

TOWNSHIP OF TEWKSBURY
ZONING BOARD OF ADJUSTMENT

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IN THE MATTER OF: :
: TRANSCRIPT
FILE NO. 13-03 : OF
CELLCO PARTNERSHIP D/B/A : PROCEEDINGS
VERIZON WIRELESS & GLOBAL:
TOWER, BLOCK 44, LOT 26 :

Wednesday, November 6, 2013
Municipal Building
60 Water Street
Lebanon, New Jersey 08833
Commencing at 7:54 p.m.

BOARD MEMBERS PRESENT:

BLAKE JOHNSTONE, Chairman
MARY ELIZABETH BAIRD, Member
SHIRLEY CZAJKOWSKI, Member
LIBBY DEVLIN, Member
BRUCE MACKIE, Member
ROBERT BECKER, Member
ED D'ARMIENTO, Member
DAVID LARSEN, Member
PATRICK BRENNAN, Member

ALSO PRESENT:

SHANA L GOODCHILD, Secretary
JOANNA SLAGLE, P.P.
WILLIAM BURR, P.E.

APPEARANCES:

DANIEL S. BERNSTEIN, ESQ.
Counsel for the Board

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.
BY: GREGORY D. MEESE, ESQ.
Counsel for the Applicant

QUICK COURT REPORTING, LLC
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I N D E XWITNESS: PAGEFRANK COLASURDO 20QUESTIONS BY MEMBERS OF THE PUBLIC:MR. CASSA 7MR. SCHILLER 76MS. PANKUCK 79MS. HELD 82MR. PALMER 83MR. CURLEY 91MS. SPAN 92MS. HOME 96MS. LOVE 101MS. CAMPBELL 108COMMENTS BY MEMBERS OF THE PUBLIC:

(NONE)

EXHIBITS MARKED INTO EVIDENCENUMBER DESCRIPTION PAGEA-1 Colorized site plan 23A-2 Photograph 94A-3 Photograph 94

1 CHAIRMAN JOHNSTONE: Next up, Cellco
2 Partnership doing business as Verizon Wireless and
3 Global Tower, Application Number 13-03, Block 44,
4 Lot 26, conditional use, site plan and variance, use
5 variance due to deviation from conditional use
6 standards. The Action Deadline is 1/7/14.

7 Is there anyone here that has to
8 abstain from hearing this?

9 MS. DESIDERIO: That would be me.

10 MR. KERWIN: Me too.

11 CHAIRMAN JOHNSTONE: Who do we have
12 here tonight on behalf of Cellco Partnership?

13 MR. MEESE: Good evening. Greg Meese,
14 attorney for Cellco Partnership doing business as
15 Verizon Wireless and Global Tower which is the tower
16 developer. This is an application for a wireless
17 communication facility at the rear of the Melick
18 Farm. The property is located at street address 19
19 King Street, Block 24, Lot 26. It's a very large
20 property, almost 60 acres. It's in the Piedmont
21 Zone, PM Zone, where wireless facilities are
22 currently permitted and we are seeking this approval
23 for a tower with an overall height of 140 feet. The
24 reason for some of the height is to disguise the
25 facility as a windmill. The antennas themselves

1 have a center line of 123 feet. The decorative
2 windmill on top would make it 130 feet. 12 antennas
3 would be attached to the top of the tower. The base
4 of the tower is proposed to have a 50-by-50
5 equipment compound. Within there would be a 12-by-
6 30 equipment shelter for the Verizon Wireless and it
7 could be able to be co-located with other carriers.
8 Access to the facility would be from King Street by
9 way of an existing farm road that would be extended
10 and paved with gravel.

11 The relief that we are seeking is
12 conditional use approval. Under your conditional
13 use standards is also a priority list of locations
14 and this subject site is the third location. The
15 first is in the ROMXD Zone. That's south of the
16 property. There is nothing available. Second is
17 the mining zone which is to the west of the
18 property. Then the third district, HLXPPM Zone.
19 The proposal meets all of the conditions and
20 standards except for three. One, distance to a
21 public park, 1,000 feet is required. The facility
22 is 832 and a half feet from Oldwick Park. Distance
23 to the Oldwick historic district, 1500 feet is
24 required, and at the front part of the property is
25 in the district with all of the facilities outside

1 of it. Also, the distance to the property line has
2 to be 200 feet or two times the height of the tower,
3 or in this case, 280 feet. The tower is 140 feet
4 from the closest property line.

5 We have submitted a number of reports
6 and let me just list them to make sure that you have
7 all of these and we also received a number of
8 reports from the Board experts. We submitted them
9 and we're prepared to talk about them tonight.
10 There is an RF analysis from V-Comm and Mr. Stern is
11 here to review that. Also, an FCC compliance report
12 prepared by Pinnacle and Dan Collins is here from
13 Pinnacle tonight. We submitted copies of the FCC
14 licenses issued to Cellco and an environmental
15 impact statement prepared by our architect, Frank
16 Colasurdo. He is here this evening also. The
17 impact statement is also prepared by FC Architects,
18 supported by drainage calculations. There is a
19 visual analysis prepared by TK Design, a cultural
20 resource overview, a phase-one environmental
21 assessment, a survey and a full title search and the
22 Board should have site plans last revised August 6th
23 of this year.

24 CHAIRMAN JOHNSTONE: Factually, how
25 tall is this tower that you want to put up?

1 MR. MEESE: The tower is 130 feet with
2 the decorative windmill on top taking it to 140.

3 CHAIRMAN JOHNSTONE: So without the
4 windmill on top, it would still be 130 feet?

5 MR. MEESE: Correct.

6 CHAIRMAN JOHNSTONE: And if I
7 understand from what I heard today, there was not
8 notice given about one of the variances you need; is
9 that correct?

10 MR. MEESE: Yes. With respect to the
11 side yard setback, the code must have changed since
12 we looked at it a year ago. I did check your
13 current code. It's certainly there as a variance so
14 we will discuss that and I indicated and we will
15 notice the next meeting for that variance.

16 CHAIRMAN JOHNSTONE: So we will not be
17 talking about that tonight?

18 MR. MEESE: Not other than to set
19 forth the distance to the property line.

20 CHAIRMAN JOHNSTONE: How many
21 witnesses in total do you have?

22 MR. MEESE: We are trying to keep it
23 concise with four witnesses, but certainly, if the
24 Board or any of the experts have specific questions
25 with respect to any of the other supplemental

1 documents, we are happy to supply additional
2 witnesses as necessary.

3 CHAIRMAN JOHNSTONE: I see there's a
4 lot of people here in the audience. We have
5 standing-room only tonight. I want to know, from
6 the people in the audience, is there anybody there
7 that is representing any opposition to this cell
8 tower? I'm talking about, is there a legal attorney
9 representing you. I'm sure everyone here is not in
10 support of the tower. Is there an attorney that is
11 representing a group of people or is this basically
12 everyone is here on their own? I just want to find
13 out.

14 (No response)

15 CHAIRMAN JOHNSTONE: Okay. I'll ask
16 another question. At the present time, does the
17 group that is in opposition have any planned
18 witnesses themselves that they want to present to
19 us?

20 (No response)

21 CHAIRMAN JOHNSTONE: Okay. The answer
22 is no.

23 MR. CASSA: George Cassa, Guinea
24 Hollow Road. As a witness, I would hope to have the
25 chance to present some information on my own.

1 CHAIRMAN JOHNSTONE: I was talking
2 about expert witnesses of some sort. I'm trying to
3 figure out -- the way this is going to run is -- how
4 we try to run these major applications, the
5 applicant will have the opportunity to present all
6 of his witnesses. The way we do that is the
7 applicant will have the opportunity to question that
8 witness, and when he has completed his testimony on
9 direct examination, then the questioning will begin
10 with the people up here in the front board. Once we
11 get done with our questioning, I will then open it
12 up to the public. You will then have the
13 opportunity to ask questions of that particular
14 witness. Again, I emphasize the word "questions,"
15 not statements. There will be a time and a place
16 for statements. It will not be until all of the
17 evidence is in and we have heard all of the
18 testimony that we need to hear so refrain from
19 asking statement questions, because I will have to
20 stop you. Just listen to the questions. We will be
21 taking down notes.

22 Now, that takes care of that. So we
23 understand each other.

24 MEMBER OF THE PUBLIC: I am not aware
25 of any experts. Does that preclude us from doing

1 that in the future?

2 CHAIRMAN JOHNSTONE: The reason that I
3 asked you, I will now present to you what has to be
4 done. If, in fact, there is going to be an
5 opposition witness, an expert of some sort, that is
6 going to come in and testify, you have to understand
7 that you have to have a report in by that expert in
8 advance ten days before the meeting that you want
9 them to testify at and the reason for that is fairly
10 obvious. We want to be able to give the other side
11 the opportunity to review the report and to give us
12 the opportunity to review it as well. So if there
13 is going to be some type of expert testimony coming
14 in, you have to give us notice ten days in advance;
15 otherwise, they will not be able to testify. So the
16 bottom line is that we are going to do that with
17 every witness that is here. There will be direct
18 and cross-examination or questioning by those of you
19 in the audience on each one of the witnesses and
20 we'll move through all of them. That takes care of
21 what we're going to do in terms of witnesses.

22 Timing. I will not start any new
23 witness after 10:15 at night. That is not going to
24 happen. The days are long enough now to begin with,
25 and after a few lawyers, I'm not paying attention

1 anyway. So at 10:15, we are going to stop any new
2 witnesses. We will finish up with the witness we
3 have and we may not go past 10:30 or 11:00 depending
4 on where we are.

5 We also have a court reporter here
6 that is taking down everything that is being said in
7 terms of this. So make sure, when you strive to ask
8 a question, to make sure that you give us your name
9 so that the court reporter can take it down.

10 Ms. Court Reporter, if you are not
11 getting something, you say something. Also, if you
12 need break, wave your hand in the air and I won't
13 take it that you are coming on to me. I'll assume
14 you need a break.

15 (Laughter)

16 CHAIRMAN JOHNSTONE: And that's
17 basically it. I really want to move this along
18 fairly quickly. I want to make sure that everyone
19 has an opportunity to be heard. This is a very
20 serious application and we all take our jobs up here
21 with a great deal of responsibility.

22 MR. BERNSTEIN: With a cell tower
23 application, the ordinance typically doesn't allow
24 for this type of facility. It requires a use
25 variance. An applicant has to prove that there's a

1 gap in service and that the property in question
2 with a tower would accommodate the wireless
3 communication so there would be seamless service in
4 the area that would constitute special reasons about
5 the criteria for a use variance. They also have to
6 prove the negative criteria which is required for
7 every variance, there is no substantial detriment to
8 the public good and will not substantially impartial
9 pair the zoning ordinance or the master plan of the
10 municipality.

11 Now, in Tewksbury, it's a little
12 different because we actually allow cell towers as
13 conditional uses. It's defined in the MLUL. It's a
14 use that is permitted in a zone with special
15 conditions, and for those in the audience who are
16 interested, the RDR ordinance is online and I'd
17 refer to you Section 807. That's the section
18 dealing with the conditional uses for a wireless
19 telecommunications tower and facilities, as Mr.
20 Meese has indicated, and they need to get approval.
21 So in this case, rather than taking it as a use
22 variance, they need to prove first that their
23 application meets the conditional use standard and
24 one of them is, there's a certain preference for
25 where the towers are to be located and I'd like to

1 see proof why it's in this site and not others.

2 With respect to Section 807B, it talks
3 about the purpose. One of the goals is to protect
4 residential areas, minimize the number of towers,
5 encourage the use of existing sites, encourage users
6 or antennas to locate them in areas where the impact
7 is minimal, encourage users of towers to be
8 constructed in a way that will minimize adverse
9 visual impact, enhance the ability for the provider
10 to provide service to the community quickly and
11 efficiently, consider public health and safety, in
12 the construction of communications towers. I would
13 note that there are federal standards and state
14 standards pertaining to how the Board cannot
15 determine on their own how it impacts. The only
16 question is whether it meets the federal and state
17 standard and not ad hoc standard we might want to
18 impose. And, lastly, avoid potential damage to the
19 adjacent property from power failures through
20 engineering and careful siting of the tower
21 structures.

22 Then we go to the location of towers,
23 which is in Section 2, and they need to prove, one,
24 documentary evidence regarding the need, that is,
25 the RF engineer testifies there is a gap in service.

1 Two, provide documentary evidence that a good-faith
2 attempt has been made to locate the antenna on
3 existing buildings or structures. Efforts to secure
4 such location shall be documented through
5 correspondence with neighboring property owners, the
6 idea being, hopefully, that the antenna can be
7 placed on an existing structure with less visual
8 impact. Three, document existing towers within the
9 search area. The search area is where the RF
10 engineer says, in this area of communication, a
11 tower or an existing building would provide seamless
12 coverage to the gap area and they need to show, in
13 fact, they looked in the search area and that there
14 is no suitable structures or buildings within the
15 search area according to the priority schedule that
16 we discussed.

17 Section E deals with co-location,
18 which isn't applicable here, and we go to site
19 location alternative analysis, Number 4a, how the
20 proposed location or wireless telecommunication
21 relates to the objectives of providing full wireless
22 communication services within the township; b, how
23 the proposed location of the proposed wireless
24 communication tower relates to the co-location of
25 any existing towers; c, how the proposed location

1 relates to the anticipated need for the use of an
2 additional antenna; d, how the proposed location
3 relates to the objectives of co- location; e, how
4 the plan relates to the coordinated use with the
5 needs of the other providers; and f, how the
6 Improvement Authority, if it deems appropriate, may
7 retain consultants as it is deemed necessary in
8 review of the site location alternative analysis as
9 well as reviewing the impact on property within the
10 municipality. The cell provider will bear the
11 expenses of such connotation. There are other
12 standards that we don't have to go into but that's
13 what the applicant has to prove.

14 Now, the applicant also needs to
15 satisfy the three variances that were discussed.
16 The one is the distance from the park, the second is
17 the distance from the historic area and the third is
18 the setback of the tower from the property line.
19 Now, with this, an applicant has to show it's a
20 conditional use standard, what we call a D3 from
21 this applicant. With a D3 or a conditional use
22 variance, you have to show that the site is still
23 appropriate. It's a lesser standard than for a new
24 use variance, and with it, we have to recognize it's
25 a permitted use but they still have to satisfy the

1 negative criteria, no substantial detriment to the
2 public good and it would not hinder the zoning
3 ordinance.

4 Lastly, they also need site plan
5 approval. They are going to show the equipment
6 compound. They are going to show where it's
7 located. They are going to show access to the site,
8 the surface where they are going to place their
9 equipment shed. They're going to show where other
10 equipment sheds would go, some buffering or maybe
11 some trees. They are going to show drainage and
12 those are things that each engineer will review.

13 Basically, I see, that's the
14 application and I would urge those who are
15 interested to look at Section 807 of our DRO.

16 CHAIRMAN JOHNSTONE: Thank you.

17 Ladies and gentlemen, I see there's a
18 lot of you standing up. I apologize that we do not
19 have enough room for you tonight. At the end of the
20 night, I'm going to ask how many plan to be back at
21 the second one, and if it looks like we're going to
22 have this amount of people at the next one, then
23 we'll just open it at one of the schools. So I
24 apologize for tonight. We did not know we were
25 going to have this many people.

1 MS. BAIRD: I have a question. Am I
2 understanding that you are not bifurcating the
3 application, that you are going to seek a site plan
4 and variance approval at the same time?

5 MR. MEESE: That's right.

6 MR. BERNSTEIN: Before we begin, Mr.
7 Cassa wanted to submit a letter on behalf of an
8 organization, and per our policy, I told him that
9 I'm not allowed to accept communication before this
10 meeting dealing with substantive issues, because I
11 feel it's hearsay and inappropriate, but he may want
12 to have a few minutes, some opening statement. I
13 have no problem distributing what is from his
14 organization, of course, giving the applicant one.

15 CHAIRMAN JOHNSTONE: Well, we haven't
16 started yet.

17 MR. BERNSTEIN: Well, he might want to
18 make an opening statement.

19 CHAIRMAN JOHNSTONE: Is there someone
20 that wants to make an opening statement? We haven't
21 even done the application yet.

22 Let me ask, Mr. Meese, have you given
23 us your opening statement?

24 MR. MEESE: Yes.

25 CHAIRMAN JOHNSTONE: I understand that

1 there is somebody that wants to give an opposition
2 opening statement. What is your name, please?

3 MR. CASSA: George Cassa, C-A-S-S-A,
4 Guinea Hollow Road.

5 I'd like to pass out the exhibit that
6 will illustrate more readily what I would like to
7 convey.

8 MR. MEESE: Can I ask what
9 organization he represents?

10 MR. CASSA: I represent the Alliance
11 for Historic Hamlets as one of three community
12 organizations who have signed a letter.

13 MR. BERNSTEIN: Just tell us the other
14 two.

15 MR. CASSA: Citizens to Save Tewksbury
16 and the Residents Alliance for Neighborhood
17 Preservation, I think.

18 MR. BERNSTEIN: And you would be here
19 during this public hearing to discuss the matters in
20 your memo and be subject to cross?

21 MR. CASSA: Yes, sir.

22 MR. BERNSTEIN: So Greg, you would be
23 able to cross-examine Mr. Cassa on this. He wanted
24 to discuss it and I see no problem with it at the
25 public hearing.

1 MR. MEESE: That is fine.

2 MR. BERNSTEIN: Mr. Cassa, we will
3 expect you to be here during the public hearing to
4 discuss this memo.

5 MR. MR. CASSA: Yes.

6 Mr. Chairman, the memo that I just
7 handed you concerns what three organizations believe
8 is a substantial discrepancy in the impervious
9 surface coverage that is presented on the site plan
10 as compared to what you are able to see when you
11 drive past the site. We have attached an
12 illustration that is an excerpt from the site plan
13 that shows in yellow a stretch of access driveway.

14 MR. MEESE: Mr. Chairman, with all due
15 respect --

16 MR. BERNSTEIN: It's going to be very
17 quick.

18 MR. MEESE: -- this is highly
19 improper.

20 MR. BERNSTEIN: It's an opening
21 statement.

22 CHAIRMAN JOHNSTONE: First of all, you
23 know, as an attorney, opening statements are not
24 evidence. Okay? So let him finish his opening
25 statement and we'll move on to what is the evidence.

1 MR. MEESE: I don't understand, to be
2 honest with you.

3 MR. BERNSTEIN: We could have said one
4 variance was missed and start all over but we try to
5 accommodate everybody.

6 CHAIRMAN JOHNSTONE: Enough. I
7 decided he can give his opening statement.

8 MR. CASSA: The issue here concerns
9 the discrepancy that we identify of a very
10 substantial nature that would put the impervious
11 surface coverage well in excess of that which would
12 be allowed for a basis for a Category 1 stream
13 encroachment. As well, we believe that there will
14 be more than a one-quarter-acre net increase in new
15 impervious coverage that would affect the Highlands
16 Extension Number 4. We think they are fundamental
17 issues to the application.

18 If you look at last attachment, you
19 will see that there is no surface on the farm road
20 now that leads up from King Street for 7 or 800
21 feet. At least, the drawings show that this will be
22 10 feet wide but does not account for any gravel
23 surface of this nature. If you add this to what's
24 presented on the drawings, we believe there will be
25 more impervious coverage required before a suitable

1 access can be obtained to the tower compound.

2 MR. BERNSTEIN: Now, you understand
3 that's an opening statement, that's not under oath
4 so that's not evidence. It's just a foreshadowing
5 of what you intend to produce when the public
6 portion is over.

7 MR. CASSA: Yes, sir.

8 CHAIRMAN JOHNSTONE: Thank you.

9 All right, Counselor. Who's your
10 first witness?

11 MR. MEESE: Thank you. Frank
12 Colasurdo is our first witness. Mr. Colasurdo is
13 the project architect.

14 MR. BERNSTEIN: Do you want to give us
15 your name?

16 MR. COLASURDO: Frank Colasurdo,
17 C-O-L-A- S-U-R-D-O.

18 MR. BERNSTEIN: And address, sir.

19 MR. COLASURDO: 33 Woodport Road,
20 Sparta, New Jersey.

21 MR. BERNSTEIN: Raise your right hand,
22 please.

23

24 F R A N K C O L A S U R D O, 33 Woodport Road,
25 Sparta, New Jersey 07871, first having been duly

1 sworn, testified as follows:

2

3 VOIR DIRE EXAMINATION BY MR. MEESE:

4

5 Q. Would you very briefly review your
6 background and experience in the field of
7 architecture?

8 A. Yes. I graduated from the New York
9 Institute of Technology with a Bachelor's of
10 Architecture. I was licensed to practice
11 architecture in the State of New Jersey in 1996. I
12 currently hold that license in the State of New
13 Jersey, New York and Pennsylvania. I have been
14 developing site plans and instruction documents for
15 a while for telecommunications facilities, for the
16 last 15 years. I testified in hundreds of Boards in
17 the State of New Jersey with respect to wireless
18 communications and have been accepted as a qualified
19 witness.

20 MR. MEESE: I'll offer Mr. Colasurdo
21 as an expert in the field of architecture.

22 MR. BERNSTEIN: You're a regular
23 architect, licensed in New Jersey?

24 MR. COLASURDO: That is correct.

25 MR. BERNSTEIN: You have no problems,

1 Mr. Chair.

2 CHAIRMAN JOHNSTONE: Have you ever had
3 your license suspended for any reason?

4 MR. COLASURDO: No.

5 CHAIRMAN JOHNSTONE: Any other
6 questions? Any opposition to this witness as an
7 expert?

8 (No response)

9 CHAIRMAN JOHNSTONE: Seeing none,
10 Okay.

11

12 DIRECT EXAMINATION BY MR. MEESE:

13

14 Q. Mr. Colasurdo, the plans that have been
15 submitted to the Board, they were prepared under
16 your supervision and control?

17 A. That is correct.

18 Q. And would you just orient the Board to
19 the location of the property and the location of the
20 proposed facility on the property?

21 A. Yes. I'd like to mark this one
22 exhibit.

23 MR. BERNSTEIN: If that is colored,
24 that's different from what we, as a Board, have.
25 The exhibit the Board has is not colored.

1 Q. This is a sheet from the site plan but
2 you colored it in for ease of identification?

3 A. That is sheet Z3 of the site plan.

4 MR. BERNSTEIN: The reason I ask is
5 because, if there's a change, we mark it. If
6 there's no change, we don't. So we'll mark it A-1
7 since it's a slight deviation from what we have.
8 Put "A-1" and today's date.

9 (Exhibit A-1, colorized site plan, was
10 marked for Identification.)

11 A. Exhibit A-1 is the site plan from Z3.
12 It has been colorized and rescaled to 1 inch equals
13 100. That is one of the requests made by one of the
14 township experts. So it's the same site plan but at
15 a scale of 1 inch equals 140 feet. Exhibit A-1 is
16 the same plan scaled up and they added a little
17 color to help describe the property. The top of the
18 sheet is north, the bottom is south, to the left is
19 west, to the right is east. This is a 59.263-acre
20 parcel. It's 19 King Street, Lot 44, Block 26, PM
21 zone. In the upper right- hand corner of the
22 property, that would be the northeast corner, there
23 are some farm buildings. There's a pavilion that's
24 in there, a lot of farm activities with the general
25 public and the majority of or the remainder of the

1 property is cultivated fields.

2 As far as the colorization of A-1, the
3 yellow highlights are the property lines. Colored
4 in gray are the proposed access drives to the
5 compound and then I also thought it was important to
6 show you where there was a knoll on this property
7 that rises over
8 40 feet from the same elevation that the compound is
9 being proposed. Our compound, to the south, to the
10 west and to the east and the rear and the southwest
11 corner, is actually flanked by some natural
12 features. One is the knoll I just mentioned and a
13 natural wood line and the property to the south is
14 also a quarry.

15 Tonight, the applicant proposes a
16 wireless telecommunications facility. I'm going to
17 turn to sheet Z4, my site plans. There are three
18 major components to this facility. One is the
19 compound itself, a 60-by-60 area, headed to the
20 east. Within that area, there will be a security
21 fence and a tower that will support the antennas and
22 a prefabricated, unmanned shelter.

23 Z4, on the left-hand side, is an
24 enlarged plan of the compound, and on the right-hand
25 side is an elevation of what the tower would look

1 like. The tower rises 140 feet above grade. We are
2 proposing 12 antennas at the center line of 120
3 feet, and unlike other standard towers, we're
4 proposing a tower with a windmill on top. One of
5 the directions that the wireless ordinance tells us
6 is, we try to use some techniques to get this
7 facility or tower to blend in. Well, I'm on a farm
8 and I'm proposing a windmill, something you would
9 naturally see on a farm.

10 Q. What is the size of the fenced-in
11 portion of the compound?

12 A. It's 50 by 54. The reason for that
13 is, we like to leave a little clear area between the
14 fence and the wood/timber border. What we will do
15 is we will run all the underground utilities in the
16 area. So it's not inside the compound. But right
17 now, we're planning one tenant. If multiple tenants
18 come, they are going to be digging up inside the
19 fenced-in area. By routing my conduits outside,
20 poking in where I need it, they are not disturbed by
21 the next guy who comes and the third guy and fourth
22 guy and so on.

23 Q. So both the compound and the tower
24 would be sized and designed for co-location?

25 A. That is correct. That is shown on

1 sheet Z4 and that is depicting three sets of future
2 antennas, one at a center line of 110 feet and one
3 at 90. I want to go back to Exhibit A-1. The
4 compound is situated 1234 feet from King Street and
5 it is also situated over 1800 feet from Old Turnpike
6 Road, to give you an idea where it is sited on this
7 property. Another unique feature of this property
8 is its size. I can get this thing over 1800 feet
9 from Old Kings Road. I can get this thing 1200 feet
10 from King Street.

11 CHAIRMAN JOHNSTONE: Can I have the
12 dimensions of tower? I understand it is 130 feet.
13 Where are you going to have the telephone aspect of
14 this? At what levels are you having the cells for
15 the towers that are going to be used, the antennas,
16 I guess, if they are antennas?

17 MR. COLASURDO: 120 feet, 4 inches,
18 essentially, 120 feet above grade. Below that,
19 we're proposing that this tower can be designed to
20 accommodate another 12 antennas 10 feet below that
21 at 110 and then another set at 100 and another set
22 at 90, 12 antennas at each level. That would be in
23 the future. Tonight, we are proposing one set of 12
24 but this tower can be designed to accommodate future
25 carriers.

1 Q. How many licensed carriers are there in
2 the market?

3 A. Five or four. It's a lattice tower
4 made of steel piping and a galvanized steel finish
5 and I'm proposing a decorative windmill on top. It
6 does not generate power. You can see in the
7 drawings it almost looks like there's a tube running
8 up the middle of the lattice tower. That's a
9 typical thing you would see on a working windmill.

10 Next is the equipment shelter and
11 coaxial cable. It's an inch and 5/8 width. If I
12 gave you a 2-foot piece, you couldn't bend it over
13 your leg. That's all hidden internally inside the
14 tube down the center. The equipment shelter is a
15 prefabricated, pre-inspected structure. So what
16 that means is, an inspection agency licensed by the
17 State of New Jersey certified this unit that is made
18 in a warehouse that complies with all the New Jersey
19 applicable building codes. It's 12 feet wide, 30
20 feet long. There is one light fixture that's
21 located over the entrance door. It's a 70-watt
22 shielded fixture. It's pointing down at the stoop
23 of that door. It's on a motion sensor and a
24 photocell. It's for my technicians if they had to
25 come in at night.

1 Fences going around the facility, we
2 are proposing an eight-foot-high, board-on-board
3 fence. It could be chain-link. It could be
4 painted, painted any color you like. I'm going to
5 go to some quick facility characteristics and I'll
6 --

7 Q. Before you get there, could you review
8 some of the setbacks with respect to the compound?

9 A. Sure. Look at sheet Z3.

10 Q. You indicated the setback to King
11 Street is 1,234 feet?

12 A. That's the setback from King Street to
13 the compound itself. 1266 feet, 5 inches is the
14 distance between King Street and the proposed tower.

15 Q. And the corner of the property where
16 the farm buildings are is part of the historic
17 district?

18 A. That is correct.

19 Q. And approximately how far is the tower
20 from that location?

21 A. From the historic district, the
22 monopole to the historic district is 773.5, and the
23 compound, we have less than 1600 feet. I did a
24 measurement based on some of the reports. We got
25 755 feet from the tower to the historic district.

1 Q. And the location of the historic
2 district is kind of in the upper right-hand corner
3 of your plan?

4 A. Yes. The district line follows or
5 goes around the public ballpark. So the closest
6 point would be southwest corner of Lot 12.

7 Q. And currently, Lot 12, that's an open
8 field area with a park with swing sets and stuff?

9 A. Yes.

10 Q. How close is the compound to the side
11 of the rear property line?

12 A. To the rear property line, that would
13 be the line that you have noted as north 57 degrees,
14 41 minutes, 1 second, west. The compound is 437
15 feet, 5 inches from that property line. The
16 proposed equipment is 436 feet, 7 inches and the
17 tower is 436 feet, 7 inches, and the equipment
18 shelter is 414 feet, 17 inches.

19 Q. And here it is indicated a setback to
20 the property line with respect to the tower and the
21 compound?

22 A. Yes.

23 Q. Could that be moved to comply with that
24 setback?

25 A. We can comply with one on the

1 property.

2 We can comply with the setback, the required setback
3 to the park line, relocating the facility on top of
4 the map, but there's another requirement about being
5 150 feet from a historic district and we would have
6 to move it off of the property.

7 Q. So you could meet the distance to the
8 park. Would you meet the distance to the side and
9 rear property line, 280 feet?

10 A. We are deficient on the southeast
11 property line, but by moving it to the knoll, I can
12 comply with those setbacks.

13 Q. And if you moved it to the knoll, the
14 actual height of the tower could be brought down
15 also?

16 A. That's my understanding, yes.

17 Q. Could you explain why you didn't select
18 that as your first choice?

19 A. Let's go back to Exhibit A-1. The
20 compound location is flanked to the west by the
21 knoll. It's over 40 feet higher than the grade that
22 the compound is located so we're trying to take
23 advantage of that knoll as well as the mature woods
24 to the west, south and east and the distances that
25 we have achieved between the compound, King Street

1 and Old Turnpike Road. That's why that location was
2 selected.

3 Q. And what would those features -- how
4 would they benefit the facility?

5 A. Well, it would visually buffer the
6 compound itself and the first 40 feet of the tower
7 from the south and the west. The mature tree lines
8 would buffer the compound and I would say
9 approximately 70 feet, the tree height of the
10 compound, from the south and the east. The compound
11 itself is most visible from the north looking south
12 and that is where we got our greatest distances.

13 Q. If the Board was more concerned with
14 setbacks, they could be addressed by shifting the
15 compound from the proposed location over to the
16 knoll?

17 A. Correct.

18 Q. Now, there is a question that was
19 raised in one of the reports and a gentleman
20 indicated this evening a concern with respect to the
21 access drive. Could you explain what's currently
22 out there and what you are proposing there?

23 A. Currently, there's a farmer's lane
24 that begins on King Street, makes its way up the
25 hill to the knoll, turns east and then what we're

1 proposing is to improve a 10-foot-wide gravel drive
2 to the compound along the eastern side of the knoll.
3 So we're planning to use 800 feet of existing
4 pathway, a little over 7.

5 Q. And how would you be improving it?

6 A. With some gravel and some light
7 grading because it is a cultivating area. So it is
8 relatively flat now.

9 Q. And would you also propose a driveway
10 curb cut on King Street?

11 A. I would. Right now, we're showing an
12 asphalt apron just to stabilize that entrance at
13 King Street. I do also need to put a gate in to
14 keep people out onto Kings Highway.

15 Q. Now, with respect to this facility,
16 it's an unmanned facility?

17 A. Yes, it's unmanned. It doesn't
18 produce any sewage, doesn't require any potable
19 water, doesn't produce any traffic other than
20 routine maintenance visits. Once every four to six
21 weeks, a technician will drive up, stay there for
22 about 45 minutes, do some testing of the equipment,
23 physical or visual inspection of the equipment, and
24 make sure it's fine.

25 By not having permanent employees, I

1 don't want you to think it's not monitored. It's
2 monitored 24 hours a day, 7 days a week. If someone
3 tries to break into my shelter, there are a series
4 of silent alarms that are sent by telephone land-
5 lines to a monitoring station. If the equipment
6 shelter gets warm, say the air-conditioner fails, we
7 know about it. If we have a power outage, we know
8 about it. If any of the equipment malfunctions, we
9 know about it. By not having permanent employees
10 doesn't mean we are not monitoring. I need a
11 telephone line.

12 The facility does not generate any
13 glare, any odor, any smoke or any noise that would
14 exceed the NJ Department of Environmental Protection
15 standard.

16 One of the things I want to tell you
17 about, we have an emergency generator inside this
18 equipment room. If we lose power, the generator
19 will kick on and it is a diesel generator. The
20 diesel tank sits underneath the unit inside the
21 equipment shelter. It holds 210 gallons of fuel.
22 It burns 5 gallons of fuel an hour on a full load
23 but my client's telling me you do not get a full
24 load on these things and anticipate a full 72 hours
25 before they have to fill up a generator. As far as

1 the tanks themselves, the internal tanks, have an
2 internal tank that holds 210 gallons. You have
3 another steel tank around that holds 25 more
4 capacity than the other and then the physical room
5 that this generator is in is like a bathtub. So you
6 have a 12-by-30 floor plan, sheet Z4. 10 feet of
7 that is the generator alone. There's also monitors
8 inside that generator room. If the floor of that
9 room senses any moisture, it sends an alarm. If the
10 inner wall of the outer tank senses any liquid, if
11 the inner tank was breached, an alarm is sent.
12 That's it about noise.

13 Q. And the noise from the generators would
14 comply with all standards?

15 A. Yes, sir.

16 Q. And how often is the generator run for
17 routine exercise?

18 A. It's exercised once a week, usually
19 between the hours of 10:00 and 2:00 for 25 minutes.
20 They'll run a full-load test and then give it 15
21 minutes to cool down. It also has the ability to
22 tell it not to test that day. If New Jersey issues
23 an ozone alert, you send a signal to the equipment
24 shelter and say "do not test today" and it will pick
25 up the testing at another time.

1 MR. MEESE: Are there any questions of
2 Mr. Colasurdo?

3 CHAIRMAN JOHNSTONE: Let's start with
4 our experts. Any questions of this witness?

5 MR. BURR: I do. Did you guys ever
6 obtain an OI?

7 MR. COLASURDO: It was submitted. I
8 don't know if it came in yet. I saw a note about
9 the NJDEP maps and how it does show a sliver of
10 wetlands over by King Road. So I agree with your
11 report that we should have that checked by our
12 environmental people and flagged and get an OI.

13 MR. BURR: So that's in progress?

14 MR. COLASURDO: I believe it is, and
15 if it's not, we will.

16 MR. BURR: Another question I have has
17 to do with overall site disturbance, impervious
18 coverage and whether or not this project would
19 qualify as a major development with respect to
20 stormwater. The plan says 46,000. Is that an
21 accurate --

22 MR. COLASURDO: That's actually, if
23 you go to sheet Z3, limits of disturbance plan, it
24 says that it's 36,038.

25 MR. BURR: That's 36,038?

1 MR. COLASURDO: Right.

2 MR. BURR: And then there still seems
3 to be a little bit of a discrepancy between the
4 lower area, because I too was by there and I saw
5 nothing but, at the opening down there, it looks
6 like grass.

7 MR. COLASURDO: I was there today and
8 I saw tracks and you should have the signed, sealed
9 survey prepared by a licensed surveyor that actually
10 has picked up and noted the gravel and dirt tracks
11 that are along there. Basically, what it is is an
12 area of the farm that goes around the orchard, and
13 it's pretty clear to me, where the tractors come up
14 and down the hill.

15 MR. BURR: I also have some questions
16 about the stormwater calculations.

17 MR. COLASURDO: I have those but I
18 didn't get them back yet from the gentleman that
19 prepared them but we plan to address those.

20 MR. BURR: That was my big concern,
21 whether or not this project qualified as a major
22 development and whether they needed to do something
23 to meet the requirements of the stormwater. So once
24 we get these calculations, we can see where we
25 stand. I have a lot of small comments. I assume

1 you have no problems addressing those?

2 MR. COLASURDO: No.

3 MR. BURR: Lighting. You said there
4 was one light over the door to the equipment
5 compound. Will there be any lights on the tower
6 itself proposed?

7 MR. COLASURDO: None.

8 MR. BURR: Did you touch on
9 landscaping at all?

10 MR. COLASURDO: No. We didn't propose
11 any landscaping given the setting, being flanked by
12 the knoll and mature trees, but if you need
13 landscaping, I'll be happy to develop it.

14 MR. BURR: It's up to the Board.

15 MR. COLASURDO: I'm sorry. There was
16 landscaping added to the south and east of the
17 compound but it was addressing some of the compound.
18 I have no issues putting it in but this is a
19 facility that's going to be sitting behind an apple
20 orchard.

21 MR. BURR: And the south and east are
22 the open areas then?

23 MR. COLASURDO: Well, the north and
24 east.

25 MR. BURR: Jumping to the compound

1 itself, I understand there's a 60-by-60 area that is
2 surrounded by a retaining wall?

3 MR. COLASURDO: Yes.

4 MR. BURR: It looks like, on the north
5 portion, there's something outside of the fence
6 compound. Am I right or is that...

7 MR. COLASURDO: That is the electric
8 and telephone demark. That would be within the 60
9 by 60.

10 MR. BURR: Is that surrounded by a
11 fence?

12 MR. COLASURDO: Yes, it is.

13 MR. BURR: As far as the emergency
14 generator is concerned, you said it will comply with
15 all requirements?

16 MR. COLASURDO: Yes.

17 MR. BURR: If any other equipment is
18 operating at the same time, does that have any
19 impact?

20 MR. COLASURDO: It does. The
21 generator that we are working with, the
22 manufacturer's specifications tell me I can
23 anticipate 57.8 decibels at a distance of 20 feet
24 away. If I took two of those units and put them
25 side by side, the increase would be 3 decibels. So

1 it's not a doubling of the noise. It's up three.

2 On our proposal tonight, we have two
3 air-conditioning units that are on the equipment
4 shelter. They do not run at the same time. One
5 will run for however long it takes to cool down the
6 shelter to 72 degrees, and if needed, the second
7 unit will turn on and keep volleying back and forth.
8 Even if that air-conditioner was on as well as my
9 generator running at the same time, we would still
10 comply with the decibel levels and I'm confident to
11 tell you that, because I have been able to go to the
12 facilities that have been constructed and take
13 measurements around it, and looking at the distances
14 I have between our facility and the property line,
15 I'm more comfortable testifying that we will meet
16 the 55-decibel maximum at the property line and
17 that's the daytime on this.

18 MR. BURR: With the monopole, was a
19 geotechnical review performed?

20 MR. COLASURDO: We haven't done one
21 yet. We will.

22 MR. BURR: I think that pretty much
23 covers what I have. One more thing, on the antennas
24 themselves, 12 of them, how big are they?

25 MR. COLASURDO: Sheet Z5 of the site

1 plans, in the lower left-hand corner, we have an
2 elevation of the antennas. Its height would be 73
3 inches, 6 feet. The width is 18.8 inches and the
4 depth is 9.1 and they are a gray color. It's
5 usually a light gray or a pale white or a
6 gray-white, dirty white, and they could be painted
7 if you like.

8 MR. BURR: Are you the right person to
9 ask about the faux windmill? Can you give me a
10 real- life example of where one might exist?

11 MR. COLASURDO: In Mountainside. If
12 you drive on 78 West, it will be on your right side.

13 CHAIRMAN JOHNSTONE: You said
14 Mountainside?

15 MR. COLASURDO: Yes.

16 MR. BERNSTEIN: Where in Mountainside?

17 MR. COLASURDO: I don't have that
18 address on me. It's municipal-owned property, not
19 on the municipal building. It's on 78. I can get
20 you the address. That windmill is much smaller.
21 That's my first windmill design and I increased this
22 one to give it some more proportion with the tower.

23 CHAIRMAN JOHNSTONE: Mr. Bernstein?

24 MR. BERNSTEIN: Do you have to check
25 with the FCC or CAB or DOT with respect to lights on

1 the top of the tower?

2 MR. COLASURDO: Yes, we do.

3 MR. BERNSTEIN: Has that been done?

4 MR. COLASURDO: Yes, it has. We
5 submitted a document that says that no lighting is
6 required.

7 MR. BERNSTEIN: Where did you receive
8 that waiver from? Was it the DOT? There may have
9 been a change in the requirements.

10 MR. COLASURDO: In the document I have
11 given to my client, there is no lighting
12 requirement.

13 MR. BERNSTEIN: Give us the date,
14 though.

15 MR. MEESE: Where is the heliport?

16 MR. BERNSTEIN: It's on Johnson's
17 property. I don't have the route.

18 CHAIRMAN JOHNSTONE: It's the western
19 part of this town -- or eastern part. I'm sorry.

20 MR. BERNSTEIN: There are helicopters.

21 MR. COLASURDO: The FAA does not
22 regulate that because a helicopter doesn't have a
23 landing pad.

24 MR. BERNSTEIN: But it may be
25 important with respect to lighting. People may come

1 in and not be familiar with the area.

2 Now, you have seen farm windmills, I
3 assume, sir?

4 MR. COLASURDO: Yes.

5 MR. BERNSTEIN: To you, as an
6 architect, does this look like an operating
7 windmill?

8 MR. COLASURDO: Yes, it does.

9 MR. BERNSTEIN: And what's the base of
10 this windmill, this structure, the tower?

11 MR. COLASURDO: This would be between
12 16 feet and 18 feet between the legs. It is a
13 three- legged structure.

14 MR. BERNSTEIN: What would be the area
15 between the three towers' supports? Can you tell us
16 what's the area within the tower supports?

17 MR. COLASURDO: Of the triangle? I'll
18 do the trigonometry at the office and get you the
19 answer.

20 MR. BERNSTEIN: You talked about the
21 tree line. Can you tell us what type of trees are
22 within that tree line? You said you estimate 60
23 feet.

24 MR. COLASURDO: Mostly deciduous
25 trees. I don't have exact species.

1 MR. BERNSTEIN: So I assume, in the
2 winter months -- so basically, in New Jersey, in the
3 wintertime, the trees are bare. Do you agree with
4 that?

5 MR. COLASURDO: Yes.

6 MR. BERNSTEIN: Now, the equipment
7 shelter, the size, sir?

8 MR. COLASURDO: 12 feet wide, 30 feet
9 long and just under 11 feet high.

10 MR. BERNSTEIN: And would there need
11 to be a separation if another carrier were to come
12 in between the equipment shelters? Can they be
13 stacked right next to one another or is there a
14 certain separation that's required?

15 MR. COLASURDO: Well, the building
16 code tells me that the walls of a building have to
17 be a certain fire rating if it's in a certain
18 distance, but with respect to this facility, the
19 rating I would have to comply with is zero. These
20 are utility uses. They are listed and they are
21 classified under processing equipment. There'd be
22 no use separation between the same users.

23 MR. BERNSTEIN: Well, are they typical
24 in a compound where they are adjacent to each other?
25 Typically, is there a separation between the

1 equipment shelters?

2 MR. COLASURDO: Is there usually a
3 physical separation?

4 MR. BERNSTEIN: Yes.

5 MR. COLASURDO: Yes, typically. And
6 there have been sites where I put them together and
7 made one.

8 MR. BERNSTEIN: But typically, what's
9 the separation?

10 MR. COLASURDO: We would like to
11 maintain 3 feet.

12 MR. MEESE: Do all carriers utilize
13 equipment shelters?

14 MR. COLASURDO: No.

15 MR. BERNSTEIN: But they all have some
16 type of shelter with equipment?

17 MR. COLASURDO: Cabinets. They are
18 generally 36 inches by 36 inches, have doors on
19 front. 3 feet is a number I would use only because
20 you have doors on it for maintenance and access and
21 electrical codes to deal with. I can tell you, if I
22 had to, I could take two equipment shelters that
23 have nothing on them and I could slide them right
24 together. It is not going to make a difference.
25 With equipment cabinets, I have put them right next

1 to each other and stacked them on top of each other.
2 So I have no problems with the size of this facility
3 being able to handle all four carriers in New
4 Jersey, at this time, and the type of equipment they
5 use.

6 MR. BERNSTEIN: Okay. Now, can you
7 produce cut sheets showing the decibel levels of the
8 air-conditioning units, the fans and the generators?

9 MR. COLASURDO: Yes, I can. What I
10 have prepared, it can be handed in tonight because I
11 prepared it for you. I got the report that I was
12 talking about, the one with the post-construction
13 acoustics. This was a facility that was built in
14 Pittstown. The testing was done by a laboratory
15 called New Laboratories and I took a site plan that
16 was provided in 2006 and I marked it with the "X"s
17 of where the testing locations were taken and the
18 anticipated decibel levels or the measurements and
19 our closest property line is 104 feet with the 60KW
20 generator. We now use 50KWs. When the
21 air-conditioning was running, we recorded a decibel
22 level of 55.1DB, measured from source to the
23 receiver, being the property line.

24 MR. BERNSTEIN: My question with
25 respect to that, can you tell us what were the

1 air-conditioning units for the manufacturer and the
2 number for that facility compared with the
3 air-conditioning units, the number and the
4 manufacturer, for this?

5 MR. COLASURDO: It would be the same.

6 MR. BERNSTEIN: Can you tell us what
7 they are when you say "the same"? That's why I
8 would like to see the cut sheets for these devices.

9 MR. COLASURDO: I can give you cut
10 sheets of the exact units and the manufacturers that
11 were installed in Pittstown. I can tell you we'll
12 be using a five-ton air-conditioner and a 50KW
13 generator. I can't guarantee we are going to be
14 using the same manufacturer because these
15 manufacturers make it to Verizon's specifications.
16 So I don't care from what company it is coming from,
17 X, Y, Z. If I tell them "This unit can only produce
18 65 decibels at 22 feet," it better do it before it
19 gets on site. So the manufacturers can be
20 different. It's the specifications.

21 MR. BERNSTEIN: Well, the
22 specifications are all well and good.

23 MR. COLASURDO: If that's going to
24 give you more information to form an opinion, I'll
25 do it, but we will comply with all noise standards.

1 We'll even do a post-acoustic test if you want it.

2 MR. BERNSTEIN: The problem with the
3 post-test, it's already installed. I'm not going to
4 debate with you. That's not my fancy. I would just
5 like the cut sheets that our engineer can review and
6 determine if there's compliance.

7 MR. COLASURDO: I'll get them for you
8 and I need to put on the record I do agree with the
9 statement that a post-acoustic test is useless. We
10 do do a post-acoustic test, that will tell us if we
11 are in violation and by how much and that allows me
12 to design acoustical barriers or acoustical louvres
13 on the shelter that will lower the decibels.

14 MR. BERNSTEIN: No one said they're
15 useless. I said that, once something is
16 constructed, it's hard to retrofit. That's my
17 point.

18 Now, you'll have a geotechnical report
19 as to how many antennas this facility can support?

20 MR. COLASURDO: We usually do a
21 geotechnical. We'll hire a soil engineer who will
22 come to the site with a truck that has a 4-inch
23 auger on it and he will drill down 40 to 50 feet.
24 With those samples, he will give that to a soil
25 scientist and he will give us a spreadsheet of what

1 the characteristics are, the moisture, type of soil.
2 Those results are given to the folks that make these
3 towers. I generally do not get soil walks until I
4 get a zoning approval. If I get one on the spot and
5 this Board tells me tonight, "We want you to move it
6 20 feet," then I just wasted \$3,000.

7 MR. BERNSTEIN: It's not for you to
8 decide. You're a witness, not a member of the
9 Board. Can you guarantee us as to a limitation on
10 the number of antennas on this site? Assuming that
11 we're approved, can you tell us, categorically, "We
12 will limit it to 12 antennas"?

13 MR. COLASURDO: Would I do that? No.

14 MR. BERNSTEIN: So you are not giving
15 us a limitation on the number of antennas; is that
16 correct?

17 MR. COLASURDO: No.

18 MR. BERNSTEIN: So that wouldn't a
19 geotechnical report tell us, from an engineering
20 standpoint, how many antennas this facility, at this
21 time, could hold?

22 MR. COLASURDO: Absolutely not. It
23 would not tell you that. Right now, on the table,
24 if you reviewed my site plans, we are proposing 12
25 antennas for the application tonight and we also

1 show three additional sets of antennas at 110, 100
2 and 90. The geotechnical only affects the size of
3 the foundation based on the soil quality. You could
4 tell us tonight you want this thing designed for a
5 20-foot extension. As long I know that, I can have
6 the foundation designed appropriately and the tower
7 itself. A geotechnical only gives the engineers the
8 soil characteristics. It has nothing to do with how
9 many antennas a tower can support. You tell me.
10 Right now, we are proposing a total of four sets of
11 12 antennas. If you want more, let me know before
12 it's designed, but it's not the geotechnical that
13 does that.

14 MR. BERNSTEIN: So what is it that
15 determines the maximum number of antennas?

16 MR. COLASURDO: Generally, they're the
17 approval of the Zoning Board.

18 MR. BERNSTEIN: I'm asking what the
19 tower can hold.

20 MR. COLASURDO: Right now, we are
21 proposing four sets of 12 antennas. If this Board
22 would like to see -- for a safety net, if you would
23 like to see this tower extendible by 20 feet, not
24 built that way, but have the structural capacity
25 built into it, I could write that specification and

1 say, "Structural Engineer, make sure this tower can
2 support another 20 feet, another set of 20 antennas,
3 and make sure that foundation works based on the
4 geotechnicals we have." So it's not the
5 geotechnical, it's us, the specifications I give
6 these people.

7 MR. BERNSTEIN: Are you saying that
8 there will only be 48 antennas, at the maximum, from
9 your perspective?

10 MR. COLASURDO: No. I am saying,
11 tonight, the site plan in front of this Board is
12 representing 12 antennas at a center line of 120
13 feet. I'm also proposing 12 antennas at 110 feet
14 for future carriers, 12 antennas at 100 feet and
15 another 12 at
16 90 feet for another.

17 MR. BERNSTEIN: You have 48 antennas
18 like I have asked you about or maybe I'm asking it
19 wrong.

20 MR. MEESE: That's what the design of
21 the tower will accommodate?

22 MR. COLASURDO: Correct. This tower
23 has not been put through construction drawings or
24 shop drawings or site plans. We are representing
25 tonight a tower that can hold four carriers, each

1 carrier having 12 antennas, one set at 120, 110, 100
2 and 90.

3 MR. BERNSTEIN: Now, does it show
4 anything or could there be anything -- I know some
5 of these towers have beepers and other things on
6 them or other antennas for other uses or taxis. Is
7 this something that could be appended also to this
8 tower?

9 MR. COLASURDO: I don't understand.
10 Are you asking if this tower can accommodate the
11 municipality or a paging company, whip antennas? If
12 I am asked to make sure that this can support whip
13 antennas for municipal service or for a paging
14 company, I just need to know how many and how high,
15 or if that's unknown, what I would do, I would write
16 the specification for this tower and say, "I want
17 you to design this tower so it can accept ten
18 20-foot whip antennas on the very top. Most
19 municipalities don't want their antennas that high
20 but I'm pretty confident that it will hold.

21 MR. BERNSTEIN: Now, have you proposed
22 anything for the municipal service on this tower?

23 MR. COLASURDO: Nothing shown.

24 MR. MEESE: Could I add, one of the
25 things that the tower developer will go over is to

1 make space on the tower at no cost to the community.
2 If you're interested in that, we can design the
3 tower to accommodate that.

4 MR. BERNSTEIN: Now, one other thing,
5 Mr. Meese. One of the plans has been revised.
6 Could we get copies of that?

7 MR. COLASURDO: That Exhibit A-1 is an
8 exhibit I brought here as an exhibit. I created it
9 at a scale of 1 inch equals 100. I can bring
10 additional copies or I can leave A-1 here tonight.

11 MR. BERNSTEIN: Bring it here next
12 time.

13 MR. COLASURDO: It's the same drawing
14 on sheet Z3 of the site plan. It's just colorized.

15 MR. BERNSTEIN: We also have
16 applicants leave the exhibits.

17 MR. MEESE: Did you want 12, 15 copies
18 of that sheet?

19 MR. BERNSTEIN: Yes.

20 The other thing, I notice you have a
21 court reporter here. If she could electronically
22 send a copy to Ms. Goodchild, she can put it on the
23 municipal website so people have access.

24 MR. MEESE: Okay.

25 MR. BERNSTEIN: Those are my questions

1 and comments.

2 MS. BAIRD: I have one. Going back to
3 -- you were saying, if you moved the antenna to the
4 knoll, it would lower the tower, but somehow or
5 other, I never heard why it wasn't proposed for the
6 knoll.

7 MR. COLASURDO: To be honest with you,
8 we thought it would be more visible from the knoll.
9 If we were to move this facility to the knoll, I
10 would probably want to present a different design
11 and a different concept to the Board, one that would
12 conceal the facility even more so than a windmill,
13 and I'm taking advantage of the lower height. I'm
14 using proportion as my main theme. If I can reduce
15 this thing 40 feet from the knoll, I can come up
16 with another design and we can take a look at that.

17 MS. SLAGLE: Did you look at any other
18 locations on the site?

19 MR. COLASURDO: On the property?

20 MS. SLAGLE: Yes.

21 MR. COLASURDO: One of the main
22 reasons is the distances I was able to get from King
23 Street and Oldwick Road and the fact that I did have
24 that knoll to shield the compound from the west and
25 south. The north, when you're looking back at the

1 area, that's the most visible, but I'm trying to use
2 distance to minimize.

3 MS. SLAGLE: Was there any space on
4 the other side of the knoll?

5 MR. COLASURDO: No. I was on top of
6 it and it's pretty steep. If I move it there, I
7 have to be right on top of the knoll and it's a
8 steep slope and I don't want to deal with it.

9 MS. BAIRD: One other comment is, on
10 the plans on Z3 and one at the back where you have
11 the road labeled as "Old Turnpike Road," it is
12 actually High Street. That road has three different
13 names, and in the Village of Oldwick, it is High
14 Street.

15 MR. MACKIE: Just to clarify, your
16 design is a lattice tower, not a monopole?

17 MR. COLASURDO: Correct.

18 MR. MACKIE: You testified earlier,
19 you said the emergency alerts go to wherever the
20 server is, person, machine. You said "landline."

21 MR. COLASURDO: Right. There's a
22 series of silent alarms in the system.

23 MR. MACKIE: That's not my question.
24 So you are going to string a landline above ground?

25 MR. COLASURDO: Underground.

1 MR. MACKIE: So that's going from the
2 tower. Do have you that shown somewhere?

3 MR. COLASURDO: No. We have to meet
4 with the utility companies to find out which pole
5 they will extend the line but our plan is to put
6 that underground. I have a hard time getting the
7 utility companies to meet me on projects like this
8 unless I have a zoning approval. But we can say, 99
9 percent of the time, we are putting the utilities
10 underground. They come from the street, go in the
11 ground, back to our facility.

12 MR. MACKIE: Is it correct to assume
13 that you would probably prefer the shortest distance
14 to the pole?

15 MR. COLASURDO: Yes, but I'm at the
16 mercy of the utility company.

17 MR. MACKIE: One other question that
18 has to do with the height. For rough numbers, you
19 got a ground elevation of 360 plus 140 feet, makes
20 500. Is that your design height to get the top of
21 the tower at approximately 500 feet?

22 MR. COLASURDO: That would be another
23 expert.

24 MS. DEVLIN: You said, if you were to
25 put it on the knoll, you would do a completely

1 different design. Well, I was wondering, did you
2 consider any other structures for it instead of the
3 windmill, such as a silo?

4 MR. COLASURDO: Not in the current
5 location but the knoll is where I would consider one
6 because of the proportion of the silo. I'm looking
7 at a 140-foot structure, and when you look at the
8 manufacturer of the silo, a 140-foot silo would have
9 to be a 160-foot structure so it doesn't look like a
10 missile. So in the current location, they do not
11 like that idea but the knoll, I think, is a
12 potential for that.

13 MS. DEVLIN: You talked about the
14 coaxial cables going on a tube inside. What does
15 that tube look like and how big is it?

16 MR. COLASURDO: 30 inches in diameter
17 and it's what you'll see on a working windmill and
18 how the panels and the rods are spinning inside to
19 generate electricity, except ours is empty. So we
20 fill it with the coaxial cable.

21 MS. DEVLIN: And you said there's a
22 fence around the compound. What kind of fence? You
23 said it was timber?

24 MR. COLASURDO: Eight-foot pine,
25 board-on-board fence. You can't see through it but

1 you have a slat on the back and the front.

2 MS. DEVLIN: I was wondering if there
3 was a more attractive way -- I have seen plans for
4 others where they put the equipment shed and made it
5 look like a barn, but I guess, if there's no way to
6 look through the fence, that doesn't make sense.

7 MR. COLASURDO: Well, the fence is 8
8 foot high and the equipment shelter is 11 feet high.
9 The site I mentioned with the Pittstown, that's
10 pretty much what the Board asked. I designed the
11 equipment shelter to look like a barn structure and
12 we designed it so the next carrier could connect.
13 So we just made a complete, connecting piece.

14 MS. DEVLIN: And it looks like it fits
15 in with a farm?

16 MR. COLASURDO: I can bring in a
17 picture if you want to see it.

18 MS. DEVLIN: What did you do as far as
19 a fence around that?

20 MR. COLASURDO: Board-on-board wooden
21 fence.

22 MS. DEVLIN: That's not -- that
23 doesn't make a lot of sense if you're going to make
24 these structures look like they are fitting in with
25 a farm.

1 MR. COLASURDO: I got to be concerned
2 with security. I testified that we are proposing a
3 chain-link fence. You can see through and it has a
4 lot more security, but if you want a board-on-board,
5 I'll do it, but if you want something that is more
6 conducive for a farm, maybe posts and some wire
7 between. I'm going to lose some security, but at
8 least I can see through it so I know someone can't
9 duck down and be seen. So I would take that over
10 the board-on-board fence for security concerns.

11 CHAIRMAN JOHNSTONE: Are you an owner
12 of any of this or are you just an independent
13 contractor?

14 MR. COLASURDO: I'm just an
15 independent contractor.

16 CHAIRMAN JOHNSTONE: Because your
17 testimony is sounding like you're an owner.

18 MR. COLASURDO: I've been doing this
19 for 15 years.

20 CHAIRMAN JOHNSTONE: I'm just curious
21 if you were an owner or have an interest in this
22 cell tower or other towers.

23 MR. COLASURDO: Only to do good for my
24 clients so I get my commission.

25 CHAIRMAN JOHNSTONE: So you're not an

1 owner?

2 MR. COLASURDO: When I got my license
3 to be an architect in the State of New Jersey, I
4 swore an oath to be truthful and honest.

5 CHAIRMAN JOHNSTONE: I'm assuming you
6 have. I'm just asking whether you have a pecuniary
7 interest other than your fee that you're getting for
8 your fee and time and effort?

9 MR. COLASURDO: Nothing else from my
10 time and effort.

11 CHAIRMAN JOHNSTONE: And I gather
12 there's, for example, in terms of the size of the
13 tower, there's flexibility in the structure and
14 make-up of the building that are necessary and that
15 there's flexibility in terms of where this can be
16 located. Is that fair?

17 MR. COLASURDO: There are other
18 options, yes.

19 MR. LARSEN: Are you the main
20 architect for Verizon cell towers?

21 MR. COLASURDO: I'm not their main
22 architect. I'm one of their vendors that do work
23 for them. I do most of my work in New Jersey.

24 MR. LARSEN: So you have New Jersey,
25 you basically do that?

1 MR. COLASURDO: New York, New Jersey,
2 Pennsylvania.

3 MR. LARSEN: Are there any other plans
4 for towers in the connecting townships?

5 MR. COLASURDO: That would be -- I'm
6 not the corporate --

7 MR. MEESE: The RF engineer would know
8 that based upon the network planning. He would know
9 where else he's designing. But to answer your
10 question, in terms of what other facilities are
11 proposed?

12 MR. LARSEN: Are there any other plans
13 for any other towers and antennas in any contiguous
14 townships in the works? That's what I asked.

15 MR. MEESE: Mr. Stern probably has
16 that information. You can ask Mr. Colasurdo if he's
17 designing any.

18 MR. COLASURDO: The closest one that
19 I'm involved in is Hackettstown. That's not for
20 Verizon Wireless but it the closest I know of to
21 here.

22 MR. LARSEN: So you design for other
23 companies besides Verizon?

24 MR. COLASURDO: Yes.

25 MR. LARSEN: Do you know of any others

1 that are in contiguous towns?

2 MR. COLASURDO: No. That's the only
3 one.

4 MR. LARSEN: We have a lot of high-
5 tension wires here. Is there any way a tower or
6 antennas can be bridged off of that?

7 MR. COLASURDO: Yes.

8 MR. LARSEN: Did you go talk to JCP&L,
9 talk to them instead of going to a virgin site?

10 MR. COLASURDO: That's not a process
11 I'm involved with. That would be the real estate
12 agent and the RF engineer. I don't know.

13 MR. LARSEN: So it's possible, then,
14 that you could use high-tension wires that are there
15 with the towers and you could bridge it off of that?

16 MR. COLASURDO: Physically, you can.
17 From my expertise, I have installed antennas at
18 power towers. I'm not an RF engineer. I don't know
19 how the signals would work.

20 MR. LARSEN: I know about them, the
21 sound and how loud it is. I know the generators. I
22 know all that. Okay? So I was just wondering,
23 because we have so many towers, if you can bridge
24 off of that. It's already a display site.

25 MR. MEESE: Mr. Stern will talk about

1 that.

2 MS. CZAJKOWSKI: You said something
3 about alarms would go off and you would have land-
4 lines to notify you. How far away would those
5 people be to come and take care of the issue?

6 MR. COLASURDO: Within the hour, they
7 would be on site. So if one of the heat sensors in
8 the equipment shelter went off, there would be a
9 technician on site within the hour.

10 MS. CZAJKOWSKI: And the
11 electromagnetic fields, tell me how strong they
12 would be and for what circumference they would be.

13 MR. MEESE: Mr. Stern would be the
14 right one to testify about that.

15 MR. BECKER: From King Street, at
16 about 9:22 p.m., you said that you relied on another
17 report for that setback. Can you explain that and
18 which report you relied on?

19 MR. COLASURDO: We received two
20 reports, one from Major Consulting and one from
21 Banisch, that pointed out a deficiency in the
22 setback to the historic district and the park. In
23 those reports, we were also asked to give the
24 distance from the monopole. That's 773 feet, 5
25 inches. That was my calculation. There is nothing

1 on the Major report to answer his question. I was
2 prepared to give that answer. The distance between
3 the monopole to the historic district.

4 MR. BECKER: So the 773 feet, you
5 stated earlier, is to what?

6 MR. COLASURDO: From the monopole to
7 the historic district. It wraps around the park.
8 It is a lot taller.

9 MR. BECKER: If you can recall, you
10 said you did the Mountainside tower that was a
11 representative windmill. You said that was a four
12 foot in diameter windmill.

13 MR. COLASURDO: I think it was a four
14 foot diameter, and here, I'm proposing a little
15 larger for proportion.

16 MR. BECKER: How high is it?

17 MR. COLASURDO: I think that is 140.
18 I have photographs if we move forward.

19 MR. BECKER: I would like to know the
20 height for proportions, please. Were you -- in
21 presentation of any of the plans, were you presented
22 any alternative sites to consider placement of a
23 tower?

24 MR. COLASURDO: Not me. Not my
25 testimony.

1 MR. BECKER: Who maintains the
2 railroad ties?

3 MR. COLASURDO: That would be Verizon,
4 the owner of the facility. And what is a good
5 material to use for a retaining wall? I'm not
6 holding back. I'm defining a compound. It's not a
7 structural wall. It would certainly decay but it
8 would be maintained. That's why a technician comes
9 to the site every four to six weeks.

10 MR. BECKER: When you selected the
11 site as an existing farmland/edge of an orchard and
12 you jagged what would be to the east and then you
13 went down a slope, do you know the slope of it and
14 does it address any steep slope concerns? If you go
15 to Z3, please. My question is, as you come off of
16 King Street, sir, your first turn to the left,
17 heading south.

18 MR. COLASURDO: Then you make a left
19 turn east.

20 MR. BECKER: What is the distance from
21 the slope from there to the next turn? From there,
22 it looks to be a 25-foot elevation drop.

23 MR. COLASURDO: You got a 390 contour
24 and about 364. It's already there. I actually
25 traveled it in my truck.

1 MR. BECKER: Is there gravel on that
2 existing stretch or is it grassy?

3 MR. COLASURDO: It's a mixture.

4 MR. BECKER: So to place whatever top
5 cover you are going to on there, would you have to
6 do any grading?

7 MR. COLASURDO: I'm not placing any
8 top cover or gravel there. The only place we are
9 looking to put any top cover is the 600 feet that
10 extends from that existing farm lane that we are
11 discussing, south to our compound.

12 MR. BECKER: So the question from
13 there is, if it's not gravel or anything firm and
14 it's dirt and you have 24-hour access with, I
15 presume, heavy equipment trucks; is that correct?

16 MR. COLASURDO: For construction, they
17 would need some larger construction trucks, but for
18 routine visits, it would be an SUV that would visit
19 the site every four to six weeks.

20 MR. BECKER: Would there be any
21 rutting or soil compaction where you begin the
22 gravel to King Street of the soil?

23 MR. COLASURDO: During construction?

24 MR. BECKER: At any time.

25 MR. COLASURDO: During construction,

1 you may have to put down some. It's compact. It's
2 been traversed for years. I think the farmer uses
3 that for his farming vehicles, those tractors with
4 those big rudder tires. I don't think we'll have an
5 issue with our routine maintenance visits. I don't
6 think we'll have an issue with the 600 feet of
7 access drive that we're planning to provide with
8 gravel during construction. If it is disturbed with
9 the construction vehicles, my client will return it
10 back to its natural state as it existed prior to
11 construction.

12 MR. BECKER: Where I was going with
13 that is, to try to understand, on your elevations,
14 the highest point appears to be 225.9, correct?

15 MR. COLASURDO: Correct.

16 MR. BECKER: The elevation at the
17 proposed compound is what, 357?

18 MR. COLASURDO: I would say it's
19 between 353 on the eastern side and 357 on the west.

20 MR. BECKER: So the difference would
21 be 70 feet, 75 feet, give or take, between the
22 elevation and the highest elevation of the knoll.

23 MR. COLASURDO: If that's the way the
24 math works out, yeah.

25 MR. BECKER: I believe it does. So I

1 believe the answer to my colleague's question that,
2 on the knoll, putting a barn with a silo, I think
3 you said that, with the height requirement for the
4 antenna, you need a 60-foot silo, correct?

5 MR. COLASURDO: What I was answering
6 was a question about the proportions of the silo and
7 why, being on the top of that knoll, I can take
8 advantage of the lower structure to use a silo
9 design. I didn't think it would be appropriate to
10 use a silo at the current compound location because
11 that's 120 feet above grade, and if you look at the
12 proportion, the diameter gets pretty thick. But if
13 you move this compound up to the top of this knoll,
14 you calculate at a higher elevation. So I'm
15 thinking that the tower might be able to get shorter
16 or the height of the antenna wouldn't have to be as
17 high on this structure because it's the AMSL you
18 want to maintain. Right now, above the current
19 compound, we're at 473 feet AMSL, which is 120 feet
20 above grade level. So if I'm working at the knoll
21 that's at 445.9, it would be reasonable to say you
22 can lower that structure, the towers don't have to
23 be as high above the grade level of the knoll
24 because the knoll is at a higher AMSL. I'm not the
25 guy that designs how high the antennas have to be.

1 That's another gentleman who does that so I can't
2 tell you if a tower on the knoll can be 100 feet or
3 60 feet. That is not me but I can say that common
4 sense would tell you that, if you're going to
5 relocate the compound to the area of the property
6 that's 40, 50 feet higher than the proposed
7 location, you should be able to reduce the height of
8 the tower. When I can get that reduced, then I can
9 start taking advantage of other structures like the
10 silo, because now, I'm only looking at the 80-foot
11 structure versus a 140. A 140-foot silo is going to
12 look like a nuclear missile.

13 MR. BECKER: But to go to the knoll,
14 you would rely on the other professional that is
15 going to testify later?

16 MR. COLASURDO: He would tell me what
17 height his antenna would be on that pole. I do not
18 design the antenna. I design the pole that holds
19 the antenna.

20 MR. BECKER: On the AC, on a 24-hour
21 day, you said there are two and they alternate for
22 load reasons. How many hours a day do they need to
23 run given they are in the direct sun?

24 MR. COLASURDO: They will run 24 hours
25 a day if they have to. We have got to maintain the

1 interior of the equipment shelter at 72 degrees.

2 MR. BECKER: So one AC would be
3 running it for 24 hours a day?

4 MR. COLASURDO: Not in winter. On a
5 70- degree or 80-degree day, I can see it kicking
6 on.

7 MR. BECKER: What kind of a gate would
8 it be?

9 MR. COLASURDO: A secure, lockable
10 gate to match the fence there. I'll present some
11 gate designs and I'll have the Board professionals
12 approve them.

13 MR. BECKER: So does that mean that it
14 has a fence that meets the security standards?

15 MR. COLASURDO: It has a fence.

16 MR. BECKER: Will the gate be the
17 larger deer fence, approximately 8 feet high?

18 MR. COLASURDO: Yeah. We can do that.

19 MR. BECKER: Is that what you're
20 proposing, is what I'm saying.

21 MR. COLASURDO: I haven't designed
22 that yet.

23 MR. BECKER: I think you said the
24 demarks are outside the proposed fence?

25 MR. COLASURDO: Electric and

1 telephone, the utility company demarks.

2 MR. BECKER: I think I heard you say
3 you don't know where the utilities will run. When
4 and if a second, third or fourth cellular antenna
5 company chooses to mount on this tower, should it be
6 ever put here, will they be digging up and creating
7 any other impervious coverage on the existing --
8 I'll call it -- road or access path?

9 MR. COLASURDO: My estimate would be
10 no. Studying the site and seeing that there's poles
11 along King Street, my opinion would be that utility
12 companies are going to look to take power from that
13 side of the property. They'll run it up a proposed
14 access drive, and as I testified before, Verizon
15 Wireless only needs 200-amp service. They're not
16 going to bring in new service for 200 amps of
17 service for the cell site. They're not going to
18 come back four or five times so they are going to
19 make Verizon take service from underground, from the
20 street to the compound. This is a multimeter pack
21 that is set. It's a pack that has three or four or
22 eight meter sockets and it's fed by 800-amp service.
23 Verizon Wireless plugs in their meter and the next
24 carrier that comes in just pops a meter in and runs
25 a secondary to their equipment, same with the

1 telephone line. What we would also like to do, just
2 to play it safe, is to put in two conduits for the
3 electric company. I'll put three or four so there's
4 two spares that can be used later.

5 MR. BECKER: Did you rely on some of
6 the other documents that were provided to us?

7 MR. COLASURDO: Yes. There's some
8 questions in their consultant's report with respect
9 to the coefficient that is being used. I haven't
10 been able to address that with Tom yet but I'll have
11 that revised and addressed.

12 MR. BECKER: I have a question if this
13 report even addresses this application because at
14 the top it says the present existing site is a
15 portion of Lot 7.

16 MR. COLASURDO: I think that's a typo.

17 MR. BECKER: So if there's a typo, are
18 there any other typos in the reports?

19 MR. COLASURDO: That's the
20 consultant's report so I'll have them look at it and
21 give you a revised report.

22 MR. BECKER: Did you rely on any of
23 the maps that were provided by any of the architects
24 or engineers regarding placement and choosing and
25 selecting this location? Were you given this

1 location to propose these plans or were you given
2 any other sites?

3 MR. COLASURDO: I was brought to this
4 site.

5 MR. BECKER: Okay. So I don't expect
6 you to speak to what's in the report, but if you
7 look at the maps that are provided, it seems like
8 the location for the proposed tower is actually not
9 even on this these three particular maps. If you
10 look, I'm referring to the V-Comm report, Pages 4, 7
11 and 18, and I don't expect you to testify to that
12 but...

13 MR. MEESE: Mr. Stern is aware of that
14 and he'll testify.

15 MR. BECKER: What I am asking --

16 MR. MEESE: The location on the maps,
17 he has revised coverage maps. The computer spit out
18 the wrong plot.

19 MR. BECKER: Three times?

20 I have no further questions.

21 MR. D'ARMIENTO: In the park where the
22 fields are, what's the distance from the tower? I
23 think I know from what we said before but I want to
24 confirm, from the park baseball field.

25 MR. COLASURDO: We have an aerial that

1 was submitted.

2 MR. BECKER: I'm sure that the other
3 professionals will address it but you testified that
4 there's going to be four antennas at 120 elevation,
5 three times?

6 MR. COLASURDO: The applicant is
7 proposing 12 antennas at 120 feet. Our plans also
8 indicate that this tower can be constructed to
9 accommodate three additional sets of 12 antennas by
10 future co-locaters, 12 at 110 and 12 at 100 and 12
11 at 90.

12 MR. BECKER: The reason I brought that
13 testimony up is because it is different than what
14 I'm reading on Page 6 of the V-Comm report. It
15 says, "Verizon Wireless proposes a cellular antenna
16 with a center line of 120 feet above ground level,
17 four antennas for each of three faces, for
18 establishing a full, 360-degree coverage for a total
19 of 12 antennas." One, that math you have doesn't
20 work in the letter. But I'm kind of curious, which
21 is it?

22 MR. MEESE: Three sectors of four
23 each.

24 CHAIRMAN JOHNSTONE: So that report is
25 wrong too?

1 MR. MEESE: Yes. There's an error in
2 that report.

3 MR. BECKER: Okay. I have no
4 questions.

5 MR. LARSEN: Is this a three-phase up
6 in there?

7 MR. COLASURDO: We like single-phase
8 but that is dictated by the utility company.

9 MR. LARSEN: Do you know if there's a
10 transformer somewhere?

11 MR. COLASURDO: For three-phases, they
12 may, but they tell me.

13 MR. LARSEN: You are bringing in 800
14 amps so...

15 MR. COLASURDO: 800 amps, I would need
16 a single-phase first.

17 CHAIRMAN JOHNSTONE: Any other
18 questions by the Board?

19 MR. BERNSTEIN: Sir, have you designed
20 any other decorative features for cell towers other
21 than the windmills at the top?

22 MR. COLASURDO: Well, I have been
23 involved with the monopines that you may be familiar
24 with that look like a long pine tree.

25 MR. BERNSTEIN: Those are the trees?

1 MR. COLASURDO: Yes.

2 MR. BERNSTEIN: Have you done anything
3 with silos?

4 MR. COLASURDO: No.

5 MR. BERNSTEIN: I remember, one
6 application, we heard of an oversized flagpole.

7 MR. COLASURDO: We have done those as
8 well.

9 MR. BERNSTEIN: Church steeples, have
10 you done any of those?

11 MR. COLASURDO: Yes.

12 MR. BERNSTEIN: Anything else you have
13 done other than these?

14 MR. COLASURDO: The church steeple, we
15 replaced an 80-foot steeple on a Presbyterian Church
16 in Millburn. I haven't done a freestanding one. I
17 know they exist. There's really no limitation from
18 what I can do with respect to the way the structure
19 looks. The only limitation I have is whatever
20 height I'm given as well as the material. If
21 there's any material in front of the antenna, it has
22 to be an inch to an inch and a half of Styrofoam,
23 say, sandwiched between two pieces of fiberglass
24 that does not impede the antenna signal. With a
25 material like that, I'll do a penthouse on top of a

1 building with the antenna behind it. The silo we
2 are talking about, the dome part and maybe even part
3 of the wall would be of that material, because if
4 there's antenna behind it, that material behind the
5 antenna needs to let the signal transmit.

6 CHAIRMAN JOHNSTONE: Any other
7 questions of the Board at this time?

8 (No response)

9 CHAIRMAN JOHNSTONE: I see no
10 questions.

11 I'll now turn to the public. How many
12 people of the public have questions of this witness?
13 Raise your hand. I'll start with the first row of
14 people.

15 MR. SCHILLER: Andrew Schiller, Old
16 Driftway Lane. The first question I had is, you
17 have 800 amps going in there. You mentioned that
18 there is a steep, grassy road which you are not
19 going to improve. If there were a fire at the site,
20 how would the fire company get up a steep, grassy
21 knoll?

22 MR. COLASURDO: The knoll that we are
23 proposing to move the compound?

24 MR. SCHILLER: No. The right turn
25 that you have going up to the site.

1 MR. COLASURDO: That's not a steep
2 slope for a vehicle.

3 MR. SCHILLER: So an unimproved,
4 grassy road for the fire company would be okay in
5 inclement weather or snowy weather?

6 MR. COLASURDO: It's unproved but what
7 we call a "farm lane." You can see, in that area,
8 what we have on my easel, it's been compacted from
9 the use of heavy vehicles you would typically
10 associate with a farm. So I don't have any
11 problems. I'm not a fireman. I don't think a fire
12 truck would have any problems getting into our
13 compound.

14 MR. SCHILLER: The 60-foot area, is
15 that also being fenced in, the 60-by-60 area?

16 MR. COLASURDO: No. Within that area,
17 that 50-by-50 area is fenced in. I'll show you
18 here. This is sheet Z4. On the left-hand side here
19 is the compound, an enlargement of the compound
20 area. You see a 60-foot duplex here. That's the
21 outer edges of the root timbers that define the
22 60-by-60 area. Within that, you see a 50-foot
23 duplex and the 50 dimension. That's the proposed
24 equipment shelter and where any other carrier's
25 equipment would be located. The area here outside

1 the compound is where we will put the multimeters
2 and the telephone demark. That's the public
3 utility.

4 MR. SCHILLER: So it's a 70-by-60 area
5 with a chain-link fence that's outside of the wood
6 fence.

7 MR. COLASURDO: Yes. It's one of
8 those flexible things. Depending on what they
9 decide to go forward with, they'll put up whatever
10 you want.

11 MR. SCHILLER: So my question to you
12 is -- and by the way, this is the tip of the
13 iceberg. There are a lot of people who are --

14 CHAIRMAN JOHNSTONE: Just ask
15 questions.

16 MR. SCHILLER: My question is to you
17 is, as an architect, I think what people want to
18 know is, this 120-foot tower, how high will it be
19 above Old Turnpike Road? What is the total
20 elevation for people that would be driving by it?

21 MR. COLASURDO: On the easel is an
22 aerial of the subject parcel and surrounding area.
23 Our surveyor provided overlay topography. It's Old
24 Turnpike Road?

25 MR. SCHILLER: Yes. Most people will

1 see the cell tower from that road.

2 MR. COLASURDO: There's a contour west
3 of Old Turnpike Road. That's 160. That's AMSL.
4 There's a contour to the right. That would be the
5 250. The top of our tower --

6 CHAIRMAN JOHNSTONE: Excuse me. The
7 question is a very interesting question. Why don't
8 you look at the photographs and give you an idea of
9 what the tower will look like at different
10 locations.

11 MR. SCHILLER: Did you prepare
12 photographs?

13 MR. COLASURDO: This is part of the
14 planner's testimony. So when he comes up, he's
15 going to show those.

16 MR. SCHILLER: It's really helpful to
17 see this.

18 CHAIRMAN JOHNSTONE: I have no
19 objection to passing it to the people so they can
20 see it.

21 Okay. Let's move to the second row.

22 MS. PANKUCK: Jackie Pankuck,
23 P-A-N-K-U-C-K. For purposes of understanding how
24 big that is, how many feet is a story in a typical
25 building?

1 MR. COLASURDO: 10 feet.

2 MS. PANKUCK: Is it 50 stories
3 above...

4 MR. COLASURDO: The structure is 140
5 feet overall. That's the above-ground level so that
6 would be a 14-story structure.

7 MS. PANKUCK: But if I'm standing on
8 Old Turnpike Road which is around zero, if I include
9 the hill, it's going to be another 14 stories plus
10 whatever the hill is from my backyard.

11 MR. COLASURDO: That's not how you
12 measure it.

13 MS. PANKUCK: From my backyard, that's
14 how I measure it.

15 MR. COLASURDO: That's not how you
16 figure it out. We have photo simulations that give
17 you perspectives from around town. Our planner will
18 print that but --

19 CHAIRMAN JOHNSTONE: If you want to
20 look, there's photographs going around. Do you have
21 any other question, ma'am?

22 MS. PANKUCK: I'm trying to ask, what
23 is the total height including the hill that it's
24 going to stand above?

25 MR. COLASURDO: If you're talking

1 about -- we're talking about the potential of
2 designing something on top of the knoll, right? I
3 don't have that structure height.

4 MS. PANKUCK: I'm talking about, based
5 on the way you designed it now, not on top of the
6 knoll, how many feet will the top of that structure
7 stand, including the hill, including the elevation
8 of the land?

9 MR. COLASURDO: 140 feet.

10 CHAIRMAN JOHNSTONE: Why don't you
11 look at your drawings? Do you have something with
12 Old Turnpike Road?

13 MR. COLASURDO: As I was saying
14 before, we have Old Turnpike Road. It's a 260-foot
15 contour to the west so I'll split that in half.
16 We'll say it's 255. There was an exhibit that was
17 submitted with the application. It was an aerial
18 with a topography overlay. To the west of Old
19 Turnpike Road, I have a 260 contour. To the right
20 of that, I have a 250 contour. So I do this quick
21 calculation and to answer the question, I'm going to
22 assume that Old Turnpike Road is at an elevation of
23 255 AMSL. If 253 is the grade at the base of the
24 tower, Old Turnpike Road is 255 AMSL. When I come
25 over to the tower location, I have an elevation of

1 253.02 AMSL. That's the AMSL of the ground at each
2 location, then the tower.

3 MS. PANKUCK: You're saying they're at
4 the same level?

5 MR. COLASURDO: Yes. So the changing
6 grade between Old Turnpike Road and where the tower
7 is going in is 98 plus 140.

8 CHAIRMAN JOHNSTONE: Any other
9 questions?

10 MS. PANKUCK: Nothing.

11 MS. HELD: Nancy Held, Woodedge Road.
12 The light that you said is going to be on the
13 building for unlocking the door, is that light going
14 to be on all the time? Is it a motion-activated
15 light?

16 MR. COLASURDO: It is not on all the
17 time. It has a motion sensor and a photocell. It's
18 pointed down and my technician has got to be on the
19 stoop for it to be activated.

20 MS. HELD: If the cell tower were
21 moved to the knoll, you would have a different
22 design and they were discussing silos, I guess, from
23 -- would a monopine in that location make sense?

24 MR. COLASURDO: Do you want to see it?
25 I'll bring in a rendering of it. I don't personally

1 think it is because of the ridge and how exposed it
2 is to the area, it's going to stick out like a sore
3 thumb. When you look at that knoll from the
4 distance and you see a silo and the barn type
5 structure next to it, I think that's a good solution
6 and I think visually that would look fine in the
7 characteristics of the area.

8 MS. HELD: Can you think of any other
9 design there that you think might make sense on the
10 top of the knoll?

11 MR. COLASURDO: I like anything more
12 than that silo that I have in my head right now. I
13 think anything else would be a tower or a windmill.
14 Someone mentioned a cross. I wouldn't recommend
15 putting a cross up there.

16 CHAIRMAN JOHNSTONE: Anything else?

17 MR. PALMER: Patrick Palmer, 13 Old
18 Turnpike Road. Just since we are on the knoll
19 discussion, either way, it's going to be 250 feet
20 high in the air, whether you put it on a hill on 90
21 feet of elevation, we are talking a structure 250
22 feet in the air. If it's on the knoll, it's
23 probably more visible from the entire surrounding
24 community.

25 MR. COLASURDO: I agree with your

1 statement about more visibility. I don't agree with
2 the 250-foot structure. I think you mean to say
3 250 feet AMSL. It's still a 100-foot structure.
4 What I'm thinking, if it's successful, I hope people
5 see this from all around. You are going to see a
6 silo and a barn on a knoll on the farm. You can
7 never convince me there will be a visual impact in
8 the town.

9 MR. PALMER: How many structures do
10 you build on public property versus private
11 property?

12 MR. CORREIA: I do about 100 a year.
13 I work for all the carriers. I have been doing it
14 15 years. We just finished a monopole application
15 with Washington Township Police Department. There's
16 so many.

17 MR. PALMER: How often do you deal
18 with the landowner versus municipality when you
19 build these? How often do you deal with municipal
20 versus an individual landowner?

21 MR. COLASURDO: I'm not a site
22 acquisition agent. There's a group of people that
23 go out and canvas the area when they're given a
24 specific parameter. We have dealt with
25 municipalities. We have dealt with private owners.

1 It's my understanding, they will try to approach a
2 municipality first, and if they cannot get a piece
3 of property that works, then they go to a private
4 owner. This particular property is 59 acres. I
5 don't have a lot of times that I have such a large
6 parcel to work with that I can get this structure
7 away from roads such as King Street and Old Turnpike
8 Road. This piece of property, its size is its
9 advantage for a cellular communications facility,
10 period.

11 MR. PALMER: So one of the things, I'm
12 kind of surprised -- you talked about the distance
13 between the roads but how about the people? Every
14 Saturday, kids are playing baseball.

15 MR. COLASURDO: We gave the
16 dimensions.
17 We have it on our drawings.

18 MR. PALMER: What about the people
19 within the homes? What is the distance from my
20 barn? It's the closest structure. It's where my
21 wife does pottery. I would think you would want to
22 have the distance to people, not roads.

23 MR. COLASURDO: You have to show me
24 which one is yours.

25 MR. PALMER: Sure. But you know these

1 properties precede the homes on the road?

2 MR. COLASURDO: Show me which one.

3 MR. PALMER: Go to the aerial views.

4 Can I approach?

5 CHAIRMAN JOHNSTONE: You may.

6 MR. PALMER: All these homes here
7 (indicating) which have a much better view of the
8 tower and you said the northern view was the direct
9 view but this structure right here, in this home,
10 and the two homes that are right here, what's the
11 distance to where the people live?

12 MR. COLASURDO: Lot 18?

13 MR. PALMER: Yes.

14 MR. COLASURDO: You wanted it from the
15 tower or from the compound?

16 MR. PALMER: You don't need to do the
17 math now. I'm just surprised coming here tonight --

18 MR. COLASURDO: You want it from the
19 tower or the compound?

20 MR. PALMER: The tower.

21 MR. COLASURDO: I got a distance of
22 1,550 feet, plus or minus, scaling it off of Exhibit
23 A-1.

24 MR. PALMER: Would you agree that the
25 views from the east would be more dramatically

1 impacted?

2 MR. COLASURDO: No, I don't. Because
3 of the drop in elevation and what's planted in those
4 fields, those houses to the east in the lower
5 elevation. So they actually have a slight advantage
6 being lower than houses along King Street. The
7 lower you are, the more you're looking up, the more
8 stuff that's in between. Those homes and the tower
9 are going to block your view.

10 MR. PALMER: So from the homes back,
11 how high is the vegetation in that field there?

12 MR. COLASURDO: Those are just apple
13 trees.

14 MR. PALMER: Right. So I would think
15 that, if you're looking up at 150 feet, it looks
16 like a hot air balloon.

17 MR. COLASURDO: I haven't been in your
18 backyard and I don't believe our planner has. I
19 could not see that knoll from the parking lot of the
20 Tewksbury Inn, and if you take a look at the
21 combination of the grade elevation at the Tewksbury
22 Inn parking lot, the AMSL, the distance between the
23 Tewksbury Inn parking lot and the compound location,
24 the trees and how the land rises from the Tewksbury
25 Inn to that knoll, you have to take all of that into

1 account. It's called a "site line." So if I am
2 here (indicating) and I have things down here, you
3 are looking into these things before you get to my
4 structure. It's a simple site line.

5 MR. PALMER: How close is your
6 structure going to be to where the quarry blasts?

7 MR. COLASURDO: I can tell you it's
8 120 feet to the property line at its closest.

9 MR. PALMER: My house shakes when
10 these blasts go off. Have you taken into
11 consideration how often they blast and the impact it
12 may have, because I hate to see that alarm go off
13 every time they blast and a generator running that's
14 pretty loud.

15 MR. COLASURDO: The generator is
16 kicked off if there's a loss of power. There are
17 silent alarms.

18 MR. PALMER: But with the shakes, is
19 it going to go off?

20 MR. COLASURDO: It's possible but it's
21 a silent alarm.

22 MR. PALMER: Well, you should figure
23 that out and what the distance is to where they're
24 blasting. If you're going to build a structure,
25 wouldn't you want to know what the impact would be

1 from the blasting?

2 MR. COLASURDO: The specifications, as
3 one of the things I do, I give then a general
4 description of the immediate area. That mine would
5 be included. I can tell you that I personally
6 worked on a tower on the Stavola Quarry, I think it
7 was Warren Township, where there's a lattice tower
8 or a monopole and it's right on the quarry. There's
9 a certain distance from the property line to the
10 actual dig area that these folks can't get to. I
11 don't know what it is here. I'm not concerned that
12 there's a mining operation next us.

13 MR. PALMER: What about the pesticides
14 that are sprayed? Do you know what they are and
15 would they impact, at all, any of the sensors?

16 MR. COLASURDO: I don't know what they
17 are and I don't believe they would affect -- I mean,
18 we have these facilities on other farms. We have
19 these facilities in fields and urban environments.
20 I never heard of pesticides affecting a facility.

21 MR. PALMER: Maybe this question isn't
22 for you, but is there a certain distance that the
23 fields -- is there a reason why the playing field
24 needs to be -- because that seems like a pretty big
25 variance if you're going to be inside the distance

1 that the kids are going to be from the cell tower.

2 Why is that?

3 MR. COLASURDO: Well, the fields were
4 here before the tower. As far as it is a big
5 variance, we have a planner that will address the
6 plus and minuses and why relief should be granted.
7 I don't understand why a tower has to be away from
8 anything other than potential visual impact. It's
9 not about fall-downs. There's nothing in our
10 building code that talks about a fall-down zone.
11 I'm not an RF engineer so I don't know how to answer
12 that question.

13 MR. PALMER: The towers you build, can
14 produce be eaten within a certain distance from the
15 tower? Are they going to have to cease their apple
16 operations if it affects the field? Is it going to
17 affect the field so there has to be a distance
18 between the tower and the field?

19 MR. COLASURDO: That is not my
20 expertise.

21 MR. MEESE: Mr. Collins will answer
22 that question but no.

23 MR. PALMER: Maybe the question is for
24 Mr. Collins. I was told about this meeting from
25 someone in the town, but being a property owner

1 adjacent to the property, should I have received
2 notification?

3 MR. BERNSTEIN: I'm sure you did.

4 MR. PALMER: I didn't, but hopefully,
5 I'll get the next one.

6 MR. BERNSTEIN: I checked. I'm the
7 Board attorney. I have checked the notice. What an
8 applicant does, it gets a list of property owners
9 from the Township and then sends a letter by
10 certified mail to the addressees on the notice. If
11 the town makes a mistake, the applicant can rely on
12 that list, and unless -- some people do not pick up
13 certified letters. Do you want to give us your
14 name?

15 MR. PALMER: Patrick Palmer.

16 MS. GOODCHILD: P.O. Box 339?

17 MR. PALMER: Yes.

18 MR. BERNSTEIN: Apparently, you were
19 sent it, sir.

20 MR. CURLEY: I wasn't sent one. My
21 name is Curley, C-U-R-L-E-Y. I did not get one.

22 MR. BERNSTEIN: Are you within 200
23 feet, sir?

24 MR. CURLEY: Yeah.

25 Did you measure the distance between

1 the tower and there being a power line pretty close
2 to that location? Was that even under
3 consideration? It's probably 100 yards.

4 MR. COLASURDO: Someone else will
5 address that. I did not look at those power lines.
6 This was the property I was brought to.

7 MR. BERNSTEIN: Mr. Curley, you're not
8 on the list. That means the Town did not list you,
9 and as a result, the applicant can rely on the list.
10 That's the law with this.

11 MR. CURLEY: I know a lot of people
12 have questions so I'll ask one more. You said you
13 may have to dig a line for the power. Would you
14 have to go under other private property owners?

15 MR. COLASURDO: No.

16 MR. CURLEY: You would stay on the
17 existing property?

18 MR. COLASURDO: If I was to run it, it
19 would be completely on the farm.

20 MR. CURLEY: Thank you.

21 CHAIRMAN JOHNSTONE: Anyone else?

22 MS. SPAN: Francis Span, Hill and Dale
23 Road. One question I have, in terms of the access
24 drives, we're essentially speaking about what's
25 going to be an access to a commercial utility. It

1 appears that it runs roughly along the property
2 line. Are there any side yard setbacks for that,
3 for the adjacent residences?

4 MR. COLASURDO: Not that I'm aware of.
5 There's an existing farm lane that we're using.

6 MS. SPAN: Since its use is being
7 changed --

8 MR. COLASURDO: It's not being
9 changed. We are on the public utility. They are a
10 privately-owned company.

11 MS. SPAN: But you're saying you're
12 not aware of any side yard setbacks?

13 MR. COLASURDO: The location is there.
14 I'm proposing it, and if you're asking me if I'm
15 aware of any ordinance regulation that would affect
16 Verizon Wireless using it as an access, I'm not
17 aware of that.

18 MR. MEESE: The use is conditionally
19 permitted on the property.

20 MS. SPAN: I was wondering if you have
21 any photographs available for the Board and the
22 public, in general, that can show what that access
23 drive looks like now, the current conditions, and
24 also the interior where you're proposing
25 improvements. I want to understand how they are

1 going to look different visually.

2 MR. BERNSTEIN: Do you wish to
3 interrogate the witness about the photographs?

4 MS. SPAN: I just thought it would be
5 helpful if we could see not only --

6 MR. BERNSTEIN: The reason is that, if
7 they are going to be presented --

8 I'm going to suggest, Mr. Meese, that
9 we mark these as the next exhibit.

10 You took these photographs, sir?

11 MR. COLASURDO: Actually, someone who
12 works for me took these photographs this morning.

13 MR. BERNSTEIN: And you verified them?

14 MR. COLASURDO: Yes, I did.

15 MR. BERNSTEIN: If you would, why not
16 mark them A-2, etc., and then maybe explain what
17 they are and then, if the member of the public wants
18 to question you about them, they will be part of the
19 record.

20 (Exhibits A-2 and A-3, photographs, were
21 marked for Identification.)

22 CHAIRMAN JOHNSTONE: By the way, I
23 want to talk about a couple of things.

24 MR. BERNSTEIN: Can you describe the
25 exhibits, please?

1 MR. COLASURDO: There are two
2 pictures. A-2 is a photograph standing on King
3 Street, looking towards the location where we are
4 going to exit the property. And then Exhibit A-3 is
5 a photograph looking at the farm's road, those
6 tracks that lead us up to the facility, and I have
7 more.

8 MR. MEESE: That's all on the aerial,
9 right?

10 MR. COLASURDO: Yes. I'm going to be
11 pointing. For the record, Exhibit A-2 is taken on
12 Kings Road just right after where it's noted
13 "Potters Town Road" and that's looking towards the
14 outside of the fence. And then A-3 is looking
15 through the fence at the existing farmer's road
16 that's been used.

17 MS. SPAN: On the road, where is the
18 point where you were proposing to do some degree of
19 improvement?

20 MR. COLASURDO: That is approximately
21 600 feet. I don't know how to describe this point.
22 That's at the eastern side of the base of the knoll.

23 MS. SPAN: But the picture that you're
24 showing now, you do not plan any improvements for
25 the farm lane off of King Street?

1 CHAIRMAN JOHNSTONE: Are you asking if
2 there is going to be new stone or macadam?

3 MS. SPAN: Yes.

4 CHAIRMAN JOHNSTONE: Then just ask it
5 that way.

6 MR. COLASURDO: At the beginning of
7 King Road, we plan to put in an asphalt apron.
8 There's no curb on King Road. It's just grass,
9 asphalt and we plan to extend out to King Road,
10 flare the sides and leave it at that. Do you want
11 to see the photographs?

12 MS. SPAN: Sure.

13 MR. BURR: The driveway will be
14 required by the Township with the curb cut.

15 MR. BERNSTEIN: Or get a waiver.

16 We should get the photographs back
17 because they are part of the evidence.

18 CHAIRMAN JOHNSTONE: Hilda Home,
19 H-O-M-E.

20 MS. HOME: There's a lot of discussion
21 of a silo as opposed to a lattice, but if you were a
22 person who had to, you could see the lattice top or
23 the silo. Wouldn't it be far less obstructive to
24 see a lattice top than a 150-foot silo with a
25 circumference of 60 or something feet?

1 MR. COLASURDO: I agree with you.

2 MS. HOME: Wouldn't you suggest we
3 better stick with the lattice tower rather than a
4 silo that would look worse?

5 MR. COLASURDO: If I had my RF
6 engineer tell me I need a 150-foot structure on the
7 silo, if my RF engineer tells me I need 100 to an
8 80-foot structure, I would lean towards the silo.

9 MS. HOME: Okay.

10 MR. CASSA: George Cassa, Guinea
11 Hollow Road. On Page 7, there is indication -- I'm
12 asking, on Sheet 7, there is an indication of the
13 proposed 6,444 square feet of 10-foot-wide gravel
14 access. Is that only from the compound to the road
15 that's shown running vertically there?

16 MR. COLASURDO: Yes, it is there.

17 MR. CASSA: That is almost 6500 square
18 feet, in essence, right there, not including what's
19 in the compound?

20 MR. COLASURDO: That would be another
21 3600.

22 MR. CASSA: There's a reference to an
23 access drive. I would like to see where that
24 starts.

25 MR. COLASURDO: That's a mistake.

1 There's only one location where that is and we found
2 it. We will put on the record tonight that we are
3 proposing to improve 600 feet of existing farm road
4 with gravel, making a 10-foot-wide gravel road.

5 MR. CASSA: With respect to the
6 question about the barn structure and silo, if you
7 were to relocate to the knoll for the purpose of
8 achieving a reduction in the height of the tower,
9 will you still be able to consolidate additional
10 vendors and comply with the Township ordinance?

11 MR. COLASURDO: Additional vendors,
12 yes. What specific Township ordinance are you
13 referring to?

14 MR. CASSA: The cellular ordinance.

15 MR. BERNSTEIN: The co-location,
16 you're speaking of, sir?

17 MR. CASSA: As I understand the
18 ordinance, it's a 100-foot-tall tower can
19 accommodate one vendor.

20 CHAIRMAN JOHNSTONE: That a statement
21 or a question?

22 MR. CASSA: I'm asking if this tower
23 will accommodate the same number of future
24 co-locaters.

25 CHAIRMAN JOHNSTONE: According to the

1 documentation, a single vendor is 100 feet here.

2 MR. BURR: It says what the maximum
3 height of a wireless cellular communications tower
4 is designed to accommodate. So for three more
5 vendors in that site, it's 140; for two, it's 120;
6 and for a single vendor, it's 100. It's a maximum
7 height.

8 CHAIRMAN JOHNSTONE: Which means we
9 can go from 100 to 140 feet. We can make it smaller
10 or up to 140 feet.

11 MR. CASSA: Just so that I'm sure I'm
12 looking at the same revision, is your revision date
13 on sheet Z3 that you made the new exhibit from -- is
14 that Revision 3?

15 MR. COLASURDO: Yes, sir.

16 MR. CASSA: Thank you.

17 One last question with respect to the
18 condition of the driveway at the King Road entrance.
19 Are you familiar with the Sculptural Resources
20 Overview submitted by CHRS?

21 MR. COLASURDO: I have, yes.

22 MR. CASSA: The photographs attached
23 to this report show views up and down the proposed
24 access lane that shows no surface, no impervious
25 surface, of any kind. It is evident from the

1 photos. I'm questioning what standard would be
2 applied to determine whether or not the surface that
3 would be added to make it functional for
4 construction equipment initially and maintenance
5 access and emergency vehicle access. How would that
6 not be considered an impervious gravel cover? And
7 if it is, why is it not on the drawings, sir?

8 MR. COLASURDO: We are showing gravel
9 in the existing farmland that we intend to improve.
10 With respect to the remaining aperture, my
11 photographs show that lane there. I don't know
12 where the folks took that. We just marked them in
13 as Exhibits A-2 and A-3. Those are not my
14 photographs, sir. I also submitted with this
15 application a licensed land survey, signed and
16 sealed site plans that pick those up. We went out
17 and surveyed this property. So it's there.

18 CHAIRMAN JOHNSTONE: We don't have to
19 debate the driveway tonight. One of the things I
20 want to recommend is a site walk. I believe that
21 answers a lot of questions. So I'll propose that
22 after we get done with the testimony to look at this
23 whole thing.

24 Is there anybody, at this point,
25 people who have questions? Can we hold them to the

1 next meeting? We have five more people and it's
2 about five minutes to 11:00.

3 MS. LOVE: Robin Love, L-O-V-E. So
4 again, about the access and whether it's gravel or
5 dirt or grass, it's going to be discovered at a
6 certain point but I have a question for you, because
7 I have seen drawings previous to this set. This is
8 a revised set through August. The initial drawings
9 that were created for this project were dated
10 January and there was contemplated, in that set, a
11 full, new gravel drive from the road through to the
12 compound and I wondered if you could tell us why the
13 switch.

14 MR. COLASURDO: Highlands
15 preservation. We are in a Highlands zone. We are
16 allowed to build or create new impervious surfaces
17 up to a certain percentage. Our design kept us at
18 that threshold. That's why we received the Highland
19 permit.

20 MS. LOVE: But nonetheless, the access
21 is intended, all-weather access, and is the existing
22 farm lane, whether it's grass or dirt or some amount
23 of gravel, is that truly appropriate for the use?

24 MR. COLASURDO: Yes. You're talking
25 about Verizon Wireless. They are going to get to a

1 facility in quicksand. They're going to get there.
2 It doesn't matter if it's grass, stone, paved. They
3 need to get to their facility. They have the
4 manpower. They have the vehicles. Right now, a
5 typical vehicle is a Ford Explorer with four-wheel
6 drive. It will get to the facility. Today, I was
7 out there today. It was perfectly fine driving up
8 to this knoll without even putting the gravel in.
9 This is a working farm. They use these paths every
10 day. I have no issues with my tech using this
11 existing farmer's lane the way it is and improving
12 it with gravel. I have zero issues.

13 MS. LOVE: But you will improve the
14 entrance?

15 MR. COLASURDO: Yes, a gate and
16 asphalt --

17 MS. LOVE: And there is construction,
18 stabilized construction access?

19 MR. COLASURDO: That's right.

20 MS. LOVE: What dimensions would that
21 be?

22 MR. COLASURDO: That is only
23 temporary, for the record. They have a
24 wheel-cleaning pad, so during construction, they put
25 down a larger size aggregate. They use this to wash

1 down and clean the trucks. We have that at 50 feet
2 long to make sure the wheels of the trucks get
3 cleaned off before they enter the street. It's
4 temporary. After the construction is done, it goes
5 away. It is part of our calculations.

6 MS. LOVE: Where is that in numbers
7 because I don't see that in the numbers? I add up
8 the numbers to -- the compound is 60 by 60 and the
9 extent of the new gravel? I didn't see that there.

10 MR. COLASURDO: What are you looking
11 at?

12 MS. LOVE: It came to 10,047 for your
13 impervious coverage but there was no description of
14 it. I'm looking at C-3.

15 MR. COLASURDO: You're correct. I'm
16 sorry. I have to add the asphalt apron in. I'm
17 going to be adding like another 420 feet.

18 MS. LOVE: I think the question of
19 what the surface would be would be answered at
20 another time so I won't continue.

21 CHAIRMAN JOHNSTONE: This isn't the
22 last time for questions. Let's stop, at this point
23 in time, in terms of testimony. Let's give him a
24 break.

25 Couple things. Regarding the issue

1 regarding the driveway/not driveway, have we put out
2 a question to the fire company and have we received
3 anything?

4 MS. GOODCHILD: No.

5 CHAIRMAN JOHNSTONE: We have one of
6 the issues there. We'll get the determination for
7 that.

8 I think a couple of things are in
9 order. People are thinking that, if this thing is
10 approved, where he's recommended it or on top of the
11 ridge, we need to have a site walk to see what we're
12 looking at. So I would like to propose that for a
13 Saturday. I'm assuming that's probably the best
14 time for people.

15 Do you folks have any problem with
16 that?

17 MR. MEESE: No. That's fine.

18 CHAIRMAN JOHNSTONE: I can do it this
19 Saturday or next Saturday. I'm talking about 9:00
20 in the morning. I can do it either this Saturday or
21 the following Saturday. The point I'm trying to
22 make is, we would like to see the location and
23 something to show the height of this. Can we put a
24 balloon up at the location for the site walk?

25 MR. MEESE: The problem with that is

1 we are not going to know what the winds are until
2 Saturday.

3 CHAIRMAN JOHNSTONE: I see what you're
4 saying. Well, first of all, pick a date. Is this
5 Saturday better or the following Saturday better for
6 you people?

7 MR. MEESE: Saturday works.

8 CHAIRMAN JOHNSTONE: Either one?

9 MR. MEESE: Either.

10 CHAIRMAN JOHNSTONE: Would you like
11 more time to do whatever you have to do out on the
12 site for us to see this thing?

13 MR. MEESE: It doesn't matter.

14 CHAIRMAN JOHNSTONE: Let's make it
15 fair. We'll do it the following Saturday, which is
16 the 16th. Is there anybody here on the Board that
17 can't make it?

18 MR. BECKER: Me.

19 CHAIRMAN JOHNSTONE: We are going to
20 do this rain or shine because the weather is not
21 going to get any better.

22 MR. MEESE: The 16th at 9:00 a.m. in
23 the morning on November the 16th.

24 CHAIRMAN JOHNSTONE: Now, where are we
25 going to meet? On King Street, right where the

1 access is going to be. Now, what I would like to
2 see, if you can, is to have a balloon at the two
3 levels that we are talking about so we have an idea
4 height-wise visualization. Okay?

5 MR. MEESE: Two balloons, if it's not
6 a windy day.

7 CHAIRMAN JOHNSTONE: Can we stake out
8 the location of the driveway?

9 MR. BERNSTEIN: To the fire department
10 and the applicant, this is not a time to be trying
11 to sell the case when we're out there.

12 CHAIRMAN JOHNSTONE: We haven't gotten
13 there yet. I appreciate the thought.

14 Is there anything else that anybody
15 else needs at that location that we haven't talked
16 about?

17 MR. CASSA: It's become a big issue,
18 the impervious coverage, and there's a bunch of
19 photos that I think are valuable and I think we
20 might want to get them into evidence so people can
21 look at these photos going forward. That's what the
22 crux of this discussion has been.

23 MR. BERNSTEIN: There are a number of
24 photos that are part of the application that are
25 part of the record, sir.

1 MR. MEESE: I would suggest that the
2 purpose of the site walk is to walk the lane and we
3 can all find out for ourselves.

4 MR. COLASURDO: It's eight foot,
5 relatively the same thing. I show two of them.
6 Andy saw that there were more than that. I can give
7 them to Andy.

8 CHAIRMAN JOHNSTONE: Why don't you
9 give them to Ms. Goodchild.

10 MR. BERNSTEIN: Are we going to mark
11 all the photos?

12 MR. BECKER: I know I cannot make the
13 meeting. Is this considered a public meeting, the
14 site walk?

15 MR. BERNSTEIN: I never considered it.
16 Some people claim you have to give notice.

17 CHAIRMAN JOHNSTONE: It will be in the
18 paper.

19 MR. BERNSTEIN: You don't have to make
20 the site walk. It's just to clarify the Board
21 thinking.

22 CHAIRMAN JOHNSTONE: The site walk is
23 not a time to get into debates about this. If there
24 are specific questions, at this point in time, we
25 will deal with questions at the site, but we are not

1 going to do a lot of that there. This is for us for
2 understanding purposes but we are not going to
3 continue the meeting there. We will come back here
4 to do that, which leads me to the next point.

5 MR. BERNSTEIN: I just don't want
6 people trying to say to the Board members, "See,
7 this proves this."

8 CHAIRMAN JOHNSTONE: You cannot take
9 the Board members to the side and try to convince
10 them of your side. We have all done walks before.

11 MR. BERNSTEIN: "This is what I got
12 out of it" and that's part of the record and members
13 of public or the applicant's team can also say at
14 the site visit, "This is what to point out."

15 MS. CAMPBELL: C-A-M-P-B-E-L-L. Can
16 we go to people's backyards and see how this balloon
17 looks?

18 CHAIRMAN JOHNSTONE: I have been
19 there. If people need to see it, they can walk over
20 there and see it. Feel free. Do we need to have a
21 larger place for the meeting next time?

22 MEMBERS OF THE PUBLIC: Yes.

23 CHAIRMAN JOHNSTONE: How does December
24 4th sound to you?

25 MR. MEESE: We have a conflict on

1 December 4th.

2 CHAIRMAN JOHNSTONE: How about
3 November 20th? Do you want to come back here
4 November 20th?

5 MR. MEESE: Let's do it. Mr.
6 Chairman, why don't we not do that. We need some
7 time to revise some plans.

8 CHAIRMAN JOHNSTONE: So December 18th,
9 we'll try to do it at one of the schools. We are
10 going to try to have the next meeting at OTS, 7:30,
11 Old Turnpike School, where the municipal building
12 is.

13 (The Board meeting concluded at 11:00
14 p.m.)

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I, ALISON GULINO, a Certified Court Reporter, Registered Professional Reporter and Notary Public of the State of New Jersey, do hereby state that the foregoing is a true and accurate verbatim transcript of my stenographic notes of the within proceedings, to the best of my ability.

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