

Borough of Lodi  
Zoning Board Minutes  
May 22, 2008

The meeting was called to order at 7:30 p.m. by Chairperson Mr. Inserra

Members Present: Mr. Paladino  
Mr. Bene  
Mr. Staine  
Mr. Pinto  
Mr. Schrieks  
Mr. Avola

Also Present: Zoning Board Attorney Marcel Wurms  
Zoning Board Planner Michael Pessolano  
Zoning Board Engineer Thomas Solfaro  
Zoning Board Secretary Marlene Muska

Members Excused: Mr. Gilson  
Mr. Gaciofano

Motion by Mr. Avola seconded by Mr. Paladino to accept the minutes of the March 27, 2008 meeting. All members voted in favor of the motion.

Before hearing the application this evening Mr. Wurms gave the secretary for the record the affidavit of mailing. He also advised the board members there will be a tentative date set for a Special Meeting June 12, 2008 for 399 North Main Street. This is an A application an appeal of the zoning officers decision to revoke the building permit. This application will have to notify and advertise. Mr. Wurms will advise the board if the public will be heard at that time. There is a stenographer present for the following application.

Application: 031208Z Metro PCS  
101 Route 46 West

Mr. Frank Ferraro is the attorney for this application requesting approval for the fourth locator on this monopole with a 91 foot high antenna and a similar cabinet for equipment. Mr. Avola questioned if any of the witnesses have been to the site recently and it was stated a witness was there 45 minutes prior to this meeting.

The radio frequency report dated February 28, 2008 exhibit A1 for the record Mr. David Collins testified that the antenna and frequency will not exceed the FCC regulations.

Mr. Frank Colassaro the architect for the applicant gave sworn testimony about the placing of the antenna on the existing monopole, the fact that this is an unoccupied site they will have routing maintenance done every 4-6 weeks. Mr. Solfaro questioned the landscaping on the plan

and it was stated that it was existing from Verizon. Mr. Avola questioned the cabinets how they are powered by fuel or gas? Verizon uses a diesel generator and there was questions raised if the board was ever notified or if the building department was notified of such. This really has nothing to do with Metro PCS, but Mr. Wurms also stated that he and or the engineer was never notified of the noise level test done on the generator. Mr. Avola stated a letter be written to the landlord and the tenant stating such and if it is not received this board will revoke the C.O. from Verizon. Mr. Staine questioned the lot coverage being 88.59 square feet and the proposed coverage will be 88.66 square feet not a very big increase. That is the increase for the cabinet. Mr. Avola questioned if maintenance on the property is done at the same time as the other companies and Mr. Ferraro really didn't know that answer.

Mr. Michael Littman the radio frequency engineer showed a map with two overlays showing the cell phone coverage for Metro PCS that will develop with the approval of this application. Mr. Avola questioned the use of Metro PCS as it is a new company and with the application before this board this company is basically looking into the future for expansion of this cell phone company. Mr. Schriecks questioned if the company does not flourish who is responsible to take the antenna down. The landlord is responsible to remove the antenna. Mr. Avola questioned how many antennas will be placed on this pole. There will be six antennas.

Mr. Ronald Reinersten the planner for Metro PCS presented the board with a five page photo simulation of the site. This is exhibit A4.

Mr. Paladino questioned the wind resistance. Mr. Colassaro stated the antennas are rated to withstand over 100 mile an hour winds. Falling ice is really not an issue in this region. Mr. Avola questioned the significance of this pole and the need for this site is "we need to start somewhere" as per Mr. Ferraro.

There was a five minute recess – when the meeting resumed the following members were in attendance:

Mr. Paladino  
Mr. Bene  
Mr. Staine  
Mr. Pinto  
Mr. Schriecks  
Mr. Avola

Also Present:           Zoning Board Attorney Marcel Wurms  
                              Zoning Board Planner Michael Pessolano  
                              Zoning Board Engineer Thomas Solfaro  
                              Zoning Board Secretary Marlene Muska

There was a motion by Mr. Paladino, seconded by Mr. Avola to approve this application. All members present voted in favor of the application.

New Business:

There was a discussion held by the board at the request of Mr. Paladino and he stated that all completed applications must be delivered to each board member 14 days prior to the meeting. If an application is complete after the 14 day period the application must be held to the following meeting. This is necessary as each member will then have enough time to review the package and familiarize themselves with the application.

There was a motion to adjourn by Mr. Schrieks and seconded by Mr. Avola

Respectfully submitted,

Marlene Muska