

October 16, 2017

A Work Session Meeting of the Allendale Planning Board was held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on October 16, 2017. Chairman Quinn announced that the Open Public Meetings Act requirements were met by the required posting and notice to publications and called the meeting to order at 8:00 p.m. No formal actions will be taken at this meeting.

Present: Mr. Daloisio, Mr. O'Connell, Mr. O'Toole, Chief Scherb, Mr. Quinn, Mr. Zambrotta.

Absent: Mr. Bonifacic, Councilman Sasso, Mayor White, and Mrs. Checki.

Next on the agenda, Mr. Quinn read the application, The Review for Determination of Request for Waiver of Full Site Plan Review and Further Zoning Review, PB-2017-02 by McKay Brothers, LLC represented by Greg Meese, Esq. regarding proposed collocation of wireless communications facility located at 300 West Crescent Avenue, Allendale, NJ, Block: 1005 Lot: 3.

Mr. Quinn asked Mr. Botta to introduce the application and people present - Mr. Gregory Meese of Price & Meese representing the applicant McKay Brothers LLC, along with the Borough Engineer, Mr. Michael Vreeland, who issued a report on the application. Mr. Botta stated the mission of the Planning Board was to consider the waiver request under the municipal land use law. The application is subject to a waiver if it meets three specific criteria: (1) the communication structure shall be approved by the wireless approval authority (which it already has been); (2) the proposed collocation will not increase the overall height of the structure more than 10%; and (3) the square footage of the existing compound will not be altered more than the 2500 sq ft. If all the conditions are met, this approval will not trigger a need for a variance relief. This is a hearing for the threshold determination if this collocation application is subject to the waiver under the MLUL. As part of the Borough's process, both Mr. Botta and Mr. Vreeland have reviewed this application.

The meeting was turned over to Mr. Vreeland who referenced his letter dated October 16, 2017, outlining the criteria that would trigger approval by the Planning Board, which this applicant did not, so only a waiver would be appropriate in this case. The plans indicate the ground base equipment will fit within the existing compound. The Zoning Board of Adjustment Approval Resolution from 1998 that Mr. Vreeland reviewed did not reveal any conditions that would be conflicting. Mr. Quinn wanted to qualify the 10% approval is based on the original height of the tower. Mr. Vreeland concurred with original height standard and noted the specific requirements to the geometry for the shape and location of the tower which is not of concern at this time.

Mr. Quinn thanked Mr. Vreeland for his testimony and then invited Mr. Meese to review the application for the board. Mr. Meese explained the need for additional antennas to transmit high speed data for financial industry data center requirements. The project will add an additional 10 foot monopole of the same diameter to mount four round dish antennas that are three feet in diameter with two facing north and two facing south. Mr. Vreeland confirmed this is within our code as laid out earlier in the discussion and asked for the clarification of the dish antennas will be five feet apart whereas the code allows up to 20 foot spacing. Mr. Vreeland noted the height will increase from 148 to 160 feet, which is less than 10% of

the height of the tower and less than the 20 feet increase, which is allowable. Due to the advances made in technology, antennas are smaller and more data can be transmitted via airwaves. Mr. Quinn questioned if the additional pole and equipment will compromise the integrity of the structure and the need for an analysis from a structural engineer. Mr. Vreeland confirmed the addition would lawfully be constructed and an outside firm would confirm the safety. An additional structure will be added to the site measuring 4 ft. x 8 ft. to house the equipment. The plan does not require a substantial change to the current site development.

Mr. Daloisio inquired further about the size and shape of the antennas, which the witness explained in detail that the design has evolved with the technology and will be more like a surfboard transmitter. Mr. Daloisio asked about any future changes in antenna sizes and demand. (The attorney's witness believed the antennas would be get smaller in size, not larger.) Mr. Quinn confirmed the antenna extension has a singular purpose for data transmission among the data centers only. The applicant believed it would be ideal to utilize this location due to the height, clearance, and availability of the site. Mr. Daloisio inquired about the details of the testing of the structure, which Mr. Vreeland walked him through the procedure to verify it meets today's standards. Mr. Vreeland added that he has seen this activity before with the ever changing needs for technology. Mr. Quinn inquired about the next steps for the application, upon which Mr. Botta advised the board to make a determination if a waiver is appropriate and if this application is subject to site plan review, it should be sent back to the construction site official for usual and customary procedures. Chief Scherb made a motion that the application meets the site plan review for a waiver, seconded by Mr. Zambrotta. Mr. Quinn requested a roll call vote.

Approve: Mr. Daloisio, Mr. O'Connell, Mr. O'Toole, Chief Scherb, Mr. Quinn, Mr. Zambrotta.

Mr. Daloisio inquired about the ultimate height allowed, which Mr. Vreeland confirmed and Mr. Zambrotta concurred that anything higher would need approval since the maximum allowable is nearly attained. A site plan review will be needed for future additions in height.

At this time Mr. Quinn opened the meeting to the public. As there were no further comments, he closed the meeting and brought it back to the board. Mr. Quinn announced the resignation of Mrs. Checki from the Planning Board and thanked her for her service. Mr. Quinn asked if there was a need to meet again for a regular session on Thursday, which only has the minutes to be approved from the September COAH joint session. The regular meeting will be canceled. Finally, Mr. Quinn asked for a motion to adjourn the meeting, Mr. Daloisio made a motion, Mr. O'Connell seconded the motion and the motion was approved by members present. The meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Christina Montanye