Township of Southampton

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ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
APRIL 14, 2016 @ 7:30 P.M.

Call to order. The meeting was called to order at 7:30PM.

Flag salute.

Roll call:

Present: Mr. Heller, Mr. Goettelmann, Mr. Robbins, Mr. Thomas and Mr. Zoltowski
Absent: Mr. Kennedy

Reading of Statement of Compliance with the Open Public Meetings Act.

Read by the Secretary

Minutes

Adoption of the minutes of the March 10, 2016 meeting minutes as amended at this meeting.

Present: Mr. Heller, Mr. Goettelmann, Mr. Robbins Mr. Thomas and Mr. Zoltowski
Abstained: Mr. Murphy

**** Mr. Goettelmann made a motion to amend the agenda to add an executive session and Mr. Heller Seconded.**

Motion passed with a unanimous voice vote.

RESOLUTIONS

1. **2016-05**
   Pinelands Preservation
   Block 603, Lot 1.02
   Variance/ Amended Major Site Plan

Mr. Goettelmann made a motion to approve Resolution 2016-05z and Mr. Heller seconded.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Robbins, Mr. Thomas and Mr. Zoltowski.

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APPLICATIONS

1. James Walker
821 Westminster Drive
Block 2702.72, Lot 3
Patio Extension, Bulk Variance

Mr. Walker, 821 Westminster Drive, sworn in by Charles Petrone, Attorney for the Board.

Mr. Walker stated that he is requesting to install a 4 foot paver extension to his existing patio.

His property backs up to vacant preserved land so he feels that there is no detriment to any neighbors.

The existing patio is 8 feet by 20 feet. Since his family downsized to Leisuretown the patio furniture that he brought with him is too large for the existing patio.

Mr. Walker also stated that may other properties in the development have larger patios.

Mr. Goettelmann made a motion to approve a bulk variance of thirteen feet six inches for a paver patio and Mr. Heller seconded.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Murphy, Mr. Robbins, Mr. Thomas and Mr. Zoltowski.

2. SBA Towers and Cello Part. D/b/a/ Verizon Wireless
125 Eayrestown Road
Block2201, Lot 8.08
Minor Site Plan

James Mitchell, Attorney for the applicant.

Mr. Mitchell stated that this application was for a use variance and minor site plan to be able to erect a 150 foot mono pole, with a three foot lightning rod on top. There will also be a generator installed at the site. Mr. Mitchell also testified that the entire area will be fenced.

This property is in the Industrial zone and that the actual site is 500 feet off the road.

Richard Peterman, Engineer for the applicant.

Exhibit A-1, pages C-1, 2, 3 and L1 renderings of the site.

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Mr. Peterman stated that the 150 foot, galvanized, grey mono pole will be able to extend to 200 feet, but the applicant is not intending to do so.

The access to the property is a 549 feet. The compound will be 100 feet by 100 feet. The pole will be in the center. This compound will be enclosed with a chain link fence.
Mr. Peterman also testified that there is 29 foot turnaround area within the compound.

There will be a berm installed to the left side of the compound and along the back.
There will be landscaping along the Southern Side.

There will be no employees on site. An employee will visit the site once a month.

The generator that will be installed will cycle once a week for 30 minutes. The time it will cycle will be from 9AM -10AM. The noise decibels that it will generate will be 65.

Mr. Peterman also stated that there will not be any lighting installed at this site. There are 2 6-7 feet light poles existing.

This monopole will be capable of holding 4 carriers with 12antennas each.

There will be no clearing at this site.

Mr. Peterman explained that there are alarms in the equipment cabinet that are silent and only notify the carrier if there is a problem.

Andre Peterson, Electrical Engineer for the applicant.

Exhibit A-2, existing service coverage.

Mr. Peterson stated that as could be seen on the map that the addition of this tower will offload the existing towers, and also fill in small gaps in the coverage areas.

Exhibit A-3 – map showing proposed coverage that will off load other towers.

When existing towers are overloaded the customer will experience dropped calls, no connections, no streaming and slow data speeds. As time progresses what has happened is that more and more homes are doing away with land lines and only having cell phone. Also with all the new devices: x box, tablets, wireless computers etc. and the cell phones, this call for more antennas.

Exhibit A-4 – Data Trends
Exhibit A-5 – Photos of proposed tower

Mr. Mitchell made a summation of the presentation and that he would like the board to consider approving this application because there are coverage problems and that this pole would be located in the I zone so that there are no residential properties that this would be a detriment to.

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Open to the public

1. Harvey Davis, 114 Eayrestown Road.
   Mr. Davis stated that he wanted to know how much his property value will be affected by the tower. He also stated that he spoke with some realtors that said the tower would cause hi value to lower

2. Tom D'Amico- Property owner.
   Mr. D'Amico stated that he doesn't feel that the berm is needed around the cell tower sight.

Mr. Goettelmann made a motion to approve the needed use variance and site plan for the proposed new mono pole antenna with a maximum height of 200 feet with an emergency diesel or gas generator and with underground piping for utilities as per plans and specification presented, with landscaping and berms to mitigate visual impacts as per professional recommendations. Also recommendations of the board solicitor and Mr. Heller Seconded.

Voted in the Affirmative: Mr. Heller, Mr. Goettelmann, Mr. Thomas and Mr. Zoltowski.
Voted in the Affirmative: Mr. Robbins

Discussion/Public Comment:

1. **Bill Kelly, 2 Floyd Lane.**

   Mr. Kelly questioned if the board knew if the Tax Assessor has taken in to consideration that a tower is going to be installed and will the property owner be taxed as such.

2. **Pat Topham, 450 New Road.**

   Mrs. Topham asked if there was any new information on Allied. Also she stated that it had been quiet but that there were piles of stone delivered at the site and was wondering if they had approval from Pinelands to be able to do that.

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Executive Session:

Mr. Heller made a motion to enter into executive session at 10:04PM and Mr. Murphy seconded.
Motion carried by a unanimous voice vote.

RESOLUTION # 2016-9

WHEREAS, it is necessary to discuss professional contracts involving the Southampton Township Zoning Board of Adjustments; and
WHEREAS, the Southampton Township Zoning Board desires to close this portion of the meeting to consider the aforementioned matters.
NOW, THEREFORE, BE IT RESOLVED that the portion of the meeting dealing with the aforementioned matters shall be closed to the public and the results of the discussions held under the closed sessions shall be made available to the public at such early a time as possible.

Mr. Heller made a motion to enter back into regular session at 10:30PM and Mr. Geottelmann seconded.
Motion carried by a unanimous voice vote.

Motion for adjournment:

Mr. Heller made a motion to adjourn at 10:33PM and Mr. Murphy seconded.
Motion carried by a unanimous voice vote.