

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

ORDINANCE NO. 2018-17

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD,
CHAPTER 255 LAND DEVELOPMENT, SECTION 37, SUPPLEMENTAL USE
REGULATIONS.**

WHEREAS, Township Committee of the Township of Cranford, New Jersey has identified a need to amend Chapter 255 Land Development, Section 37, Supplemental Use Regulations in the town of Cranford; and

WHEREAS, §255-37(I) *Supplemental Use Regulations* of the Code of the Township of Cranford currently imposes the direction under which site plan approval is obtained from the appropriate approving authority for the construction of a telecommunications towers or antennas as it is reasonably related to the public health, safety and general welfare, as described in §255-17(I) of the Code; and

WHEREAS, the Township Committee of the Township of Cranford has recommended that such additional provisions be mandatorily imposed as part of the site plan approval process; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranford as follows:

SECTION 1. Chapter 255, Section 37 (I), Telecommunications antennas and towers, is hereby amended as follows to include:

(1) Purpose. It is the intent of this subsection to regulate cellular communications towers and antennas located within the Township of Cranford to:

(a)-(j)

(k) Applicants proposing to construct wireless telecommunications antennas and equipment shall present documentary evidence at time of site approval application regarding the need for such equipment, exact equipment layout and coverage areas within the Township of Cranford, which shall include:

(1) written documentary evidence by professionals in the telecommunications industry; and

(2) competent testimony by telecommunications expert regarding the suitability of such tower equipment and/or antenna location(s) to be presented before the Planning Board at time application is submitted.

244-37 (I) (2)-(3)

(4) General Guidelines and requirements.

(a)-(l)

(m) Wireless telecommunications antennas and equipment shall be located and approved in accordance with the following prioritization locations:

(1) The first priority shall be either: i.) existing wireless telecom towers owned by the Township within any non-residential district in the municipality; or ii.) an existing building or structure located within a non-residential district in the Township;

EXPLANATION – Matter struck through ~~thus~~ in the above Ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is new matter.

(2) The second priority shall be any other wireless telecom tower located in the Township;

(3) The third priority shall be a new tower located within a non-residential district in the Township.

255(37(I) (5)-(7)

(9) Site Plan Approval.

(a)-(b)(11).

(12) Applicants proposing to erect a new wireless telecommunications tower shall provide documentary evidence that a legitimate attempt has been made to locate the antennas on existing buildings or structures. Such evidence shall include a radio frequency engineering analysis of the potential suitability of existing buildings or structures in the search for such antennas. Efforts to secure such locations shall be documented through correspondence between wireless telecom providers and the property owners of any suitable existing buildings or structures. The Township reserves the right to engage such professionals as it may be required at the applicant's expense.

(10) Conditional use standards for towers.

(11) Design standards for towers. Applicants shall satisfy the design standards enumerated below to obtain site plan approval for towers in addition to other standards that may be required pursuant to this chapter:

(a)-(b)

(c) A report from a qualified expert shall be submitted, at the expense of the applicant, which contains the following:

i. A description of the tower and the technical specifications for the tower design and height.

ii. Documentation to establish that the tower has sufficient structural integrity for the proposed uses at the proposed location and meets the minimum safety requirements and margins according to the FCC requirements in their current adopted revision.(cite)

iii. General capacity of tower including number and type of antenna it is designed to accommodate

iv. Elevations of the proposed tower and accessory building shall be submitted which generally depicts all of the proposed antennas, platforms, finish materials and all other accessory equipment.

Introduced: November 5, 2018
Adopted: November 27, 2018

Approved:

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Thomas H. Hannen, Jr.
Chairman, Township Committee

Attest:

Patricia Donahue, RMC
Municipal Clerk

Recorded Vote	Introduced	Adopted
Thomas H. Hannen, Jr.	Aye	Aye
Ann Dooley	Aye	Aye
Jean-Albert Maisonneuve	Aye	Aye
Patrick F. Giblin	Aye	Aye
Mary O’Connor	Aye	Aye

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