

**Zoning Board of Adjustment
Regular Meeting Minutes
June 7, 2017**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, June 7, 2017 at 7:00p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael Cannilla, Chairman
Mr. Jeffrey Noss, Vice Chairman
Mr. John Novalis
Mr. Martin Chiarolanzio
Mr. James Gallina
Mr. Rick Zeien
Mr. Brian O'Connor

Members Absent:

Mr. Ron DeRose (1st alt)

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney
Mr. Michael Sgaramella, PE, Board Engineer
Mr. Robert Michaels, PP, Board Planner

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 7:00p.m.

Statement of Adequate Notice:

Mr. Cannilla issued the following statement:

"I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin of the Municipal Building; filing said notice with the Clerk of the Borough, forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with the N.J.S.A. 10:4-6, et sec., "Open Public Meetings Act."

Approval of Minutes:

Approval of Minutes from the May 17, 2017 Meeting.

Mr. Noss made a motion to approve the minutes, second by Mr. Chiarolanzio

Roll Call: On a roll call vote all members present and eligible voted to approve the minutes.

Resolution of Approval:

1. **HPT TRS WYN, Inc.**
175 Park Avenue
Block 1301, Lot 3

Application #BOA15-1
(Wyndham Hamilton Park Hotel)

Applicant is seeking the second of three one year extension of approvals for previously approved additions.

Mr. Noss made a motion to approve the resolution, second by Mr. O'Connor

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

2. **Anthony Abruzzo**
20 Woods End Road
Block 3502, Lot 2

Application #BOA15-21
C-variance

Applicant is seeking and extension of a previously approved variance in connection with a home addition.

Mr. O'Connor made a motion to approve the resolution, second by Mr.Noss.

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

3. **Adam Rempfer**
47 Beechwood Road
Block 4001, Lot 83

Application # BOA 17-8
building & lot coverage, front setback
R-15 zone

Applicant is seeking approval for a rear addition.

Mr. O'Connor made a motion to approve the resolution, second by Mr. Chiarolanzio

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

C-Variance:

4. **Joseph Adochio**
18 Townsend Drive
Block 2605, Lot 24

Application # BOA17-7
building coverage, lot coverage, front setback
R-15 zone

Applicant is seeking approval for the construction of a second floor addition, porch and handicapped accessible ramp.

Carried from May 17, 2017 with no further notice.

Mr. and Mrs. Adochio remained under oath. Mr. Adochio stated that they reconsidered the location of the ramp and subsequently moved it so that it will connect to the rear of the home. This will eliminate the need for a front yard setback variance.

In summary, the additional building coverage is due to the ramp. The ramp will be constructed in part over existing driveway. There is a slight increase in lot coverage.

Mr. Cannilla was pleased with the modification to the plan. Other Board members agreed.

Seeing no questions, Mr. Cannilla called for a motion.

Mr. Chiarolanzio made a motion to approve the application, second by Mr. O'Connor

Roll Call: On a roll call vote all members present and eligible voted to approve the application

D-Variance:

- | | | |
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| 7. | <u>Verizon Wireless</u>
100 Park Avenue
Block 1401, Lot 1.08 | <u>Application #BOA17-5</u>
use
POD-S zone |
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Applicant is seeking approval for the replacement of a light pole and an outdoor distributed antenna system.

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| 8. | <u>Verizon Wireless</u>
1 Jets Drive
Block 1401, Lot 1 | <u>Application #BOA17-6</u>
use
POD-s zone |
|----|---|---|

Applicant is seeking approval for the replacement of a light pole and an outdoor distributed antenna system.

Frank Ferraro, Esq. represented the applicant. Board attorney Kurt Senesky agreed that both applications can be heard simultaneously because the testimony will be the same.

The applications are for an outdoor DAS node that will be placed in two locations in the PODS zone. There is a lot of usage in that area due to the redevelopment known as the Green at Florham Park. They intend to replace two light stations to address coverage deficiencies.

Although permitted in the C-1 zone, the PODS zone is omitted from the ordinance on wireless telecommunications. That is what triggered the use variance. It was noted that this zone was formerly a C-1 zone.

Chad Schwartz, PE was sworn in. Regarding FP ODAS -07, they will remove an existing light pole at the corner of Park Avenue connector road on the north side and replace it with a new pole in the same location. The elevation of the new pole will be 31 feet. The light will be re-installed at 21 feet which is the height that it is at now. The pole will have a radio cabled to the antenna that runs through the pole. The radio chamber is 17" in diameter. The foundation of the pole is 24".

Mr. Cannilla asked where the disconnect device is. It is 1'8" wide. A utility meter is required and they prefer to install it on the rear of the pole. It will be no higher than 6'6". The pole is beyond the sidewalk and is 4 feet from the street. There is no noise associated with this and the pole will be painted silver to match the existing light poles in the area.

Mr. Schwartz said that the system is an easy installation and requires very little service once installed.

Regarding FP ODAS-08, the same type of pole replacement is planned. It will be the identical installation. It will be located on the Park Avenue Connector Road across the street from the Jets training camp and not on Jets Drive. Mr. Sgaramella stated that there was a tax map mislabeling error.

Mr. Novalis noted that there is an antenna that is about ½ mile from this location and asked if that antenna can handle the load.

Frank Ferraro stated that there is a large concentration of users in this particular area that is requiring additional power.

Bob Michaels asked how far the poles are. Mr. Schwartz stated that they are 1800 feet.

The meeting was opened to the public.

Nancy Sigler. Is the pole wider than what is existing today?

Mr. Schwartz replied that it is wider.

Suzanne Schnaars, RFE (radio frequency engineer) for Verizon, was sworn in and began testimony.

A-1: street map showing node locations.

There is a 3rd node that has been installed in the County right of way. All area macro sites (Florham Park, Morristown airport, Convent Station, Madison) have been upgraded to the maximum. However, there is still a struggle with capacity. There is slowness in data and voice transmission mainly.

The first overlay on the exhibit shows areas that are shaded in blue which depicts the maximum coverage. The green shaded area is depicting the areas experiencing degrading coverage.

The second overlay illustrates the improved coverage areas after the installation of reliable primary nodes and repeater nodes.

Ms. Schnaars reiterated that there have been multiple complaints from this area about service problems.

Ms. Schnaars addressed the rooftop installations. She stated that the application of small cells on the rooftops do not always work because the antennas point away from the buildings that are in need of support.

The best option is the ODAS nodes as requested in this application. They are best because they can pinpoint and area of need. They operate 24/7 and are monitored off-site. There is a 6 hour emergency battery back-up. They do not interfere with other frequencies in the polygon.

Ms. Schnaars informed the Board that more node installations are planned for the Campus Drive area.

She continued that building construction material affects service. Glass is good; concrete is not good, although they will still get service.

The question was raised about installing another macro site. Ms. Schnaars stated that macros can interfere with each other and must be strategically placed. Adding a macro site can disrupt the entire grid. A monopole is not the best installation for this area either. Those work best in large expanses of open land such as areas in Hunterdon County.

There were no other questions for Ms. Schnaars.

Anthony Handley, radio frequency emission compliance engineer, was sworn in.

Mr. Handley submitted a written report with the application. He summarized that the radio frequency emissions will meet the NJ Administrative Code standard, as well as the more stringent FCC standard. These are less intense than a rooftop node.

Douglas Cowan, planner, was sworn in. This is a D-1 use variance. The applicant has a valid FCC license. He visited the site and it is well suited for this use. The poles will be inconspicuous. It will serve the public interest by enhancing service in an area of need. There are no negative effects. There will be a minor visual change. No services are required for this use and there is de minimus land use. The bulk variance is due to existing conditions. There are no detriments to the public good, the Zone Plan or the Master Plan.

The applicant agreed to place the disconnect device on the rear of the pole.

Mike Cannilla noted that the Park Avenue connector location is quite busy and asked if it was possible to re-locate the pole to a different area, maybe north of that.

Suzanne Schnaars stated that many things must be taken into consideration while selecting a site, including buildings and terrain. The equipment must be far enough away so as not to interfere but close enough to be effective. If one pole is moved, then it can change everything. She added that they have already moved this pole from their ideal location choice because the property owner (BASF) would not allow the easement.

Mike Cannilla asked about larger antenna on the macro site.

Ms. Schnaars stated that in general the equipment is getting smaller. It is much easier to add a node.

Frank Ferraro stated that he has no further witnesses and testimony is complete.

There were no other questions. Mr. Senesky stated that while the applications were heard together, they should be voted on separately.

Mr. Cannilla called for a motion.

Mr. Zeien made a motion to approve Application #17-5, second by Mr. Noss

Roll Call: On a roll call vote all members present and eligible voted to approve the application
(*Cannilla abstain*)

Mr. Zeien made a motion to approve Application #17-6, second by Mr. Gallina

Roll Call: On a roll call vote all members present and eligible voted to approve the application

(*transcript available for Verizon Wireless BOA17-5 & BOA17-6*)

On a motion duly made and seconded the meeting was adjourned at 8:30p.m.

Marlene Rawson
Board Secretary

June 7, 2017