

January 13, 2020

The workshop portion of the meeting was called to order at 7:32 p.m. by Ms. Daly Vice-Chairman.

ROLL CALL:

Members Present:

Ms. Daly
Mr. Aschenbach
Mr. Ashrafi
Mr. Lucas
Mr. Quinn
Mr. Salomon

Members Absent:

Mr. Marotta

Alternates Present:

Mr. Savino
Mr. Rees

Alternates Absent:

None

Also in attendance: Mark Rothman, Esquire, Kathy Lenahan, Board Administrator

COMMUNICATIONS:

None

MINUTES:

Motion to adopt the minutes of the December 9th meeting, as amended, and the minutes of the closed session and Reorganization meeting of January 3rd was made by Mr. Aschenbach, seconded by Mr. Lucas and passed on unanimous voice vote.

RESOLUTIONS:

Resolution 20-001 to appoint Topology NJ LLC as Zoning Board Primary Planner was made by Mr. Aschenbach, seconded by Mr. Quinn and passed on unanimous voice vote.

OLD/NEW BUSINESS

The workshop portion of the meeting concluded at 7:38 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on January 13, 2020 at 7:45 p.m. in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Lenahan announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader or Star Ledger has been notified and the agenda posted in the municipal building as required.

Ms. Daly explained the protocol, purpose and procedure that will be followed during the hearing

1. **Application # ZBA 19-010 - Continued from January 6, 2020**
Applicant: New York SMSA Limited Partnership
d/b/a Verizon Wireless, T-Mobil Northeast LLC

**New Cingular Wireless PCS, LLC
Union County College
1033 Springfield Avenue
Block: 121 Lot: 2.01, E-1 Zone**

Applicant is requesting preliminary and final site plan approval, a d(1), d(3) and a d(6) variance for a wireless telecommunications facility §255-37I(5) & (6), plus numerous c(2) variances. A variance for height where the maximum height permitted is 70 feet, and 140 feet to the top of the tower and 148 feet to the top of the concealment branches is proposed §255-37I(10)(a), a variance for setback where the minimum required setback to the closet property line is 185 feet and 112 feet 9 inches is proposed §255-7I(10)(b)(1), a variance for separation from the nearest residential unit where the minimum is 444 feet and 229 feet 7 inches is proposed §255-37I(10)(c) and if so required, variances to permit more than one principal use on a lot, for the continuation of the existing non-conforming lot area §255-37G(1)(c) and open space ratio §255-37G(1)(e).

Gregory Meese, Esq. appeared and stated he has copies of the Cranford and Westfield zoning maps that Mr. Pierson referenced at the last meeting. Mr. Pierson was reminded that he is still under oath.

Rob Simon, Esq. appeared and stated he represents Union County Residents United Inc. and continued his cross of Mr. Pierson.

Mr. Pierson testified to the following as posed by Mr. Simon:

He looked at the ordinances with regard to zoning maps A-19 and A-20 to find where the wireless sites were permitted. The highlighted areas represent where wireless facilities can be located. He is aware that there are bulk tables in the drawings. He did not handle any of the bulk variances for the application. Stated that 3350 residents will have improved coverage if this application is approved. The information was pulled from the 2010 Census data and he stands by that data. He does not know about any other equipment that a resident might have in their home. Has not provided any information to the Board with regard to a booster. The propagation maps cover the cemetery and Nomahegan Park but he did not do a study of how many people visit those areas. He does not have information if the cemetery and park are covered for lower frequencies. He is aware that UCC has an emergency notification system. The texts or emails for the notification system are not frequency specific. Does not believe that UCC subscribes to FirstNet. FirstNet is on any frequency that is available on the AT&T network. There are gaps in the lower frequencies on the UCC campus. FirstNet is a network that was awarded to AT&T by the government. Carrier aggregation has nothing to do with the subscriber. He is not aware of any issues with Cranford or Westfield police, fire or EMS communicating in the coverage area in question. He has no information from public safety regarding the outdoor DAS system. He has no information on the frequency of 911 calls or calls on power outages on the UCC campus. He is not sure if he has any information on propagation for the lower frequencies for any of the carriers. He does not have any knowledge of Cranford's emergency needs. He does not know of a college campus with an indoor and outdoor DAS and a macro site in the area of the campus but not on the campus. Verizon can deploy 5G without small cells, but it is possible they can use small cells for 5G. Each node has its own power supply and own electronics; a small cell has its own power supply and battery backup. Small cell and DAS are separate technologies. He has designed about a dozen outdoor and two dozen indoor DAS networks. The macro site would provide coverage both outdoors and indoors. There will be some interference but will not cause a problem if designed correctly. He does not have any knowledge of how many power outages there have been in the last 10 years. He does not know why Verizon chose the nodes that they did. He has no information on the Crown application for upgrades on DAS facilities. He does not know about any communications from the carriers regarding telephone poles in the right-of-way.

The macro site coverage is different than DAS nodes. Springfield Avenue and Board Street may be county roads. He did not do any of the searches, they were all done by a Site Acquisition consultant. He does not know of any other sites that meet the requirements. Each carrier did their own research for site acquisitions. He received information from three consultants, one from each carrier. He met with Green Acres in the late 90's. He did not look at the Humanities building at UCC. He has not consulted with any engineers about mounting antennas on any UCC buildings. The site can move around but the antennas need to be a certain height above sea level. He has no other sites for a multi-site solution. T-Mobile has a DAS node in front of the high school. He does not know if the high school has a generator. He does not know the traffic patterns of the people at the UCC campus.

Ms. Daly asked if anyone from the Public had questions for this witness, the following appeared:

Marietta Horne – 42 Princeton Road – Asked about unreliable coverage around UCC and why she is able to get coverage in that area.

Mr. Pierson stated the coverage is better with leaves off the trees, and the levels are spotty. Stated depending on where you are you may experience good coverage at a low frequency. Outdoor coverage is easier to get than into a wood frame structure.

Lenore Argen – 27 Seneca Road – Asked about the data from the Census and 10-year-old data. Asked about building more towers in residential areas. Asked about compensation for UCC.

Mr. Pierson stated the 10-year-old data is only for the population. Does not see a lot of changes in the neighborhood. Stated there has not been another Census yet. Information coming from the networks had determined they need to improve the networks. Goal is not to put a cell tower in everyone's backyard. There will still be a problem in the east and also in Westfield. Not just about UCC and the residents, it includes a bigger picture. UCC has a lease in place for the macro site.

Barbara Krause – 20 Pittsfield Street – Asked about the location of UC police area on Kenilworth Blvd.

Mr. Pierson stated that was not a location that was provided to him.

Ray Licata – 10 Dartmouth Road – Asked about the Verizon maps online and the population. Asked about capacity or coverage. Asked the percentage of students on T-Mobile or Verizon and about the population of students at Cranford campus.

Mr. Pierson stated the usage of the phones is increasing and they need to improve coverage. The higher frequency bands have little to no coverage. The lower frequency bands are spotty and unreliable. Stated the percentage information is proprietary. He was given the number of students on Cranford campus by representatives of UCC.

Tom Kaercher – 36 Harvard Road – Asked about putting antennas on rooftop of Library and at Observatory.

Mr. Pierson stated he already mentioned what coverage you would get with Library and the Observatory is about 700 feet to proposed location. Stated it is not only the College with a gap. Cannot put anything on top of the Observatory. Carriers are building a nationwide network for everyone, not just the College.

Marlene Buckman – 24 Colby Lane – Asked about the coverage maps and frequencies. Asked about site or band width studies and also a traffic study.

Mr. Pierson stated that 1900 and 2100 are very close together in their properties and are virtually the same. Stated band width does not have to do with the model. Details from the cell sites is proprietary to the carriers.

Bryan Levy - 922 Coolidge Street – Westfield – Asked about the “pain” he referred to. Asked about potential sites and does he participate with other experts in any type of a forum. Asked about other alternatives for sites if this application is denied. Asked if he feels certain data is relevant to the application.

Mr. Pierson stated there are cell sites by people homes. It is just a saying. He provided everything that he is aware of for potential sites. During the process there is a lot of collaboration with different types of people. Feels there are no other alternatives.

Tom Ganley – 29 Cornell Road – Asked about the information put into the models and about maps on Verizon website. Asked about levels of cell phone use on maps. Asked about difference between IDAS and cell tower coverage. Asked who maintains the IDAS system. Asked how many cell towers are in Union County and asked about the Conservation Center as a possible site. Asked about time of year for doing the model.

Mr. Pierson stated there is no disclaimer on his data. His data is accurate within reason. Feels it is 95% correct. Phones would be limited to the technology and frequency bands it could use. Maps are using the specifications of a modern day cell phone. In-building system is designed to provide 95% of the areas inside the college including the basement of all main buildings. Macro site will provide some coverage inside the buildings. Will not know degree of percentage till it is installed. Per an AT& T engineer, they believe the coverage should be adequate. Believes that Verizon is in charge of the IDAS system. Stated they will take a look at the site mentioned on Kenilworth Blvd. Not aware of any other sites. The data for the model must be done in the summer.

No one else appeared and this portion of the hearing was closed with the matter referred back to the Board.

Ms. Daly stated the next meeting will be January 27, 2020.

PUBLIC PORTION:

None

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 10:34 p.m.

Daniel Aschenbach, Secretary