

**BOROUGH OF NORWOOD
ZONING BOARD OF ADJUSTMENT
JUNE 5, 2014**

The Public Meeting of the Zoning Board of the Borough of Norwood was held at Borough Hall on the above date.

Chairman Robert Trapani called the meeting to order at 7:39 PM.

Chairman Trapani stated that the meeting was being held in accordance with the Open Public Meetings Act and indicated the exit locations.

Roll Call:

Chairman Robert Trapani	Present
Vice-Chairman Christofer Deschler	Present
Mr. Mike Casey	Absent
Mr. Murray Bass	Absent
Mrs. Carol Leeman	Present
Mr. Anthony Foschino	Absent
Mr. John Straub,	Present
Mr. Sal Nobile, Alt #1	Present
Mr. Joseph Saccoccio, Alt. #2	Absent

Also Present:

Mr. John Conte, Jr.,	Board Attorney
Mr. Dan Kaufman	Board Engineer

Chairman Trapani noted that the notice that went out for the applicant on the agenda stated that the meeting began at 8:00 pm instead of 7:30 pm, so we will not begin testimony until 8:00 p.m.

Chairman Trapani also noted that the applicant is seeking a Use Variance and therefore needs five affirmative votes for an approval and there are only five members present. He offered the applicant an opportunity to ask for a postponement. The attorney stated that they would like to proceed with testimony and then make a determination on whether they would like to proceed to a vote tonight.

Chairman Trapani reminded the board members that Mrs. McMackin needs them to file their yearly financial disclosure forms.

Next, Chairman Trapani addressed a conflict that has arisen with a Zoning Board Appeal that has been filed for a property owned by a Councilman. Due to this conflict, the board will have to appoint a conflict engineer and planner to handle the application. He explained that we have reached out to Maser Consulting, recommended by the Borough of Northvale, and they are

available and willing to handle the application. Mr. Conte believes we can appoint the engineer and planner without going to bid, however he would like the Borough Clerk to approve this before an official appointment.

Mr. Nobile questioned whether the board would have a conflict. Mr. Conte explained that the engineer's conflict exists due to the Mayor and Council's approval of their vouchers as the Borough Engineer and no such conflict exists with the board members.

The board decided to approve the appointment of Maser Consulting pending the approval by Mrs. McMackin. Mr. Deschler made the motion, Mr. Nobile seconded the motion and all board members present approved.

There was then a discussion about rescheduling the July meeting due to the Independence Day holiday. Mrs. Leeman made a motion to move the meeting to July 10, 2014. Mr. Straub seconded the motion and all board members approved.

APPROVAL OF MINUTES

May 1, 2014

With a correction on page 5 of the minutes, Mr. Nobile made a motion to approve the minutes. Mrs. Leeman seconded the motion and all board members present voted to approve.

RESOLUTION OF DENIAL

VARIANCE APPLICATION #ZBA-13-006

D'Ercole Farms

Stonebridge Manor

518 Tappan Rd.

BLOCK 126, LOT 3.01

BLOCK 122 LOT 16,17

Mr. Conte explained how he prepared the resolution. Mrs. Leeman made a motion to approve the resolution; Mr. Nobile offered a second. All members present, and eligible to vote, voted in favor of the resolution.

VARIANCE APPLICATION #ZBA-14-03

BERGEN SEA CORPORATION / COLONIAL INN

Verizon Wireless

545 Tappan Rd.

BLOCK 126, LOT 2

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Mr. James Mitchell came forward to represent Verizon Wireless. Chairman Trapani again reminded Mr. Mitchell that only five members were present. Mr. Mitchell again stated that he would like to proceed. Mrs. Falkenstern confirmed that services are in order.

Mr. Mitchell explained that Verizon is proposing to construct two small equipment cabinets with an antenna on the roof of the building at 545 Tappan Rd, the Colonial Inn catering hall. He stated that it would rise 3 feet above the current HVAC system. He further explained that the proposed coverage area for the antenna is an approximate 1000-1500 foot radius.

Mr. Mitchell then called Civil Engineer Philip Burtner to testify. Mr. Burtner was sworn in and his credentials accepted by the board. Mr. Burtner then described the existing conditions of the site including a legal non-conforming commercial use. The building is currently a 27 foot tall catering hall. Mr. Burtner described the proposed use as a small network node including 2 small cabinets 20"x20"x5" mounted on the roof. The cabinets would be virtually invisible to the neighbors. There would also be an antenna that would be 3 feet above the existing HVAC system. He further testified that the roof could support the added equipment and that Verizon would have access for monthly maintenance. The plan was marked as exhibit A-1 and site pictures were marked as exhibit A-2. Pictures providing additional views were marked as A-3 and A-4. Answering questions from the board, Mr. Burtner confirmed that there will be no illumination at the site, nor will a generator be on site.

Mr. Mitchell then called Glenn Pierson, Radio Frequency Engineer, to testify. Mr. Pierson was sworn in and his credentials accepted by the Board.

Mr. Pierson explained that the antenna would act as mini cell site to provide spot coverage for broadband LTE. Coverage area would extend to an approximate 1000 foot radius. Mr. Pierson presented exhibits A-5 through A-10 illustrating LTE coverage areas and aerial photographs of the site.

Mr. Pierson provided lengthy testimony on data coverage and the need for the additional coverage in the area. He stated that small coverage holes and overflow data from local cell towers would be handled by this proposed equipment.

Mr. Mitchell then called Mr. William Masters, Professional Planner, to testify. Mr. Masters was sworn in and his credentials accepted by the board. Mr. Masters testified that the proposed site is uniquely suited for the small network node cell site due to its large size and the fact that while it lies in a residential zone, it is a commercial use. He further testified that the layout and location of the building make it a perfect site for the proposal. Mr. Masters further stated that Verizon Wireless holds several FCC licenses that enable them to seek this relief. He further stated that granting this relief would not negatively impact the area's residents. Mr. Masters also testified that there would be little to no visual impact due to the small size of the

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cabinets and antenna and the location on top of a commercial building that sits higher than homes behind the site.

Mr. Mitchell then recalled Mr. Pierson to address radio frequency emissions from the proposed use. Mr. Pierson testified that radio frequency waves would fall well below FCC limits.

Mr. Deschler then made a motion to open the meeting to the public. Mr. Straub seconded the motion and it was approved by all board members.

There being no one from the public wishing to speak the meeting was closed by a motion offered by Mrs. Leeman and seconded by Mr. Straub.

In response to a board question, Mr. Mitchell stated that Verizon would have a 25 year lease that would stand even if the building was sold.

Mr. Mitchell then asked for a five minute recess.

The meeting adjourned at 9:20 pm and reconvened at 9:26 pm.

When the meeting resumed, Mr. Kaufman stated that all his concerns and questions were satisfactorily addressed during testimony.

Mr. Mitchell then offered a closing statement and asked the board to vote.

Mr. Deschler made a motion to approve the application. The motion was seconded by Mr. Straub and approved by all board members.

With five affirmative votes the application was approved.

Mr. Straub then made a motion to adjourn the meeting. The motion was seconded by Mr. Deschler and approved by all; the meeting was adjourned at 9:29 pm.

Respectfully submitted,

Julie Falkenstern
Zoning Board Secretary