

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman David Wigglesworth presiding. Members present were Harry Bilicki, Richard Cheek, William Christman, John Kurtz, John Percy and Heather Tomasello. Alternate member present was Dave Adams. Also present was John Rosenberger, Solicitor; Steven Filippone, Engineer Consultant; Christopher Carey, Landscape Architect Consultant; and Gary Auer, filling in for Vincent Polistina, Planner Consultant.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Christman moved, seconded by Mr. Kurtz, to approve the minutes of the meeting conducted on December 2, 2010, as published. SAID MOTION CARRIED WITH FIVE MEMBERS VOTING “AYE”, NO “NAY”, THREE “ABSTAIN”.

Mr. Christman moved, seconded by Mr. Kurtz, to approve the minutes of the meeting of January 6, 2011, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Gaskill Park Improvement Plan (Informal Presentation) – Anthony Pagano, Assistant Atlantic County Counsel, Daniel Kashey, Project Manager, and Wayne Neville, Architect, were present.

The County representatives informed those present that the County would be undertaking improvements to Gaskill Park in Mays Landing, consisting of a parking lot that would contain twenty-four parking spaces and would be located adjacent to the existing Library parking lot; a new driveway on Farragut Avenue to provide access to the parking lot; a new restroom facility that would be ADA compliant; conversion of the existing restroom facility to storage; and a ramp and new walkway at the gazebo that would be ADA compliant. It was noted that the new restroom facility would be constructed to blend in with the existing stone building, and the new sidewalk would be stamped concrete.

Board members asked questions and offered comments with regard to storm water management, hours restroom facility would be available, loitering and parking location, to which responses were provided.

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility – Michael Learn, Attorney; Michael Katra, Radio Frequency Engineer; and Petros Tsoukalus, P.E., were present.

Mr. Learn informed those present that the Applicant was proposing to co-locate a wireless facility on an existing tower, consisting of twelve transmitting/receiving antenna at an approximate height of one hundred sixty feet and an unmanned, ground level electronic shelter. He noted that the Applicant’s facility would be the fifth carrier on the tower.

Mr. Learn advised that all of the proposed development would be located within the Highway Commercial Zone, and that a variance would be needed from the requirement for impervious coverage.

Pointing to various exhibits, Mr. Learn described the proposal; existing site conditions; and why the facility was needed in that particular location.

Mr. Learn referred to the violation notice issued by the Fire Official with regard to access to the tower site being blocked, and he suggested that the Board impose a condition of approval requiring that the violation be addressed before the Certificate of Occupancy is issued.

Mr. Learn stated that the Applicant is a Federally licensed provider of wireless telephone service; that all utilities are already on site; and that the facility is controlled by Federal regulations.

Mr. Tsoukalus stated that Mr. Learn's statements were accurate, and that the plans would be revised to reflect the comments within the reports of the Board's consultants.

Mr. Katra confirmed the statements made by Mr. Learn, and stated that the facility would not interfere with existing carriers' operations, and that it would comply with FCC regulations.

Mr. Filippone reviewed his report and advised of a fence encroachment on an adjoining property. A discussion ensued, and it was pointed out that the encroaching fence was not associated with the leased area for the tower, but it had not been clear, as the extent of the leased area had not been shown on the plan.

Mr. Auer reviewed Vincent Polistina's report, within which certain information was requested.

Mr. Percy moved, seconded by Mr. Christman, to deem complete for review Application No. 2011-001, conditioned upon compliance with the recommendations contained within the reports of Vincent Polistina, dated January 19, 2011; Steven Filippone and Christopher Carey, dated January 27, 2011, and Alexander Litwornia, dated December 7, 2010. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Carey reviewed the comments in his report, and Mr. Learn stated that the plan would be revised to Mr. Carey's satisfaction.

Board members asked questions and offered comments with regard to number of antenna, previous applications involving the site, site lighting, effect of further wireless carrier development on site, effect on operation during power failure and other tower relationships, to which responses were provided.

Mr. Percy stated that the area where the tower is located is a critical area with regard to Emergency Management, and he asked if there would be an opportunity for the Municipality to have space on the tower in the interest of public safety. Mr. Learn responded that the Applicant did not have the authority to consent to that, and he suggested that the record be researched when the original tower was constructed to determine whether the offer was made by the tower owner at that time.

Mr. Wigglesworth opened the hearing to public comment and there was no response.

Mr. Percy moved, seconded by Mr. Christman, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Kurtz moved, seconded by Mr. Cheek, to grant preliminary and final site plan approval to New Cingular Wireless, LLC, d/b/a AT&T Mobility, Block 207, Lot 48, Application No. 2011-001, with a variance granted from the requirement for impervious coverage to permit 1.52% coverage, conditioned upon compliance with the recommendations contained within the reports of Steven Filippone technical comments 1, 3 and 4, and Chris Carey, technical comments 1, 2A, 2C and 2D, dated January 27, 2011; Vincent Polistina, dated January 19, 2011; and Alexander Litwornia, dated December 7, 2010; and addressing the violation notice issued by the Township of Hamilton Fire Official prior to issuance of a Certificate of Compliance.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye
Mr. Cheek – Aye
Mr. Christman – Aye
Mr. Kurtz – Aye

Mr. Percy - Aye
Ms. Tomasello - Aye
Mr. Adams - Aye
Mr. Wigglesworth – Aye

SAID MOTION CARRIED.

Subcommittee Appointments – Mr. Wigglesworth asked members to contact him or the Secretary if they are interested on serving on any particular subcommittee of the Board.

2011 Goals – Mr. Wigglesworth asked members to contact the Secretary with any goals they would like to see accomplished during 2011.

Public Comment – Mr. Wigglesworth opened the meeting to public comment and there was no response.

Mr. Cheek moved, seconded by Mr. Percy, to close the public comment portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Driveway Standards – Mr. Percy informed the Board that the Emergency Service Advisory Board has repeatedly questioned the status of the ordinance that established standards for driveways, as it is very concerned with regard to providing adequate access for emergency vehicles. He noted that the Board had recommended the Ordinance to Township Committee, but Township Committee had not taken any action on it.

A discussion ensued, and Mr. Rosenberger advised that the Board had the ability to review the proposed ordinance again, even though the Governing Body took no action with regard to the initial recommendation. The Secretary was directed to distribute copies of the ordinance to Board members for review and future discussion, and Mr. Filippone stated he would review it at no charge to the Municipality.

Adjournment – Mr. Percy moved, seconded by Mr. Christman, to adjourn the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Nancy Rainbow,
Planning Board Administrator