SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF JULY 27, 2016**

**The regular meeting of the Board of Adjustment was called to order by Mr. Walsh, Chairman and opened with a salute to the flag. Mr. Walsh announced that the meeting was being conducted in accordance with the Sunshine Law.**

**Members of the Board of Adjustment present were: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer,**

**Ms. Catallo, Mr. Henry, Mr. Esposito**

**Absent Members: Mr. Corrigan, Mr. Emma**

**Also present were: Mr. Sachs, Attorney, Mr. Cornell, Engineer and Mr. Leoncavallo, Planner**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. Mr. Walsh asked for motion to deem the application complete,**

**Mr. Kreismer made motion; Mr. Kuczynski seconded, motion carried.**

**#16-14 T-Mobile Northeast, LLC 491 Ernston Rd. Use Variance/Wireless Comm. $3,000.00 App.**

 **$3,700.00 Esc.**

**Frank Ferraro, Attorney for the applicant addressed the board stating that this application was part of the network upgrade in the borough. The tower was originally purchased by Metro PCS and currently they have antennas on the tower which will be replaced with T-Mobile antennas and T-Mobile would like to add a cabinet on the ground.**

**Mr. Sachs swore in:**

**Sheri Weber, LLC, Mr. Kuczynski made a motion to accept her credentials; Mr. Walsh seconded. Ms. Weber stated she reviewed the site plan dated July 7, 2016. Sheet C1 - Showed the overall site with the tower and two concrete pads as well as two cabinets; they plan to add one more cabinet. There will be no new lighting necessary or no new landscaping. Sheet C2 – Is an enlarged picture of the compound showing the existing tower with the antennas currently at the 200’. They will adding 9 new antennas at the top and removing the lower antennas. The current access is sufficient with no additional parking. The site is maintained once a month and can accommodate parking. Mr. Sachs referred to Mr. Cornell’s report; Mr. Cornell said they are already addressing the issues in his report.**

**Mr. Sachs swore in:**

**Joseph Menio, Sr. RF Eng. Mr. Kuczynski made a motion to accept his credentials; Mr. Walsh seconded. Mr. Menio said he performed an analysis and referred to his drawing marked Exhibit A1 – Showing the existing property and the area zoned with T-Mobile coverage. Exhibit A2 – Shows the last site and proposed application as well as the in building coverage and in vehicle coverage. Exhibit A1 does not show the coverage in the shaded areas. He stated that T-Mobile will be proposing other upgrades in Sayreville in the near future.**

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**Mr. Sachs swore in:**

**Dave Collins, Pinnacle Telecom Group. Mr. Walsh made a motion to accept his credentials; Mr. Kuczynski seconded. Mr. Collins addressed the Radio Frequency report dated May 17, 2016 showing the analysis of the FCC radio frequency standards and how the FCC requires all antennas to be co-located and included in the assessment with a maximum level of 3.03.**

**Mr. Ferraro said they are looking for a D2 Use Variance and a D6 Height.**

**Mr. Sachs swore in:**

**David Karlebach. Mr. Walsh made motion to accept his credentials; Mr. Kuczynski seconded. Mr. Karlebach said he performed a planning analysis. Exhibit A3 was two photos of the existing and proposed view from the Gateway Mall on Route 9 South. Exhibit A4 was the same format showing the tower with the additional antennas on the top. Exhibit A5 showed the existing base at the tower as well as the existing landscaping; no additional landscaping is needed. He then described his four step balancing test:**

* **The application would promote public interest and the site is suited for the use and there is a need at**

**this location; they will also be using an existing tower**

* **It identifies no detrimental effect as this is a mere upgrade with one addition cabinet and no antenna increase**
* **This is an unmanned facility so there is no traffic impact, noise, lighting issues, etc.**
* **These are reasonable conditions with no detrimental effects. Access to T-Mobile’s 911 service will be enhanced, the height variance in order to achieve the access antennas must be at a certain height just the antennas not the tower. The Metro PCS antennas are now at 203’ T-Mobile’s will be at 205’**

**Mr. Henry asked if they would adding an additional box; Mr. Ferraro explained it would be one new on an existing T-Mobile and another is utilizing radio units and the existing cabinet and the internal components will be upgraded. Mr. Walsh asked about any noise complaints; Mr. Ferraro said they have received none. Mr. Henry asked about any wind issues, Mr. Ferraro said as far as he is aware they have not been notified of any problems. He also said that the pipe mounts would be upgraded. Mr. Kuczynski asked about the new cabinet; Mr. Ferraro said it was a new cabinet for a new frequency upgrade currently it is serving the Metro PCS but will now be T-Mobile.**

**Mr. Walsh asked for motion to open public portion; Mr. Kreismer made motion to open public portion,**

**Mr. Kuczynski seconded, motion carried. No one spoke. Mr. Walsh asked for motion to close public portion;**

**Mr. Kuczynski made motion to close public portion, Mr. Kreismer seconded, motion carried.**

**Mr. Walsh asked for motion to approve/deny this application. Mr. Kuczynski made motion to approve the application, Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

**SAYREVILLE BOARD OF ADJUSTMENT**

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**#16-16 Paul Syslo 124 Dolan St. Bulk Variance/Driveway $ 50.00 App.**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. Mr. Walsh asked for motion to deem the application complete,**

**Mr. Kreismer made motion; Mr. Henry seconded, motion carried.**

**Mr. Sachs swore in Paul Syslo who stated he wanted to widen his driveway which has a maximum of 5’ from the property line.**

**Mr. Leoncavallo stated the variances:**

* **Side yard setback the minimum 5’ the applicant is proposing 1 ½’**

**Mr. Henry asked how far off it was now; Mr. Sachs said that the the applicant will come on an angle and at present it is less than 5’ now. Mr. Kuczynski asked if his plan was to expand it to 18.7’, the applicant said “yes.”**

**Mr. Walsh asked for motion to open public portion; Mr. Kreismer made motion to open public portion,**

**Mr. Kuczynski seconded, motion carried. No one spoke. Mr. Walsh asked for motion to close public portion;**

**Mr. Kreismer made motion to close public portion, Mr. Henry seconded, motion carried.**

**Mr. Walsh asked for motion to approve/deny this application. Mr. Henry made motion to approve the application, Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer, Ms. Catallo, Mr. Henry, Mr. Esposito**

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**Before memorialization of application #16-07, Mr. Kreismer addressed the issue of the condition of approval regarding the easement being obtained from the Borough and the 15 parking spaces. After a brief discussion, Mr. Sachs stated he would correct the resolution and add a Paragraph 8 regarding the easement issue and the parking spaces.**

**MEMORIALIZATION OF RESOLUTIONS**

**#16-07 Sayreville Pharmacy 89 Main St.**

**Mr. Walsh asked for motion to memorialize resolution. Mr. Kuczynski made motion to adopt the resolution with the referenced changes; Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry**

**#16-10 Nicholas Santamaria 2 Lochs Court**

**Mr. Walsh asked for motion to memorialize resolution. Mr. Kreismer made motion to adopt the resolution;**

**Mr. Kuczynski seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry**

**#16-11 T-Mobile Northeast, LLC 1899 Route 35**

**Mr. Walsh asked for motion to memorialize resolution. Mr. Kreismer made motion to adopt the resolution;**

**Mr. Kuczynski seconded. Roll Call:**

**Yes: Mr. Walsh, Mr. Green, Mr. Kuczynski, Mr. Kreismer, Mr. Henry**

# ACCEPTANCE OF MINUTES

# Mr. Walsh asked for motion to approve and accept the minutes of the June 22, 2016 meeting. Mr. Kuczynski made motion to accept the minutes; Mr. Kreismer seconded, motion carried.

**ADJOURNMENT**

**There being no further business to discuss, Mr. Walsh asked for motion to adjourn, Mr. Kreismer**

**made motion to adjourn; Mr. Henry seconded, motion carried.**

  **Respectfully submitted,**

 **Joan M. Kemble**