

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
OCTOBER 24, 2017
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. at Borough Hall by Chairwoman Christina Hembree.

Adequate Notice Statement:

The Chairwoman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 24, 2017, in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

PLEDGE OF ALLEGIANCE

Roll Call:

Brian Boffa	Absent
Victor Bongard, Vice Chairman	Present
Sanjeev Dhawan	Present
Robin Malley	Present
Gary Newman, Alternate 1	Present
John Spirig	Present
James Vercelli, Alternate 2	Present
Christina Hembree, Chairwoman	Present
S. Robert Princiotta, Esq.	Present
Tonya Tardibuono, Secretary	Present

NEW APPLICATION

Price Meese Shulman & D'Arminio
Mack-Cali Chestnut Ridge
New York SMSA Limited Partnership d/b/a Verizon Wireless
50 Tice Blvd
Block 301 / Lot 3.01
Height Variance for Antennas & Equipment

Attorney Jennifer Knarich of the Price, Meese, Shulman and D'Arminio Law firm was present as the attorney for the applicant. The applicant is New York SMSA Limited Partnership d/b/a Verizon Wireless.

Ms. Knarich spoke about how Verizon Wireless currently has deficiencies in coverage in the Borough of Woodcliff Lake and the surrounding area. The applicant is proposing a rooftop antenna facility at 50 Tice Boulevard, Block 301 / Lot 3.01, located in the EAO Zone. There has already been past approval for existing rooftop antenna facilities for Sirius XM and T-Mobile. Ms. Knarich stated that they are seeking variances under conditional use standards – for maximum antenna height, equipment maximum and square footage of the equipment. We are also seeking site plan approval. Ms. Knarich did speak of reports received by the Woodcliff Lake Police Department and the Woodcliff Lake Fire Department. She stated that both departments had no objections to this application. County Board conditional approval was granted and dated September 25, 2017.

The applicant's Architect, Charles Whelan of Salient Architects in Teaneck, New Jersey was sworn in by Attorney Princiotta. Mr. Whelan gave his educational and employment history to the members of the Board and was accepted as an expert witness. Mr. Whelan has spent much of his career designing cell sites.

Plans dated 8/1/17 issued as final drawings Z-1, Z-2, Z3, Z-4, R-1 and S1 from Salient Architects, LLC were marked as exhibits Z-1, Z-2, Z3, Z-4, R-1 and S1.

Mr. Whelan went over the plans in detail. He spoke about elevations and dimensions. He explained that there would be one equipment platform, three enclosures and six antennas total. The height of the antennas and screens will be 14 feet high. The building itself now is 48 feet above grade. The screening is exactly the same height as the antennas.

The other carriers do not have equipment on the roof, only antennas. Mr. Newman asked how high the existing antennas on the building are. Mr. Whelan replied 10 feet above the parapet. Mr. Newman asked if the new antennas will be 14 feet above the parapet. Mr. Whelan replied, that is correct.

Ms. Knarich asked if there would be any impact to storm water environmental. Mr. Whelan replied that there will be no impact for noise or storm water. The only hook up required is electrical and telephone.

Mr. Newman asked if there is a lease with the landlord to put the antennas on the roof. Ms. Knarich replied, yes. Mr. Newman inquired about the noise in respect to the tenants of the building. Mr. Whelan replied the noise will be no different than air conditioning in a building. Mr. Newman asked if the other antenna companies applied to this Board, and Ms. Knarich replied, yes.

Mr. Princiotta asked if the screens will have lights. Mr. Whelan said there will be a work light on the equipment platform - the light will be within a screen, so there will be no light pollution to the surrounding area. The light will operate off a timer and will be on only when a technician is working on the antenna.

Mr. Dhawan asked if the existing antennas have screens. Mr. Whelan said no, the screens were a request from the landlord. Mr. Dhawan asked if the antennas can be built without the screens. Mr. Whelan replied from his perspective, yes.

The applicants Engineer, Ron Lukach of Pier Con Solutions in Lincoln Park, New Jersey was sworn in by Attorney Princiotto. Mr. Lukach gave his educational and employment history to the members of the Board and was accepted as an expert witness.

A letter of report dated February 10, 2017 from Pier Con Solutions was marked as exhibit RF1. A Verizon coverage map prepared by Pier Con Solutions was marked as exhibit RF2. A 700 MHz existing and proposed map was marked as exhibit RF3.

Mr. Lukach explained the existing and proposed maps and spoke about the current coverage and the areas that were lacking coverage. He explained that coverage is bound by the topography that surrounds it. There is a height minimum required for the antennas. Each antenna has a certain feed width, the further back you go, your height has to increase.

Mr. Princiotto asked who determines where future sites will go. Mr. Lukach replied, Verizon.

Mr. Newman asked why can't you go closer to the roof edge and keep the height at ten foot. Mr. Lukach replied it's a possibility coverage wise, but he doesn't know structurally if that is a possibility. Mr. Newman asked if this was addressed. Ms. Knarich replied that this was according to the terms of the lease.

Mr. Princiotto asked who determined the position on the roof for the antennas. Mr. Whelan pointed out on the plans the existing antennas and how they choose the location. Mr. Princiotto asked if the antenna can be reduced to 10 feet. Mr. Whelan replied if we can move the antennas to the roofs edge, but all calculations would have to be re-run to determine if it would be structurally possible. This current proposal was already approved by the landlord.

Mr. Princiotto asked if the Verizon antennas could be installed on the existing antennas. Mr. Whelan said structurally that wouldn't be possible. Mr. Princiotto questioned the ordinance regarding cell towers. A discussion was had pertaining to the definition of the ordinance. Mr. Princiotto questioned if an expert should be hired to review this application.

The Evaluation of the Radiofrequency Environment in the Vicinity of the Proposed Woodcliff Lake 2 Wireless Facility report dated February 10, 2017 from Pier Con Solutions was marked as exhibit RF4.

Mr. Lukach spoke about the FCC requirements and regulations.

Mr. Dhawan asked is there anything out there other than this technology that would allow the antenna to be placed in the middle of the building. Mr. Lukach replied microwave which is a much narrower beam. Mr. Dhawan asked if that is a solution. Mr. Lukach replied not here.

The applicants Planner, David Karlebach a Community Planning Consultant in New Jersey was sworn in by Attorney Princiotto. Mr. Karlebach gave his educational and employment history to the members of the Board and was accepted as an expert witness.

Mr. Karlebach spoke about his interpretation of the town ordinance that was previously questioned.

Mr. Newman asked what stops T-Mobil and Sirius XM from coming in and changing their antennas to 14 feet. Mr. Princiotto said we can limit the height approval to this application only.

Photographic Simulations were marked as P1, P1A, P2, P2A, P3, P3A, P4 and P4A. The exhibits showed Existing conditions and proposed development.

Mr. Karlebach went over the exhibits with the Board. He mentioned that he read the goals of the wireless ordinance. He discussed the variances in detail.

Mr. Spirig asked Mr. Karlebach some questions. Mr. Spirig commented that the screens look massive.

Ms. Knarich asked the Board if they would like to see visuals of what the building would look like without the screens. The Board members replied yes.

Mr. Princiotto asked Mr. Karlebach if the applicant looked at any other sites. Mr. Karlebach replied that by the time he is hired for an application, a site has already been picked out.

A motion was made by Mr. Newman to engage with a consultant for this application. The motion was seconded by Ms. Malley, and carried by a roll call vote as follows:

Mr. Bongard	No
Mr. Dhawan	Yes
Ms. Malley	Yes
Mr. Newman	Yes
Mr. Spirig	Yes
Mr. Vercelli	No
Chairwoman Hembree	Yes

No public was present at this meeting.

This application will continue at the next Zoning Board of Adjustment meeting. No additional notice will be given.

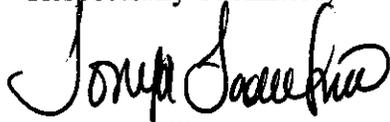
Minutes:

The minutes of September 26, 2017 were approved on a motion from Mr. Newman, seconded by Mr. Spirig, and carried by all.

The closed minutes of September 26, 2017 were approved on a motion from Mr. Spirig, seconded by Ms. Malley, and carried by all.

This meeting was adjourned on a motion from Mr. Bongard, seconded by Mr. Newman, and carried by all.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tonya Tardibuono". The signature is written in a cursive, flowing style with a large initial "T".

Tonya Tardibuono