been diminished. Mr. Bletcher's August 20, 2015 report was discussed. Mr. Bletcher indicated that with the testimony provided, there is no new use variance requirement and no new bulk variance requirements. Mr. Koch requested that pavers be utilized instead of pavement for the new driveway area. Mr. Ricci agreed with the request as well as the remainder of Mr. Koch's report.

There was no public comment. A motion to approve this application was made by Mr. Kraemer, seconded by Mr. Koppel, and all agreed.

Living Word Christian Chapel

73 De Voe Avenue

Block 109.01 Lot 3

Michael Laffey, Esq. represents the applicant. Mr. Laffey indicated that preliminary and final approvals were granted in 2004 for Phase I of this application which included landscaping and a gravel parking lot. Preliminary approval was also granted for Phase II of the application which included the construction of the chapel. The applicant is here this evening for site plan amendment to Phase I and final approval of Phase II. The applicant is seeking a variance change for lot coverage. Previous approval was for 33% and the applicant is now seeking 35.4% due to the reconfiguration of the chapel, surrounding sidewalk and handicap parking. The preliminary approval also granted 30 parking spaces. Seating for the chapel provides for 99 seats. Therefore, the approval is deficient 3 spaces. Mr. Laffey stated that 8 parking spaces are available at the residence on the property and the applicant is seeking permission to utilize those spaces to meet the parking requirement.

Elizabeth Waterbury, P.E. and Rev. Keith Schneider were both sworn in. Ms. Waterbury gave testimony. An overview of the site depicting the prior approval and the proposed changes was marked as A-1. The applicant is proposing an additional 850 sq.

ft. of lot coverage. Based on the additional coverage the increase in runoff amounts to .04 cfs.

Mr. Koch's report was discussed. Mr. Koch requested an amended drainage report from Ms. Waterbury with her new calculations and Ms. Waterbury agreed. Mr. Koch also requested that the handicap landing ramps be depicted on the plan and Ms. Waterbury agreed. Ms. Waterbury also agreed to the remainder of Mr. Koch's report.

There was no public comment. Mr. Stollen motioned to approve the amended site plan, seconded by Mr. Koppel and all agreed.

**Verizon Wireless
461 Main Street
Block 108 Lot 12**

Mr. Stollen abstained from this application.

James Mitchell, Esq. represents the applicant. Verizon Wireless is seeking a use variance, bulk variances and minor site plan approval to install a small network node on the roof of the Verizon landline switching building. Two equipment cabinets approximately 2' x 2' x 36" will be installed on a steel platform and three 25" x 13" wireless antennas at different locations on the roof. The purpose of the installation is to improve 4G coverage in the area.

Gary Lucas, P.E. (sworn in and accepted) gave testimony. Lighting is proposed on the roof that will only be utilized when the technician is there, and will be on a timer so that the lighting will go off automatically after 30 minutes. An existing ladder on the side of the building will be replaced and in addition, there will be a davit crane for the technicians to utilize in getting their tools up on the roof. Structural analysis done on the roof indicates it will support the proposed additional units and antennas. A generator is not proposed but a generator plug is proposed in the event a temporary generator (5,000 watt) is needed during emergency outages. Parking exists on the site for the technician's use. Technicians are estimated to frequent the site approximately once a month or once a quarter.

Mr. Bletcher's report was discussed. The applicant will be seeking bulk variances for the setback requirement to the existing apartment complex and the historic setback requirement to the Spotswood Reformed Church.

Discussion took place regarding the relocation of the ladder to the rear of the building. Mr. Lucas stated parking concerns in the rear of the building, and the fact that the ladder already exists on the building's side. Also, there is a lower and upper roof level. Ultimately, it was determined that placing the ladder in the rear will require it to be placed on the upper roof and due to the aesthetics of having it placed up higher, the Board agreed to allow it to remain on the side of the building. The ladder is locked when not in use. The antennas will be painted a neutral color, i.e., a dull white or light tan.

Regarding the davit crane, it will be removed/lowered when not in use and only utilized when the technician is at the site.

Gary Hartman (sworn in and accepted) gave testimony regarding radio frequency. A larger version of page 10 in Mr. Hartman's report showing existing wireless sites was marked A-1. A 4G traffic data sheet was marked A-2 (page 7 of the report). The chart depicts the maximum data demand and indicates that this location has exceeded its capacity. Another coverage plan marked A-3 showed the new coverage pattern after the installation of the new antennas. This site will produce 4% less of the most restrictive restrictions placed on RF emissions.

For optimum coverage, the antenna proposed for the front of the building needs to remain there and must remain vertical. It will be screened to look like a chimney.

Regarding other locations, a site was looked at across the street but the current location proved a better option for leasing purposes.

Regarding additional possible applications, Mr. Mitchell stated that they are seeking a macro site application at an existing water tank at SWM to "address a different goal."

James Kyle, P.P. (sworn in and accepted) gave testimony. Mr. Kyle discussed the positive and negative criteria and the four prong test for the granting of the use variance and bulk variance requests.

Mr. Koch requested a sound study be conducted on the roof and the applicant agreed.

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There was no public comment. A motion to approve this application was made by Mr. Koppel with the condition of the screening on the antenna, the sound study, and the removal of the davit crane when not in use. A second was made by Mr. Kraemer and all agreed.

MINUTES - August 5, 2015

These minutes were not prepared for this evening.

VOUCHERS

Bills were paid with a motion from Mr. Kraemer, seconded by Mr. Koppel, and all agreed.

ADJOURNMENT

There was no other business before the Board, and this meeting was adjourned.

Respectfully submitted,

Susan Milko
Board Secretary