

# Planning/Zoning Board of Adjustment Meeting

September 2, 2013

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on September 2, 2013, by Chairman Porch at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Chairman Porch led the Pledge of Allegiance.

Chairman Porch read the Open Public Meetings Act.

## ***Roll Call:***

***Present:*** Timothy Blute, Dorothy Gannon , Elizabeth Hargett, Todd Kieninger, Jason Hesley, Anthony Leonetti , and Chairman Michael Porch.

***Absent:*** Carol Bannon, Daniel Dunn, Denise Magilton, Mark Richardson and Joseph Spuhler.

***Also present:*** Ms. Elaine Flounders, Mr. William Kaufmann and Mr. Ray Roberts.

## ***NEW BUSINESS:***

### **1. Cingular Wireless- Application #09-13Z**

Warren Stilwell, Attorney for Applicant

The following were sworn in to provide testimony for AT&T: Jim Cotton- Professional Planner; Broch Riffel-Radio Frequency Design Expert; Petros Tsoukalas-Professional Engineer, NJ.

Exhibit A1: A visual map of AT&T sites identifying geographical locations of AT&T facilities within a five mile radius.

Exhibit A2: A written summary of sites in a five mile radius.

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Exhibit A3: A visual map showing the existing reliable coverage in Wildwood, NJ, showing areas of frequency, highlighting white areas showing compromised coverage.

Mr. Porch requested information regarding any existing antennas in place. It was learned that Verizon Wireless currently has antennas in place.

Exhibit A4: A visual map showing the extended reliable service for AT&T.

Mr. Kaufmann asked the applicant if service included 911 services and Mr. Riffel, answered “yes”. Mr. Tsoukalas spoke about the existing conditions, stating that equipment cabinets will be contained in the building panels at the north corner of the building.

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- AT&T is requesting to install a 10 ft extension behind a screened wall that will sit higher than the Verizon antennas within the same structure and same zone.
  - In addition AT&T will extend a mechanical penthouse for a nice physical appearance covering the antennas and AC units. Fiberglass reinforced plastic will be used so that the radio frequency may pass through making the structure’s appearance inconspicuous.
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Engineer’s report – Verizon’s condensers are currently ground level with 15 ft elevation. No windows, 20 ft and condensers will be recessed and not seen, fastened with brackets and epoxy. Mr. Roberts stated that condensers will be seen from the sides. Mr. Tsoulakas explained the need for a generator plug. Mr. Blute asked what the energy source for the generator was and Mr. Tsoulakas explained that it would be diesel fuel that is administered by contractors who are employed to fill the generators so that no fuel is stored at the location.

Mr. Roberts stated that the additional height request needed to be reviewed with the FAA to determine the height requirement. Mr. Tsoulakas will follow up on this point. This will be the condition/attitude light. Mr. Roberts asked if any pictures were taken from the beach and Mr. Tsoulakas responded “No”. Mr. Roberts asked for pictures to be taken. Height limitations 35’ proposed 117.1’, existing 107.1. D height variance.

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Witness sworn in- James Kyle- Professional Planner previously worked for Verizon Wireless. Reviewed city ordinance, plans, discussions with attorneys and applicants. D variance/height more than 10 ft AT&T licensing by FCA. Condenser will be 15 ft up and applicant will work with engineer on better placement.

Mr. Porch asked why applicant wanted to install higher than Verizon. Mr.Riffel explained the separation will provide a better signal with less interference.

Witness sworn in – Mr. Brian Martinelli, Real Estate specialist for AT&T for 13 years.

Generator for emergencies and temporary.

Mr. Porch asked for Motion.

Ocean Towers proposing twelve panels.

Split zone/D variance/ D height variance

**Minor Site plan: Approved.**

**Motion-** Jason Hesley

**Second-** Timothy Blute

Motion carried by a unanimous vote.

## ***OLD BUSINESS***

### **1. Shoffler Application # 04-13P**

No applicant or attorney present for hearing. Application heard on 7/1/13 for parking lot and marina. Applicant was notified and notice was published. Applicant may ask for approval by default.

Chairman to deny application without prejudice.

Votes to deny:

Motion:        Todd Keininger

Second:        Timothy Blute

All were in favor.

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3. Approval of all Minutes from August 5, 2013 meeting.

Motion: Elizabeth Hargett

Second: Dorothy Gannon

All were in favor.

4. Mr. Porch asked Ray Roberts about FEMA flood maps-check. Flood maps to be supplied for the next meeting.

Motion: Todd Keininger

Second: Dorothy Gannon

All in favor.

**Memorializing Resolutions- NONE**

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Meeting adjourned at 6:55 PM

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*The preceding minutes are a summary of events that occurred during this meeting on the above mentioned date in compliance with New Jersey State Statute 40:55D, 2-7-6. These minutes are not nor are they intended or represented to be a verbatim transcription taken at*