

ARCHITECTURAL DESIGN REVIEW BOARD

Minutes of
February 5, 2009

Present:

Mr. Danois
Mr. Hitchcock
Mr. Hollod
Mr. Lange

Absent:

Mayor Giordano

Also present was Recording Secretary Maryann Thorpey.

Call to order by Mr. Hollod at 6:10PM. The compliance statement was read by Mrs. Thorpey. Roll call was taken and the Board members introduced themselves.

Due to lack of representation 100 Somerset Street was postponed.

Omnipoint - Route 22 and West End Avenue (southeast corner). Mr. Hollod gave the background on the history of the property. Due to lack of ability to build on the site the Borough purchased the property and is leasing to Omnipoint per an agreement signed by both parties on December 31, 2008. Both parties have agreed to a 25-year lease with an option to renew, the Borough retains the property.

Dear Stamos, attorney for the applicant, explained the history of Omnipoint attempting to build a cell tower in the Borough. The applicant originally attempted to build on private property was denied and said property became available. The applicant bid and won the rights to lease.

Robert Foley, licensed professional engineer, CMX, Parsippany, NJ, described the plans and the property. The monopole will be built in the center of the property. Three cabinets (weather enclosed) which hold the equipment, will be at the base. The driveway will be gravel. Due to wetlands on the property, the applicant will need to get permission from the Department of Environmental Protection. To create a screen at the rear of the property, eleven 6' tall trees will be planted. A technician will check the facility every 30 days (this will take approximately 1 hour).

Mr. Foley testified the amount of electrical service necessary for the facility would be equivalent to that for a standard house. No sewer or water is needed. The stockade fence is owned by the neighboring property. The property is 59' wide, allowing 40' x 40' for the building of the facility.

Mr. Stamos said there is another carrier who has already expressed interest in using the

tower.

The house to the south of the property is approximately 10' from the property line, that driveway is next to the property line. Fast growing evergreens will be planted around the property. The tower is galvanized steel. Mr. Hitchcock asked if the tower would interfere with televisions; he was assured it would not.

Mr. Lange asked what the Borough's responsibility would be. Mr. Stamos said it is written in the lease. The tenant maintains the insurance.

If the tower was struck by lightening it would act as a lightening rod. The tower will comply with all applicable building codes. The tower will be approximately 120' high. The average tree height in that neighborhood is 75' high.

Mr. Stamos described the look of the antennae; traditional, triangular, vertical. There will be 10' between carriers. There are generally 4 carriers on a pole. \$2,500 will be paid to the Borough each month, all other carriers will be half of that amount in rent.

This is an R1 zone. The property is slightly over 10,000 square feet. It will take approximately 1 month to erect. There is no need to tie into the sewer; water will drain through the gravel driveway. Trees will enclose the east and south sides of the property and will screen the equipment.

Mr. Hitchcock moved to accept the application with conditions, Mr. Lange seconded. Unanimously accepted.

John Hadzitheodorov, 100 Somerset Street. The application was in order. All the stainless steel on the façade will be removed and replaced with brickface. The Building Department approved the color of the brick. The brick will be aproned by 2' around to the left side; the side of the building is stucco and in good condition. The brick is cream colored with gray mortar. Everything else remains the same.

Mr. Danois questioned the pattern of the brick; the Board was assured it would match.

In the future this Board will be shown the samples before approval by the Building Department.

Mr. Hitchcock moved to accept the application with conditions, including the removal of the CostaMar and all other non-applicable signage, Mr. Hollod seconded. Approval is subject to the Zoning Officer, Construction Official and the applicant retaining all necessary permits. Unanimous approval.

The meeting adjourned at 7:05PM. Respectfully submitted by Maryann Thorpey.