

PLANNING BOARD MINUTES  
PUBLIC MEETING  
FEBRUARY 14, 2019 - 7:00 P.M.  
HELD AT OAKLAND COUNCIL CHAMBERS  
20 Lawlor Drive, Oakland, New Jersey

Pursuant to Chapter 231, Public Law 1975 (Open Public Meetings Act) adequate notice of this meeting has been provided by:

- ❑ Adoption of an annual schedule of meetings
- ❑ Posting a copy of same at Borough Hall
- ❑ Forwarding a copy of same to The Record
- ❑ Mailing a copy to any person requesting same

\*\* MEETINGS CONCLUDE AT 10:30 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:00 P.M.

PLANNING BOARD MEMBERS:

Joseph Marscovetra, Michael Rose, Thomas Connolly, John Madden, Sandra Coira, Lee Haymon, Dan Hagberg, John Morris, Councilman Levy, Mayor Linda H. Schwager and Chairman Thomas Potash.

FLAG SALUTE, MEETING OPENED AT 7:04 P.M., ROLL CALL:

Present Members: Mrs. Coira, Messrs. Rose, Marscovetra, Haymon, Hagberg, Councilman Levy, Mayor Schwager and Chairman Potash.

Absent Members: Messrs. Morris, Madden and Connolly

Motioned by Mrs. Coira and seconded by Mr. Haymon, to excuse the absences was voted unanimously by the Board.

Mr. Joseph Russo, Esq., Board Attorney, Steve Lydon, Burgis Associates, John Yakimik, Boswell Engineering were in attendance.

Chairman Potash welcomed Mr. Rose and Mr. Marscovetra as the two new Alternates representing the Board. He announced that Mr. Rose will be sitting in for Mr. Morris and Mr. Marscovetra will be sitting in for Mr. Madden.

#### OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA:

Motioned by Mrs. Coira and seconded by Mayor Schwager, to open the meeting to the public for matters not on the agenda was voted unanimously by the Board.

No comment.

Motioned by Mrs. Coira and seconded by Councilman Levy, to close the meeting to the public for matters not on the agenda was voted unanimously by the Board.

#### PUBLIC HEARING:

1. T-Mobile – 14 Post Road, Block 2701, Lot 1. Public hearing for an amended site plan.

Mr. Frank Ferraro, Esq. with Ferraro & Stamos located in Rockleigh, NJ was before the Board to represent the applicant. He explained that the application before the Board is to upgrade an existing wireless base operation on the rooftop of Shop-Rite and add two additional antennas to the facility. He offered the testimony of their engineer Mr. Michael Bohlinger with KM Consulting Engineers located in Ewing, New Jersey.

Mr. Bohlinger was sworn in and offered his credentials and the Board accepted his qualifications. He entered an exhibit.

Exhibit A-1, & Photographs depicting “before” and “after” views of the roof top.

Mr. Bohlinger gave a brief description of the existing conditions for the telecommunication equipment located on the roof-top of Shop-Rite since 1997. It includes (4) antennas; (2) for the Alpha sector and (2) for the Gamma sector. Each sector provides 120 degrees totaling 240 degrees of coverage. They are proposing to shift one of the existing sectors with two antennas and an additional sector with 2 more antennas to provide a total coverage of 360. He entered an exhibit.

Exhibit A-2, “Partial Roof Plan” prepared by KM Consulting Engineers, Inc. dated January 30, 2018 and last revised February 11, 2019.

There will be no change in the height of the antennas or to the mechanical cabinets and will not pose site obstruction to passing by traffic. He entered an exhibit.

Exhibit A-3, Photographs depicting proposed upgrades.

He described the views of existing and proposed conditions assuring that the changes are minor.

Mr. Lydon informed the applicant that the Borough has amended their Wireless Telecommunication ordinance since 1997 to protect residential zones, limit height and restrict locations for telecommunication equipment to specific areas. The Borough encourages co-location on existing towers and camouflaging techniques. A discussion ensued concerning whether antenna camouflage can cause glare or any detriment to the public or birds.

Mr. Yakimik questioned the structural capacity of the roof to handle additional antennas, the removal and discarding of defunct equipment and verification of grade elevation. Mr. Bohlinger responded that the roof has the capacity to handle the additional antennas, they will comply with properly removing and disposing of the equipment and the grade elevation is within the range. The Board questioned if glare or any detriment would be caused by camouflaging the antennas. Mr. Bohlinger responded that the antennae camouflage would not cause glare or any detriment to the surrounding area.

Mr. Ferraro introduced Ms. Frances Boschulte. Ms. Boschulte was sworn in and would be giving testimony on radio frequency. Ms. Boschulte gave her credentials and the Board accepted her qualifications.

Ms. Boschulte explained the existing coverage that the 2 sectors provide with 4 antennas and the need to upgrade the existing facility. She explained by adjusting two existing antennas and adding an additional sector with 2 antennas, it will increase service and meet the demands of the downtown area and in-building service.

The Board questioned if this upgrade was meant to enhance out of area service. Ms. Boschulte responded that the upgrades are to improve Oakland's service and service to the businesses located in the eastern portion of town.

Mr. Ferraro introduced Mr. David Collins. Mr. Collins was sworn in and gave his credentials and the Board accepted his qualifications.

Mr. Collins explained that wireless operators have to comply with government standards and are required to perform an assessment of possible radio frequency emanating from the antennas any time there is an add to or modify a location. The applicant had an assessment of radio frequency levels performed and related FCC compliance for the upgrades to the existing facility. He entered an exhibit.

Exhibit A-4, Antenna Site FCC RF Compliance Assessment and Report prepared by Pinnacle Telecom Group dated February 1, 2019.

Mr. Collins reviewed a chart depicting the levels of radio frequencies. The results of the Radio Frequency Compliance Assessment was calculated at 65 times below the FCC limit for continuous exposure of radio frequency. A discussion ensued concerning the exposure to the

outside parking lot. Mr. Collins responded that the frequencies emanate approximately 500-feet at a horizontal angle which would have little, if no, effect on the parking area. There was no more discussion. Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Councilman Levy and seconded by Mayor Schwager, to open the meeting to the public regarding matters concerning the T-Mobile application was voted unanimously by the Board.

No comments.

Motioned by Councilman Levy and seconded by Mr. Haymon, to close the meeting to the public regarding matters concerning the T-Mobile application was voted unanimously by the Board.

A discussion ensued concerning the methods of screening the antennas. The Board gave their opinions on whether the antennas should be wrapped in a colored camouflage covering. It was agreed upon and made a condition of approval that the applicant can proceed without the camouflage covering for the antennas. However, if the Borough receives complaints within a 6 month period, the applicant will need to consult the Board Engineer as to the appropriate camouflaging techniques. No further discussion. Chairman Potash entertained a motion.

Motioned by Mrs. Coira and seconded by Mr. Haymon, to approve the T-Mobile application subject to, a 6 month test period with no camouflage and proper removal and disposal of the old equipment.

Roll Call Vote:           Ayes: Mrs. Coira, Messrs. Haymon, Hagberg, Morris, Councilman Levy,  
Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Messrs. Madden and Connolly

#### MEMORIALIZATIONS OF RESOLUTIONS:

##### 1. Authorized Agreement with Planning Board Attorney.

Motioned by Mr. Haymon and seconded by Mrs. Coira, to memorialize the above resolution of approval.

Roll Call Vote:           Ayes: Mrs. Coira, Messrs. Haymon, Hagberg, Morris, Councilman Levy,  
Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Messrs. Madden and Connolly

2. Authorized Agreement with Planning Board Engineer.

Motioned by Mr. Haymon and seconded by Mrs. Coira, to memorialize the above resolution of approval.

Roll Call Vote:           Ayes: Mrs. Coira, Messrs. Haymon, Hagberg, Morris, Councilman Levy,  
Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Messrs. Madden and Connolly

3. Authorized Agreement with Planning Board Planner.

Motioned by Mr. Haymon and seconded by Mrs. Coira, to memorialize the above resolution of approval.

Roll Call Vote:           Ayes: Mrs. Coira, Messrs. Haymon, Hagberg, Morris, Councilman Levy,  
Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Messrs. Madden and Connolly

PAYMENT OF BILLS:

Motioned by Mr. Hagberg and seconded by Mayor Schwager, to approve the bills list subject to the availability of funds.

Roll Call Vote:           Ayes: Mrs. Coira, Messrs. Marscovetra, Rose Haymon, Hagberg, Morris,  
Councilman Levy, Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Messrs. Madden and Connolly

APPROVAL OF MINUTES:

Motioned by Mr. Haymon and seconded by Mayor Schwager, to approve the January 10, 2019 Minutes.

Roll Call Vote:           Ayes: Mrs. Coira, Messrs. Haymon, Hagberg, Morris, Councilman Levy,  
Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: None

NEW BUSINESS:

Mr. Lydon gave an update on a future Master Plan review, the Downtown Plan and the sewer status.

Councilman Levy informed the Board that Boswell had their second meeting with the state concerning the Railroad crossing. He gave an update on the proposed traffic plan.

Chairman Potash explained that Boswell reviewed improvements being proposed by Ramapo-Indian Hills High School. It was determined that the improvements would not require them to come before the Board and will be done administratively.

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 8:15 P.M.

Motioned by Mr. Hagberg and seconded by Mr. Rose, to adjourn the meeting by a unanimous vote by the Board.

Respectfully submitted by,

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Kathlyn Gurney/Administrative Assistant

\*Next meeting on March 14, 2019.