

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

FEBRUARY 3, 2010 7:30 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on February 3, 2010 at 7:30 P.M. The meeting was called to order by Chairman Tim Ryan and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 6, 2010 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

**Roll Call:** Present: Mr. Applegate, Ms. Bergen, Mr. Blair, Mayor Camp, Mr. Carugno, Mr. Maybury, Ms. Sampson, Mr. Welsh, Chairman Ryan, Mr. Bell, Solicitor Pam Moy, Engineer Greg Valesi, Planner Harry McVey, Secretary Marion Karp

The minutes of the January 6, 2010 meeting were approved as written.

**Resolutions:**

2-2010 Award of Contract for Professional Services – was memorialized

3-2010 Burlington County Library, Block 804, Lot 10 – additions and renovations – was memorialized

4-2010 T-Mobile Northeast, LLC, Block 804, Lot 5 – minor site plan, use variances (continuance) – was memorialized

**Old Business:**

**T-Mobile Northeast, LLC, Block 804, Lot 5.** It shall be noted that neither Mayor Camp nor Mr. Maybury would sit for the application since it involves a use variance. All seven eligible voting members were present at the last month's meeting. Reports were received from the County Fire Marshal and the Police Chief indicating that they have no issue with the antenna installation as proposed.

Mr. Forshner, applicant's attorney, submitted a letter from the County indicating that there is not the prospect for co location on their tower for the applicant. The Board had requested the applicant investigate the chance to co locate their antennas on this tower.

The radio frequency engineer gave testimony regarding possible co location on the tower that is on the Municipal Building site. The Board had asked the applicant to look

into this at last month's meeting as well. The next available height on this tower would be at 102 feet. The diagram of coverage still indicates a significant gap according to the engineer and would not serve their coverage needs. The municipal building tower might serve their needs in the future since there is a gap in coverage in this area as well, but right now, the need is greater to provide coverage to the east of the municipal building.

Mr. Carugno commented that T Mobile is on many different towers in town. The radio frequency engineer stated that their coverage range depends on the height and they need to provide reliable coverage. The height of the antennas proposed for the roof of the Human Services building is sixty feet. Mr. Forshner stated that they agree with all of the comments contained in the Board's professional reports.

Gene Blair asked if it would make any sense to go higher than a sixty foot installation with the antennas. The applicant's attorney stated that they would be happy to go higher, if granted by the Board. If another carrier would co locate, they would either have to go ten feet higher or else with a side to side installation.

The meeting was opened to the public for comment. Janet Curran attended the County Freeholder's meeting last week and thinks that the applicants should approach the Board and discuss the application with them. She says that Westampton Township does have a say with what goes on at the County buildings.

With no further comment from the public, the meeting was closed.

The Board asked if the applicants had approached the County to build a new tower instead of locating the antennas on the rooftop. Mr. Forshner stated that they always look for existing structures first before bringing up the prospect of a new tower.

Damien Amin, Vice President of Amin Services, stated that they did talk to the County about this, and they preferred the antennas to be located on the rooftop. Sites are getting closer together due to the fact that people use their cell phones for internet browsing, etc and this requires a stronger signal. The lease was fully executed in November 2009 with the County.

Chairman Ryan stated that he was convinced that the applicant has shown that the site is necessary and is particularly suited for the antennas.

Mr. Blair made a motion to approve the application; the motion was seconded by Ms. Bergen. All Board members voted yes with the exception of Mr. Carugno, who voted no.

### **New Business:**

**McGowen Equity Partners, LLC, Block 804, Lot 16.** The application was continued until the Board's next meeting upon request of the applicant's attorney due to the fact that they received the Planner's report today and have not had a chance to review the

report.

Mr. Applegate made a motion to continue the application; the motion was seconded by Mr. Blair. All Board members voted yes.

The meeting was again opened to the public for comment.

Janet Curran said she now understood why the Freeholders didn't get back to her today since the lease has already been signed.

The Board had requested that Harry McVey look at digital sign technology. Harry distributed a memorandum to all members. The Board voted to have Harry look further into this issue. All voted yes, with the exception of Ms. Bergen, Ms. Sampson and Mr. Maybury who voted no, Mr. Carugno abstained.

Mayor Camp asked for a volunteer for the LDB liaison to the Environmental Advisory Committee. He attended a good meeting last night for the Visioning Plan. He asked Marion to keep the Board updated as to the process.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary  
Westampton Township Land Development Board