BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
DECEMBER 19, 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 Princiotto, Esq.	Present
Tonya Tardibuono, Secretary	Present

Minutes:

The minutes of October 24, 2017 were approved as amended on a motion from Mr. Bongard, seconded by Mr. Spirig, and carried by all.

CONTINUED 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.

Dr. Bruce Eisenstein a consultant in the area of cellular and personal communications systems was asked by the Woodcliff Lake Zoning Board to appear as an expert witness for this application. Dr. Eisenstein was sworn in by Attorney Princiotto. Dr. Eisenstein gave his educational and employment history to the members of the Board and was accepted as an expert witness.

The applicants Architect, Charles Whelan of Salient Architects in Teaneck, New Jersey was previously sworn in by Attorney Princiotto. Plans marked as exhibit Z-2 were revised and marked as 2Z-2. Mr. Whelan pointed the changes out on the plans to the Board. He explained the height of the antennas changed, all three sectors have been moved closed to the edge and the antenna screening has been eliminated, however they kept the screening around the equipment platform, but lowered the height by two feet. Mr. Princiotto asked if the antennas were moved closer to the edge, but lower in height. Mr. Whelan replied, yes. Mr. Newman asked if anything will exceed 10 feet. Mr. Whelan replied only the equipment platform, this is where the technicians work, therefore there has to be enough space for them to work. Mr. Princiotto asked what the size of the canopy is. Mr. Whelan replied 161 square feet. Mr. Dhawan asked standing on the grating on the floor what is the total head room. Mr. Whelan replied, less than eight feet. Mr. Princiotto asked what the height of the antennas is now. Mr. Whelan replied, 10 feet. Mr. Spirig questioned some of the scope of the work on the first plan. He said the revised plans show a different scope of work and questioned if that was because of the change in antenna height. Mr. Whelan replied, no technology. Mr. Spirig asked if all screens were removed around the antennas. Mr. Whelan replied, yes.

The meeting was opened to the public to ask questions of Mr. Whelan on a motion from Mr. Newman, seconded by Ms. Malley, and carried by all. With no members of the public wishing to speak, **the meeting was closed** to the public to ask questions of Mr. Whelan on a motion from Mr. Newman, seconded by Ms. Malley, and carried by all.

The applicants Planner, David Karlebach a Community Planning Consultant in New Jersey was previously sworn in by Attorney Princiotto.

Photographic Simulations previously marked as exhibits P1, P1A, P2, P2A, P3, P3A, P4 and P4A were revised and marked as 2P1, 2P1A, 2P2, 2P2A, 2P3, 2P3A. Mr. Karlebach spoke in detail about the exhibits. Mr. Karlebach mentioned that since there will no longer be screens on the antennas, the remote radio heads will now be located at the base of the antenna support structures. The next exhibit was marked 2-P4. The exhibit consisted of five photographs with varies views from the residential vicinity of Woodmont Drive, Holly Court and Tanya Court (Taryn Court). Mr. Spirig questioned the heights of the antennas previously and what is currently proposed. Mr. Spirig also asked when and why several trees were cut down from the property. Ms. Knarich replied there is a new owner of the property and they wanted to clean up the property. Mr. Spirig commented that he was unaware that Mack-Cali no longer owned the property as the application references Mack-Cali. Ms. Knarich said that Capstone is the current owner of the building.

The meeting was opened to the public to ask questions of Mr. Karlebach on a motion from Mr. Newman, seconded by Ms. Malley, and carried by all.

John Glaser, Woodcliff Lake – Mr. Glaser asked Mr. Karlebach if the photos were only taken from the street. Mr. Karlebach said yes, he will not trespass on private property to obtain pictures. Mr. Glaser asked if an observer on the roof of the building would be able to see the opaque screen. Mr. Karlebach replied, yes. Mr. Glaser asked what the dimensions of the equipment screen would be. Mr. Karlebach replied 7x20x12.

Mr. Princiotto asked what the color of the screen would be. Mr. Karlebach replied that the screen is shown to match the building but the screen can be any color the Board would like.

The meeting was closed to the public to ask questions of Mr. Whelan on a motion from Mr. Spirig, seconded by Mr. Newman, and carried by all.

The applicants witness, Rich Conroy owner and President of Pier Con Solutions in Lincoln Park, New Jersey was sworn in by Attorney Princiotto. Mr. Conroy has 29 experience designing cellular sites. Mr. Conroy gave his educational and employment history to the members of the Board and was accepted as an expert witness.

A revised Verizon coverage map prepared by Pier Con Solutions was marked as Exhibit 2-RF2. A revised 700 MHz existing and proposed map was marked as Exhibit 2-RF3. Dr. Eisenstein asked Mr. Conroy to explain the white marks on Exhibit 2-RF2. Mr. Spirig asked what a typical cell phone is now. Mr. Conroy explained how most common cell phones work today. Mr. Eisenstein asked if this site will have all of the bands on it. Mr. Conroy replied, yes.

Chairwoman Hembree said she is concerned about the future Verizon sites in Woodcliff Lake. Ms. Knarich said that the Woodcliff Lake ordinance required this future plan. As of now it is only a paper plan.

Mr. Newman asked if you could build a tower to cover all of Woodcliff Lake. Mr. Conroy stated that he is not prepared to answer that question at this time and then went on to list all of the reasons why he should not answer that question. Mr. Newman asked more questions pertaining to one specific site being built.

Mr. Eisenstein asked about the emissions report. Referring specifically to page six of Exhibit RF4. Mr. Conroy answered the questions. Mr. Eisenstein also asked several questions he wants to be sure that this applicant does not come back to the Board in a couple of years with a capacity issue.

Mr. Spirig asked why Verizon requires a canopy. Mr. Conroy replied that it is Verizon's policy. They want coverage from the elements that way their technicians can work without having to hold umbrellas and tools. They require the height so they do not have to have short technicians.

Mr. Princiotto asked about color of the screening. Mr. Conroy replied it can match the building.

The meeting was opened to the public to ask questions of Mr. Conroy on a motion from Mr. Newman, seconded by Mr. Spirig, and carried by all.

Joe LaPaglia, Woodcliff Lake – Can the existing antennas be equipped with enclosures? Mr. Conroy replied, no.

John Glaser, Woodcliff Lake – Are the existing antennas owned by Verizon. Mr. Conroy replied, no. Chairwoman Hembree replied Sirius XM and T-Mobil. Mr. Glaser asked if you can share the antennas with different carriers. Mr. Conroy replied, no. Mr. Glaser asked is there any interference between the antennas. Mr. Conroy replied as long as it is designed properly, there will be no interference. Mr. Glaser asked about the capacities. Mr. Conroy explained capacities and said 700MHz is the lowest capacity, but the highest range. Mr. Glaser asked in the future can you eliminate the need for what you need to install here. Mr. Conroy replied, no.

The meeting was closed to the public to ask questions of Mr. Whelan on a motion from Ms. Malley, seconded by Mr. Bongard, and carried by all.

Mr. Newman asked if the 12 feet on the equipment necessary. Dr. Eisenstein replied he only knows what he hears, but he does believe the height is needed for the technicians. Mr. Newman asked if there is a way to be more efficient with this equipment. Dr. Eisenstein said no and explained why. Mr. Newman asked what about the possibility of future sites. Dr. Eisenstein spoke about how that depends on the terrain of an area and the availability of sites.

The meeting was opened to the public to ask questions of Dr. Eisenstein and public comment on a motion from Mr. Newman, seconded by Ms. Malley, and carried by all.

John Glaser, Woodcliff Lake – Just wanted clarification on dimensions and configurations of the antennas.

Joe LaPaglia, Woodcliff Lake – Can we limit the number of antennas on the roof? Mr. Princiotto said this Board previously sent a letter to the Mayor and Council suggesting they limit the amount of antennas allowed on any roof top, but they received no response. Dr. Eisenstein commented that the applicant is covering all four bands. If there is any change in technology, the antennas will remain, as the changes take place in the cabinet.

Mr. Spirig asked what if Sprint or AT& T want to put an antenna on the roof. Dr. Eisenstein said that because of the 1996 act you cannot discriminate. Once you accept one company, you must accept them all providing they come to the Board and prove structurally they are safe.

Joe LaPaglia, Woodcliff Lake – Mr. LaPaglia suggested to Chairman Hembree and the Board that a letter be sent to impose limitations to limit the number of cell antennas.

The meeting was closed to the public to ask questions of Dr. Eisenstein and public comment on a motion from Ms. Malley, seconded by Mr. Newman, and carried by all.

Ms. Knarich gave a summation of the application.

A motion was made by Mr. Bongard to approve this application with variances for antennas and equipment. A stipulation that the extra two feet be limited to the screen and canopy over equipment only. The motion was seconded by Mr. Spirig, and carried by a roll call vote as follows:

Mr. Bongard	Yes
Mr. Dhawan	Yes
Ms. Malley	Yes
Mr. Newman	Yes
Mr. Spirig	Yes
Mr. Vercelli	Yes
Chairwoman Hembree	Yes

A brief Board discussion was had pertaining to making the suggestion to the Mayor and Council to update the Borough ordinance regarding cell antennas.

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

Respectfully Submitted,

Tonya Tardibuono