

**Township of Egg Harbor
Planning Board**

October 18, 2010

Solicitor: Christopher Brown, Esq.
Engineer: James Mott, P.E. (Mott and Associates), Robert Watkins, P.E. in attendance
Planner: Vincent Polistina, P.P. (Polistina and Associates) in attendance

A regular meeting of the Planning Board of Egg Harbor Township was held on the above date, 6:30 p.m., prevailing time, Egg Harbor Township hall, Egg Harbor Township, New Jersey. The Chairperson opened the meeting by reading the statement in compliance with the Open Public Meetings Act.

Roll call taken as follows:

Manuel E. Aponte, Vice-Chairman, present	Joseph Lisa, 2 nd Vice-Chair., another engage.
Committeeman John Carman, present	Mayor James J. McCullough, Jr., *
Charles Eykyn, present	Peter Miller, Township Administrator, Anoth. Engag.
James Garth, Sr., Chairman, another engage.	James Macon, Alt. #I, III
Frank Kearns, Alt. #II, present	Dorothy Saslav, present
Robert Levy, present	

* **May the record reflect:** Mayor McCullough had another engagement this evening and has sent Township Committeeman, Joseph Cafero in his place.

PUBLIC HEARING(S):

- | | |
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| 1. SP 16-10 | Minor Site Plan |
| New Cingular Wireless PCS, LLC | 2001/18.01 |
| d/b/a AT&T Mobility | 20 Lincoln Avenue |
| Zone: HB, 4 acre parcel, no water/sewer, applicant | Waiver of time – Not Granted |
| is proposing a ten (10) foot extension to an existing 130' ft. wireless communication tower. The applicant then proposes the co-location of wireless communication antenna at a height of 137' ft. on the extended tower, a 450 sq. ft. expansion of the existing 2,866 sq. ft. fenced equipment compound and construction of a 230 sq. ft. equipment shelter within the expanded equipment compound. Pinelands c/f: #1996-1748.006, dated April 30, 2010. | |

Checklist Waiver(s):

- 1. Item #1 (b): Half scale plans**
- 2. Item #1 (c): Plans in digital format**
- 3. Item #3: Key map scale showing land uses within 200' ft.**
- 4. Item #9: Certified survey of premises**

Michael Learn, Esq., introduced himself as attorney for the applicant. He indicated this is a simple application for an existing telecommunications monopole. Attorney Learn explained the applicant is seeking approval to allow for a 10' ft. extension to the existing monopole. It will go from 130' ft. to 140' ft. and there is a small addition to the compound. Attorney Learn indicated he is hesitant to call this application a by-right but it meets the all the Township Ordinance requirements.

Attorney Learn advised is approved the applicant will be the fifth (5th) carrier on this tower. The site is buffered by the Jewish Cemetery on the on Black Horse Pike.

Attorney Learn advised, the applicant, AT & T is a federally licensed carrier by FCC and are seeking approval to expand their coverage in this area. He indicated there is a gap in the area. He indicated even though this area does have commercial uses there are many residential customers and by proposing this expansion will allow the applicant to fill the gap in this area.

Attorney Learn advised the site will require electric, however, it is an unmanned facility. He advised the applicant is expanding the compound by 450 sq. ft. in order to construct a 230 sq. ft. equipment shelter.

Attorney Learn advised the applicant's engineer is present this evening, who has prepared the promulgation studies if the Board would like to review. Attorney Learn added the applicant is seeking checklist waiver relief. He indicated the applicant has provided half scale plans, therefore, this checklist item is not being requested and the applicant will provide the plans in digital format. Attorney Learn advised the applicant is seeking two (2) checklist waivers. He advised a survey was submitted with the construction of the original pole and is on record. The applicant is also seeking a waiver for the key map.

Motion Eykyn/Kearns to open public portion Vote 7 Yes

May the record reflect no one came forward

Motion Saslav/Levy to close public portion Vote 7 Yes

Motion Aponte/Carman to grant requested checklist waiver(s) #3 and 4: Vote 7 Yes: Aponte, Carman, Eykyn, Kearns, Levy, Cafero, Saslav.

Motion Saslav/Eykyn to grant conditional minor site plan approval: Vote 7 Yes: Aponte, Carman, Eykyn, Kearns, Levy, Cafero, Saslav.

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| 2. | SPPF 18-10 | Preliminary/Final Major Site Plan |
| | South Jersey Gas Company | 2903/1 |
| | Zone: M1, 37.94 acres, this site is located in both Egg Harbor Township and Hamilton Township. | 215 Cates Avenue |
| | | Waiver of time – Not Granted |
| | The portion of the site located within Egg Harbor Township consist of 17.08 acres, which is currently cleared and contains an three (3) metal buildings and existing solar panels. Applicant is now requesting approval to allow for additional panels to be constructed that will supply power to the electric grid. Pinelands c/f: #1983-6152.008, dated September 22, 2010. | |

Checklist Waiver(s):

- 1. Item #1 (c): Plans in CD format**
- 2. Item #2: Scale not less than 1" = 50' ft.**
- 3. Item #23: Landscaping plan**
- 4. Item #24: Lighting and signage plan**

Design Waiver(s):

- 1. §94-8F: Buffers**
- 2. §195-19A: Construction of curb and sidewalk**
- 3. §94-37A: Shade trees**

Nick Tellavacchia, Esq., introduced himself as attorney for the applicant, South Jersey Gas Company. He advised present this evening, for the applicant, is Steve Cocchi, Steve Pentenalli, Ray Wentzel and Thomas Roesch. He explained this application is to allow the addition of solar panels to the existing Gas Company facility within Egg Harbor Township.

Attorney Tellavacchia advised solar panels are also proposed for the natural gas facility in Hamilton Township, whose municipal boundary runs through this parcel. He indicated the solar panels proposed for Egg Harbor Township will supply energy to the grid. He further noted there are existing panels at the Egg Harbor Township facility, however, they are used specifically for the operation of the facility.

Attorney Tellavacchia advised the energy gained from the additional panels can supply up to 300 homes.

Thomas Roesch, P.E., New Jersey Licensed Engineer, Lost Pine Way, Galloway Township, with the firm Duffy, Dolcy, Mcmanus and Roesch, sworn in: Engineer Roesch advised the plans submitted were prepared under his direction. He referred to Exhibit A1, dated 10-18-10, an ariel photograph of area in question, advising frontage to the site is from Cates Avenue which runs in a north west to south east direction.

Engineer Roesch indicated there is a dividing line through the applicant's parcel. He advised there is 17 acres of property within Egg Harbor Township. He explained that toward the north of the parcel there is a wooded area, as well as, toward the south, He indicated continuing south you will find the Joy Miller School and the Egg Harbor Township Pal building.

Engineer Roesch advised the Gas Company offices are actually within Egg Harbor Township and the actual natural gas facility is within Hamilton Township. Engineer Roesch explained the existing conditions plan shows the dividing line between Hamilton and Egg Harbor Township's. He also indicated there is a wetlands buffer that has been established by the Pinelands in the southern corner of the site.

Engineer Roesch advised the site plan shows solar panels are already existing on site. He indicated the proposed panels will be kept out of the wetlands area and they will be kept out of the M1 Zone. He also noted that because of security issues the applicant is not proposing any type of large (tall) landscaping.

Engineer Roesch advised the Township Environmental Commission suggested the applicant add trees along Cates Avenue. He indicated the applicant is actually placing fifteen (15) shade trees around the office building area. Attorney Tellavacchia indicated the applicant can not place shade trees along the fence area because of security reasons.

Engineer Roesch advised the applicant is proposing to install sidewalk on the opposite side of the road. He indicated it will be continuous for the residents in the area. He explained there is no foot traffic to this site and would better serve if located on the opposite side of the street. Attorney Tellavacchia advised this proposal will not generate any noise or odor to the

community.

Township Committeeman Carman indicated it appears the sidewalk will be in kind with the amount of frontage the applicant has, however, it looks like there is a 300' ft. gap. Attorney Tellavacchia stated he will discuss with the Township Engineer any drainage along Cates Avenue. Engineer Roesch indicated that when proposing curb and sidewalk there may impound a storm water issue.

Board Engineering Representative Schneider indicated if there are any utility poles on the opposite side they may need to be moved or worked around. Engineer Roesch advised there may need to be some easements for the improvements, but will work with Township. Attorney Tellavachhia indicated the applicant will work with te Township and asked that everyone work with the applicant.

Township Committeeman Cafero asked as technology improves will South Jersey Gas Company swap out the panels. Attorney Tellavacchia advised the panels have a twenty (20) year life, but as technology becomes more efficient then they could be removed.

Board Engineering Representative advised his office will work with the applicant concerning the installation of curb, sidewalk and drainage.

Motion Eykyn/Saskav to open public portion; Vote 7 Yes

May the record reflect no one came forward

Motion Aponte/Saslav to close public portion 7 Yes

Motion Aponte/Levy to grant requested checklist waiver(s) #2 and 4: Vote 7 Yes Aponte, Carman, Eykyn, Kearns, Levy, Cafero, Saslav.

Motion Kearns/Saslav to grant requested design waiver(s). Vote 7 Yes Aponte, Carman, Eykyn, Kearns, Levy, Cafero, Saslav.

Motion Carman/Aponte to grant conditional preliminary and final major site plan. Vote 7 Yes Aponte, Carman, Eykyn, Kearns, Levy, Cafero, Saslav.

MEMORIALIZATION OF RESOLUTION(S):

1. SPPF 13-10	Preliminary/Final Major Site Plan
Commercial Realty & Resources	1029/1-4, 5.01 & 11.01
	Fire Rd., Doughty Rd., Decadon Dr.,
	and
	Decadon Drive

Motion Aponte/Carman to memorialize resolution granting grant requested checklist waiver(s), design waiver(s), variance and conditional preliminary and final major site plan approval. Vote 6 Yes: Aponte, Carman, Eykyn, Kearns, Levy, Saslav

2. SPPF 03-06 **Amended Prel./Final Major Site Plan**

Dagit Brothers Holding Co., LLC

9401/1 & 4-7, 9402/1, & 9603/2
O'Byrne Dr. & Longport-Somers Point
Blvd.

Motion Aponte/Carman to memorialize resolution granting requested checklist waiver(s), design waiver(s), variance relief, and amended conditional preliminary and final major site plan approval. Vote 6 Yes: Aponte, Carman, Eykyn, Kearns, Levy, Saslav

SUMMARY MATTER(S):

1. Discussions of matters pertaining to the Board:

Motion Carman/Levy to adjourn at 7:45 P.M. Vote: Aponte, Carman, Eykyn, Garth, Kearns, Levy, Lisa, Macon, McCullough, Miller, Saslav

Respectfully submitted by,

Theresa Wilbert, Secretary