

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes of April 3, 2017

Call to order-The meeting was called to order at 7:30 by Chairman Don Soisson at 7:30 p.m.

Flag Salute

Announcement of proper notice:

Notice of this meeting was provided by advertising in the New Jersey Herald and the Express-Times, the official newspaper of the Frelinghuysen Township Land Use Board. Notice has also been posted in the Municipal Building in Johnsonburg, New Jersey. As advertised, action may be taken at this meeting

Roll call:

Present were:

Martin Connor	James Simonetti	Frank Desiderio
Don Soisson	Christopher Stracco	Max Klein
Donna Eitner	Jessica Caruso	Nicholas Soranno
Lowell Forbes		

Absent were:

Robert Young

Professionals:

Michael Lavery	William Moran	Chuck McGroarty
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Correspondence:

The following correspondence was given to the members:

- a. Warren County Planning Dept. Re: Conditional approval on Countryside
- b. Lavery, Selvaggi, Abromitis & Cohen Re: Memorandum regarding Land Use Boards time for decision on the Cellco application.
- C. The New Jersey Planner Re: January/February issue
- D. Resignation letter from Russell Walters

Minutes:

The minutes of the meeting of March 6, 2017 were approved on motion made by Mr. Stracco, seconded by Mr. Connor. All were in favor with Mrs. Eitner abstaining.

Subcommittee reports:

Open Space-no report

Farmland Preservation-no report

Environmental Commission-no report

Township Committee-Mr. Stracco reported that the Committee did not adopt the ordinance to prohibit rock mining and the Ordinance to amend the zoning ordinance pursuant to the new master plan revisions was adopted by the Township Committee.

Old Business:

The Cellco Partnership (Verizon) application hearing was held. At this time, Mr. Stracco and Mr. Desiderio left the building.

Mr. Mitchell, attorney for Cellco went over the details of the application for approval for a 155 foot monopole cell tower. The property is located on 30 Dutch Hill Road, Block 701, Lots 18.01, 19 and 20 consisting of 114 acres and owned by the VanGrouw family.

Spoke next was Dennis Keenan, Engineer for Cellco. He went over the bulk requirements and presented the following exhibits:

S-1 site map

S-2 compound plans showing monopoles.

A-2 photo showing location plan

A-3 photo showing one location that the monopole can be seen.

A-4 photo showing another location that the monopole can be seen

A-5 photo showing another location that the monopole can be seen

A-6 photo showing another two location that the monopole can be seen

The meeting was opened for questions to the Engineer

Spoke next was Andrew Petersohn, a radio frequency engineer who stated that there is spotty coverage in the area due to the mountains and valleys. Coverage is also needed as cell phones do not work very well in this area for emergencies. He presented the following exhibits:

A-7 Verizon wireless existing nest server coverage plan

A-8 Verizon wireless proposed best server coverage plan

A-9 Surrounding structures and township property

A-10 Best coverage at 117 feet for monopole

The meeting was opened for questions to the Engineer.

Spoke next was Craig Dana, attorney for the Van Grouw family who spoke in favor of the application and stated that approval would generate income for the family.

The meeting was opened for questions to Mr. Dana and the Van Grouw family members.

The application hearing will be held for the May meeting.

Public Participation-none

Adjournment:

The meeting was adjourned on motion made by Mr. Forbes seconded by Mrs. Eitner. All in favor.

Respectfully Submitted,

Brenda J. Kleber Secretary