

BOARD OF ADJUSTMENT MINUTES

June 27, 2005

A complete record of this meeting is contained on the audio tape of the meeting which may be listened to at the Bernardsville Municipal Building. Information on how to obtain a transcript can be had by contacting the Administrative Officer of the Zoning Board of Adjustment.

- 1. Call to Order
- 2. Statement by Presiding Officer: Adequate Notice
- 3. Roll Call

Members present: Mr. Berman, Mr. Biba, Ms Buchanan, Mr. Foster, Mr. Hagen, Mr. Negri and Mr. Salisbury. Mr. Greenebaum and Mr. Palomaki were absent.

Also present were John T. Lynch, Esq., Board attorney; Robert Brightly, Ferriero Engineering, engineering consultant; and Ronald Graiff, P.E., Board radio frequency engineer.

- 4. Communications
 - A. Ordinance #05-1390 - Cell towers

Mr. Foster noted the receipt of the ordinance.

- 5. Minutes

Mr. Negri moved approval of the draft minutes of May 24, 2005 and Mr. Salisbury seconded. The minutes were approved by voice vote.

Mr. Negri moved approval of the draft minutes of May 31, 2005 with corrections and Mr. Hagen seconded. The minutes were approved by voice vote.

Mr. Hagen moved approval of the draft minutes of June 14, 2005 with corrections and Mr. Negri seconded. The minutes were approved by voice vote.

- 5. Vouchers

- A. Ferriero Engineering

1. Logerfo, Appl. #00-01 (escrow)	\$ 52.50
2. Omnipoint, Appl. #03-22 (escrow)	525.00
3. St. Onge, Appl. #04-04 (escrow)	52.50
4. Bedrock Realty, Appl. #04-18 (escrow)	105.00
5. Weichert, Appl. #04-20 (escrow)	315.00
6. Molinari, Appl. #04-21 (escrow)	52.50
7. Abundant Life, Appl. #04-22 (escrow)	52.50

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315.00

9. Baird, Appl. #05-01 (escrow)	<u>52.50</u>
Total	\$ 1,522.50

the vouchers from the escrow funds and Mr. Biba seconded. The roll call vote was:

Mr. Berman	yes	Mr. Hagen	yes
Mr. Biba	yes	Mr. Negri	yes
Ms Buchanan	yes	Mr. Salisbury	yes

8. Resolutions - None

9. Application

A. #03-22 Omnipoint, Stirling Road; Block 100, lot 2.16, R-4 Zone - use variance - taller cell tower, equipment - revised plans: 100 ft. tower (use), new cabinets, etc.

Gregory Czura, Esq. represented the applicants: Omnipoint, NEXTEL Verizon

Judith Babinski, Esq. represented the applicant: Cingular

Richard Conroy, P.E., R.F.E. for the applicants

Vissal Kagaria, P.E. for Cingular

Ronald Graiff, P.E., R.F.E. for the Board

Kathy Pierce, 7 Holly Ridge Road, objector

James Riley, 26 Stirling Road, objector

Anthony Palmisano, 1 Stirling Road, objector

Exhibits: A-9, A-10, A-11, A-12 - Verizon Cellular base map, current and proposed coverage; A-13, A-14, A-15, A-16 - Verizon PCS base map, current and proposed coverage; C/A-1 - Cingular PCS coverage maps; C/A-2 - Cingular Cellular coverage maps; C/A-3 - Cingular PCS drive test; C/A-4 - Cingular Cellular drive test; B-1 antennae comparison; B-2 - pix - actual flush mounted antennae; B-3 - pix - stealth tree antennae (actual and proposed); B-4 - antennae spec sheet

Mr. Conroy and Mr. Graiff reviewed the various Verizon exhibits which had been sent to Mr. Graiff by Mr. Conroy. The history of and differences between cellular and PCS were discussed, along with whether the proposed antennae

configurations will fill the gaps. Mr. Graiff questioned Mr. Conroy on various aspects of the proposal. Questions from the public to Mr. Conroy touched on what had been discussed by the radio frequency engineers.

Mr. Graiff gave a review of what information he had been given so far. Asked to show antennae having the least amount of visual impact, Mr. Graiff showed Exhibits B-1 and B-2. He discussed what a carrier needed in order to get full coverage from his antennae and then showed Exhibit B-4 (a possible alternate antenna which can carry both cellular and PCS waves, thus cutting down the number of antennae needed by each carrier at its designated level).

Asked about the DPW site across Pill Hill Road, Mr. Graiff and Mr. Conroy agreed that it would be possible for the three applicants discussed so far to use a tower there but disagreed as to the height. As for Cingular, that information was not presented.

Ms Babinski presented Mr. Kagaria who outlined his education and experience. He then used his exhibits to explain what Cingular would need from the subject site.

This matter is held until August 16, 2005 at 7:30 p.m.

9. Old Business

There was a short discussion about the Completeness Review Subcommittee.

9. New Business - None

12. Comments from Members

9. Comments from Staff

10. Adjournment

Mr. Negri moved the meeting be adjourned at 11:15 p.m. and Mr. Hagen seconded.

Respectfully submitted,

Joy W. Vavrek

Administrative Officer

6-27mins.05

keywords: omnipoint-czura-nextel-verizon-cingular-babinski-conroy-graiff