

ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
SEPTEMBER 15, 2016

Robert Fortsch opened the meeting at 8:00 p.m. by reading the Open Public Meetings Law Statement:

This is a Regular Meeting of the Zoning Board of Adjustment. In compliance with the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers & notice is posted at River Vale Municipal Offices.

<u>ROLL CALL:</u>	Robert Fortsch -Chairman	Present
	Thomas Pospisil- Vice Chairman	Present
	John Puccio	Absent
	Susan Vaccaro	Present
	Charles Tomczyk	Present
	Kevin Martin	Recused
	Craig Plescia	Present
	Michael Beukas	Present
	Brian Giblin .	Board Attorney Present
	Elliott Sachs	Board Engineer Present
	Joanne Allgor	Land Use Admin Present

Kevin Martin recused himself and left the meeting. He is an employee with Verizon.

SALUTE TO THE FLAG

APPLICATIONS

New York SMSA, LP d/b Verizon Wireless – 645 Westwood Avenue – Block 2206 Lot 11 – use variance – proposed installation of single four foot tall antenna mounted to the existing building façade.

Frank Ferraro, Esq. represents the applicant. Mr. Ferraro states that this is a D-1 use variance and height variance request. Network nodes installation, single 4 ft. antenna mounted to the existing building façade. One equipment cabinet.

Photographs marked as A-1, A-2, A-3 and A-4

Robert Foley, Senior Project Manager presented his qualifications which were accepted by the Board. Mr. Foley was sworn in by Brian Giblin, Board Attorney. Mr. Foley stated that he prepared the plans dated 4/25/2016 final zoning drawings. He described existing conditions. Mr. Foley referred to sheet Z-1 showing 645 Westwood Avenue, Block 2206; Lot 11.

Z-2 sheet shows request height variance raising overall height from 57 ft. to 58 ft. 6 inches.

Z-4 sheet shows overall route plan – loading dock area generator receptacle proposed for emergencies.

Z-5 sheet – north elevation front of building from Westwood Avenue. Proposed antenna on east side relative heights shown. All below parapet except small antenna.

Z-8 sheet – equipment plan showing proposal on roof top equipment cabinet described. A/C power panel/cabinet

Z-10 sheet – physical sizes equipment cabinet and single antenna

Maintenance visits are on a regular basis every 3 – 4 weeks. Access and parking are adequate for person conducting maintenance. Maintenance vehicle is non-conspicuous.

Mr. Ferraro referred to Mr. Elliott Sachs letter dated July 21, 2016 which was reviewed by both Mr. Foley and himself.

Page 5 – Comment 12 – answer received 8/16/2016

Comment 13 – frequency engineer prepared to address

Comment 14 – frequency engineer prepared to address

Comment 15 – will be addressed by the Planner

Comment 15b- flood lights – covered

Comment 15c- no permanent generator – no maintenance visits at night only for emergencies

Regarding the proposed single cabinet – Mr. Foley will meet all noise standards

Comment 15e- installation will meet Federal and State requirements

Comment 15f- will give full report to the construction official – can accommodate cabinets

Comment 16- Planner will discuss – no screening of cabinets proposed

Comment 18 – no signage proposed

Mr. Foley stated that this site can accommodate this use and will comply; no additional services and no nuisances’.

Susan Vaccaro would like a better understanding of what is driving the installation and why no generator.

Chairman Fortsch opened the meeting to the public

No public comment

Meeting closed to the public.

Steven Erickson Radio Frequency Design Engineer – was sworn in by Brian Giblin, Board Attorney. He presented his qualifications which were accepted by the Board.

Mr. Erickson stated that he designs new sites for Verizon. The proposal is for small network nodes as opposed to macro site 6-12 antennas. The proposal is designed for smaller coverage in busy downtown areas using smaller antennas.

Aerial map / overlay / macro site marked as Exhibit A-5 and prepared by Mr. Erickson. Exhibit A-6 is a data chart prepared under his supervision. Mr. Erickson explained how the chart is used. Shows maximum use day – day shows capacity of site at 330 Rivervale Road. Capacity deficiency exists in the

700 megahertz frequency. A small AWS node will provide service.

A-5 transparent sheet is AWS coverage gap footprint. This building was selected because it is the tallest in the area. Small GPS antenna required to sync rest of network –needs clear view of GPS satellites.

Mr. Erickson was asked if it would cause interference with other networks his answer was no.

Thomas Pospisil suggested the antenna be placed in the north east corner of the building rather than in the back. Mr. Erickson replied that it would be shadowed.

Chairman Fortsch opened the meeting to the public

Dan Cristan – commented on the data service claim. He operates separate devices with no problems and does not understand the need for this proposal. Mr. Erickson responded that the need is based on all traffic covered by 700 band.

Susan Vaccaro inquired if there is proof of service deficiency; she feels the service is reliable now and no need to improve.

Dan Cristan asked if any other groups or business are complaining. Mr. Erickson did not know he would need to investigate the area.

Robert Fortsch asked about cost.

Mr. Ferraro commented on soft cost, installation costs, looking to provide level of service public is demanding.

Meeting closed to the public.

Craig Plescia inquired how bad grade coverage is. Mr. Erickson replied that grade is calculated by exhaust data shown in Exhibit A-6. Due to population and data growth, site has exhausted as of January, 2016.

Craig Plescia inquired about moving the antenna to the south east corner of the main roof of the building asking would it be an acceptable loss by Verizon. Mr. Erickson replied that it could be placed there.

Mr. Ferraro referred to Exhibit Z-4 – stating that we would have to look into the possibility of using the south east corner. Mr. Erickson added that we need to obtain a clear line of site down Westwood Avenue. Mr. Pospisil commented that he would prefer to see the antenna placed on back of the building.

Craig Plescia commented on analysis testing would it work and meet demand with a 4 ft. antenna.

Mr. Ferraro stated that the antenna would be painted to match the building with no aesthetic impact.

David Collins, Radio Frequency Emissions Expert was sworn in by Brian Giblin, Board Attorney. He presented his qualifications which were accepted by the Board. Mr. Collins reported that the antenna site report dated April 27, 2016 was prepared under his supervision. Meets FCC standards – radio frequency exposure in compliance. Susan Vaccaro asked if he had visited a site and measured it. Mr. Collins

replied yes, we have actual math vs. theoretical; actual is always lower. Thomas Pospisil – radio waves come from cone shape antenna? Mr. Collins replied yes and very little comes out of the back of the antenna. It would have to penetrate a wall.

Michael Beukas inquired about radiation level decrease. Mr. Collins replied that it is 40 times below 100% limit that is permitted. Levels are low.

Chairman Fortsch opened the meeting to the public

Debra Hunter, 633 Caruso Lane, expressed safety concern for children in the area of the school and playground. She commented that we do not need this in the center of town. Mr. Ferraro commented that the antenna does not point towards the school.

Meeting closed to the public.

David Karlebach, Community Planning Consultant was sworn in by Brian Giblin, Board Attorney. He presented his qualifications that were accepted by the Board.

Mr. Karlebach reported that he prepared the planning analysis – surrounding area commercial buildings, residential area, golf course, county park Roberge Elementary School. Nodes cover $\frac{1}{2}$ - $\frac{3}{4}$ of a mile radius. “C” commercial zone building located; height variance required. Mr. Karlebach reviewed necessary balancing steps:

- Site requires minimal modification ready fit for use by Verizon
- Identify aesthetics – no visual impact issues
- One antenna will match color and pattern of building – cabinets concealed

Mr. Karlebach reviewed photograph boards A-1 – A-4 which depict the condition of the property. Need to have (show) substantial impact – this causes none. Will not generate noise, dust, requires no increase demand on the community, no traffic impact, maintenance every 4 – 6 weeks. Benefits outweigh any negative detriments. Location appropriate, commercial building, commercial zone. Mr. Plescia asked if it is a flush mount. Mr. Karlebach responded that it would be affixed to a mast and back of antenna will not protrude.

Chairman Fortsch opened the meeting to the public

Thomas Castronovo, 637 Caruso Lane, commented that the notice states one antenna but not limited to one would more be planned. Mr. Karlebach and Mr. Ferraro confirmed only one antenna would be placed.

Meeting closed to the public.

Charles Hunter of the public came forward to state that there is no problem with service and he is against the installation of the antenna.

The application is carried no further notice required; time limit waived by Mr. Ferraro to the October 20, 2016 meeting of the Zoning Board.

MINUTES

August 18, 2016

A motion by Robert Fortsch, seconded by Charles Tomszyk to approve the minutes of August 18, 2016; on voice vote all those eligible voted yes; the motion carried.

Payment of Invoices

A motion by Susan Vaccaro, seconded by Thomas Pospisil to approve the invoices as read by Secretary, Susan Vaccaro, on voice vote, all in favor the motion carried.

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned.

Respectfully submitted,

Sylvia Kokowski, Transcription Secretary