

CHRISTOPHER H.  
SCHUBERT  
chriss@rrhc.com  
Extension 216



**RILEY RIPER HOLLIN & COLAGRECO**  
ATTORNEYS AT LAW

August 17, 2020

**VIA OVERNIGHT MAIL**

Carmella Malfara, Secretary  
City of Ventnor City Planning Board  
City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

RE: T-Mobile Northeast LLC/111 S. Buffalo Avenue  
Planning Board Application

Dear Ms. Malfara:

I represent T-Mobile Northeast LLC ("T-Mobile") in regard to its application to the Ventnor City, New Jersey Planning Board with respect to the above property located within the R-3 Zoning District.

Enclosed please find the following in support of T-Mobile's Application to the Ventnor City Planning Board:

1. Original and one copy of the Application for Action by Planning Board and accompanying Addendum "A".
2. Original and one copy of City of Ventnor City Planning Board Application Checklist;
3. Two full-size Site Plans prepared by Velocitel dated June 10, 2019 and last revised August 6, 2020.
4. Two copies of Photo Simulations of the Property;
5. Two copies of the City of Ventnor Zoning Map which depicts the location of the subject property;
6. W-9, executed by me on behalf of my firm, for purposes of the escrow;
7. Checks payable to the City of Ventnor in the amount of \$1,600.00 representing the required escrow fee and \$450.00 representing the required application fee.

rrhc.com

PO Box 1265 717 Constitution Drive, Suite 201 Exton, PA 19341 Phone 00 Fax 41

1189005.1

Carmella Malfara, Secretary  
City of Ventnor City  
August 17, 2020  
Page 2 of 2

Please distribute to the City Engineer so that he may complete the completeness review. If you require anything further at this time, please let me know.

Thank you very much for your assistance in this matter. If you have any additional questions or need further documentation, please feel free to give me a call or send along an email to me.

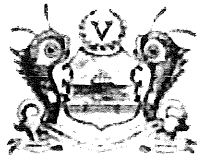
Very truly yours,

*Christopher H. Schubert*

CHRISTOPHER H. SCHUBERT

CHS/kw  
Enclosures

cc: Michael Sanders (via email)



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcity.org](http://www.ventnorcity.org)

Meetings held in Municipal Court Room at 6:30 pm on specified dates

## Application for Action by Planning Board

### Ventnor City, New Jersey

*Please Type or Print Clearly*

1. Date of Application: August 17, 2020

2. Zoning District:

R-1 <input type="checkbox"/> Single Family	R-2 <input type="checkbox"/> Single Family	R-3 <input checked="" type="checkbox"/> Single Family
R-4 <input type="checkbox"/> Single Family	R-5 <input type="checkbox"/> Single Family	R-6 <input type="checkbox"/> Single Family
R-7 <input type="checkbox"/> Single Family	R-8 <input type="checkbox"/> Single Family	
R-9 <input type="checkbox"/> Single Family, High Rise, Townhouse	R-10 <input type="checkbox"/> Environmental: Ventnor West	
R-11 <input type="checkbox"/> Special Development District	COMM <input type="checkbox"/> City Commercial District	
CMU <input type="checkbox"/> Commercial Mixed Use	DCD <input type="checkbox"/> Design Commercial District	

3. Subject Lot:

Street Address (es) 111 S. Buffalo Avenue

Block Number: 32 Lot Number (s): 1

Total Area (in Square Feet): 200 SF (building rooftop)

Lot Frontage: 100' Lot Depth: 62'

4. Information about the Applicant

Full Name (s): T-Mobile Northeast LLC, a Delaware limited liability company

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)

See attached Corporate Disclosure Statement, included herein by reference

Property Address: 475 Virginia Avenue, Fort Washington, PA Zip Code: 19034

Other Residence Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Mailing Address (Address that all correspondence will get mailed to): RILEY RIPER HOLLIN & COLAGRECO

c/o C.Schubert, 717 Constitution Drive, Suite 201, Exton, PA Zip Code: 19341

Phone Number (s) (Include Area Code):

Home Address: \_\_\_\_\_ Cell Phone: (610) 283-7440

Business Address: (610) 458-4400 Best Number to call: (610) 283-7440

Email Address (s): chris@rrhc.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in): 23-2300814



10. If Variances are required:

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): residential condominiums
- c. Proposed use of Lot (s) and/or Building (s): addition of telecommunications antennas on building rooftop.
- d. Number of Bedrooms: NO CHANGE
  - i. Current: \_\_\_\_\_
  - ii. Proposed: \_\_\_\_\_
- e. Number of Off-street parking: NO CHANGE
  - i. Current: \_\_\_\_\_
  - ii. Proposed: \_\_\_\_\_
- f. If "D" or "USE" variance is required, Please explain: See Addendum "A", attached hereto
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

---

11. Prior Actions:

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: None known as relevant
  - i. \_\_\_\_\_
- b. Detail any current and prior permits on the property that could be relevant to the application:
  - i. None known as relevant

12. County Actions: Provide necessary dates and decisions NOT APPLICABLE

- a. Site Plan:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Subdivision:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Other:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. **Landscaping Plan:** In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:

  X   *Check here is requesting a waiver. Detail the reason for this waiver*

\_\_\_\_\_

No ground improvements proposed; antennas for placement on building rooftop

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

See Addendum "A", attached hereto and incorporated herein.

Lined area for narrative text.

15. Signature of Applicant (s):

*[Handwritten Signature]*

Christopher H. Schubert, Esquire

*Attorney for Applicant*

Date: August 14, 2020

Date:

16. Notarized Statement by Applicant:

State of New Jersey )

ss.

County of Atlantic )

*Diana A. Shulski Esq.*

being duly sworn according to the law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true. Sworn to and subscribed before me this 14<sup>th</sup> day of August 2020.

Notary Seal Attorney in the State of NJ

***BEFORE THE PLANNING BOARD OF THE CITY OF VENTNOR***

**IN RE: APPLICATION OF T-MOBILE NORTHEAST LLC**

**111 S. Buffalo Avenue, Ventnor, New Jersey**

**SITE NAME: 1AT4189C\_111 South Buffalo Avenue**

**ADDENDUM "A" TO APPLICATION**

**I. BACKGROUND**

The subject property is located at 111 S. Buffalo Avenue, City of Ventnor, Atlantic County, New Jersey and known as 6800 Boardwalk Condominiums ("Property"). The Property is further identified as Block 32, Lot 1 on the Tax Map and is currently owned by 6800 Boardwalk Condominium Association. The Property is currently situated in the Residential 3 zoning district. As the accompanying site plans establish, Applicant, T-Mobile Northeast LLC ("T-Mobile") is proposing a telecommunication facility consisting of the collocation of nine (9) antennas on the existing rooftop of the condominium. The associated equipment cabinets will be placed on an elevated steel platform placed upon the existing HVAC compressors located on the north elevation of the building. Aside from the supporting platform, there are no external ground improvements for telecommunications equipment.

**II. REQUEST FOR RELIEF**

T-Mobile is seeking the following relief to the extent required:

1. Grant of a d(1) use variance from the requirements of Section 102-29 of the Code of the City of Ventnor, to permit use of the Property for a wireless telecommunications facility involving the collocation of antennas on the rooftop of an existing structure within the Residential 3 zoning district, and supporting equipment mounted on an elevated platform above existing HVAC compressor units at the northern elevation of the building.

2. Grant of a d(6) height variance from the requirements of Section 102-118 of the Code of the City of Ventnor, to permit the placement of wireless telecommunication antennas on the rooftop of an existing structure to extend to an overall height of 92 feet above the ground, where the height of the existing penthouse of the building is 84 feet above the ground, and height of the upper roof deck of such building is 70.75 feet above the ground.

3. Waiver of minor site plan approval to the extent required given all the improvements are either on or inside the building and there are no external ground/site improvements except for the elevated equipment platform above existing building equipment. In the alternative, if the Planning Board believes that approval of a minor site plan is required, then T-Mobile required approval of its minor site plan along with a grant of any and all required or applicable waivers.

4. To the extent minor site plan is required, Applicant seeks certain completeness and design waivers as included with this Application or as otherwise determined applicable by the City Engineer.

5. Any other variances, waivers, or other relief that the Board deems necessary.

### **III. REASONS WHY THE APPLICATION SHOULD BE GRANTED**

#### **A. Compliance with Positive/Negative Criteria**

1. The Board has the power to grant “d” variances in particular cases and for special reasons, in accordance with the New Jersey MLUL 40:55D-70d.

2. As to special reasons, referred to as the positive criteria, New Jersey courts have generally held that grant of an FCC license for a wireless telecommunications facility is sufficient to demonstrate promotion of general welfare, which is purpose “a” of the Municipal Land Use Law.

3. In accordance with the court decision in *Kohl v. Mayor and Council of Fair Lawn* and reaffirmed by the Court in *Medici v. BPR*, the positive criteria for a “d” variance requires demonstration that the site is particularly suited to the proposed use. New Jersey case law related to wireless telecommunication facilities has generally held that demonstration of a need for the facility at the proposed site to fill a coverage gap fulfills the site suitability requirement. Here, T-Mobile will demonstrate through a propagation analysis that the facility at this location is necessary to fill a gap in coverage and capacity of its network.

4. In addition to demonstration of the positive criteria, it must be shown that the so-called negative criteria can be satisfied. The applicant must demonstrate and the Board must find that the requested relief can be granted without a substantial detriment to the public good and without substantial impairment to the intent and purpose of the zone plan and zoning ordinance.

5. As to the negative criteria, it has been widely held by New Jersey courts that application of the *Sica* balancing test is appropriate in consideration of the negative criteria consisting of the following four-part test:

- (a) “identify the public interest at stake,” recognizing that “some uses are more compelling than others,”
- (b) “identify the detrimental effect that will ensue from the grant of the variance,”
- (c) if necessary, “reduce the detrimental effect by imposing reasonable conditions on the use,” and

(d) “weigh the positive and negative criteria and determine whether, on balance, the grant of the variance could cause a substantial detriment to the public good.”

6. The public interest at stake is provision of wireless telecommunications services. As more people abandon land lines in favor of wireless services, filling gaps in coverage becomes more and more important, particularly gaps related to reliable in-building and in-car coverage. Additionally, wireless telecommunications fill a critical need in emergency situations for both the public and those that serve the public. Given the increased need for and use of wireless telecommunications devices, the need for the proposed installation is compelling.

7. As to the identification of detrimental effects, this is an unmanned facility that requires routine visits by technicians every 4-6 weeks. The facility is remotely monitored 24 hours a day 7 days a week, and will not generate noise, traffic, smoke, odor and will not impact municipal services such as sewer and water. It is a very benign land use from those perspectives. Detrimental effects related to wireless telecommunications applications generally focus on the visual impact of the installation. In this case the applicant is installing antennas on an existing structure. The antennas will be painted to match the color of the existing structure. Any visual impact associated with the proposed installation is effectively mitigated, making it a non-issue. All of the associated equipment will be located on or adjoining the building.

8. The imposition of reasonable conditions to reduce detrimental effects is essentially satisfied by the applicant’s visual mitigation measures, including painting of the antennas to match the color of the existing structure and placement of equipment cabinets on an elevated platform above existing HVAC compressor units.

9. The final aspect, weighing of the positive and negative to determine any potential detriment to the public good, the positives far outweigh any negatives and there is no detriment to the public good.

#### **B. Other Justifications in Support of Application**

The proposed use is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The proposed facility is necessary in order for T-Mobile to provide telecommunications service in accordance with its Federal Communications Commission license and the Telecommunications Act of 1996.

2. A significant gap in wireless coverage exists and/or there are capacity issues impacting reliable coverage in the proposed area and the proposed facility is the least intrusive means in which to fill that gap in wireless coverage.

3. The addition of a telecommunication facility, a passive communications use, is a suitable and appropriate use of the Property. The proposed use is consistent with the spirit, purpose and intent of the City Code and in no way detrimentally affects the community or its residents.
4. The proposed use will not substantially injure or detract from the use of neighboring properties or from the character of the neighborhood and the use of the properties adjacent to the Property will be adequately safeguarded.
5. The proposed use will serve the best interest of the City, the convenience of the community, and the public welfare by making enhanced wireless telecommunications service available and will foster competition among the other approved wireless providers.
6. The proposed use will be entirely consistent with the logical, efficient and economical extension of public services and facilities within the City including police and fire protection.
7. The proposed facility will be designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.
8. The proposed use will not overcrowd the land or create an undue concentration of population.
9. The proposed use will not impair an adequate supply of light and air to adjacent property.
10. The proposed facility will be fully automated and unattended on a daily basis and will be visited for periodic maintenance or emergency repair.
11. The proposed use will not adversely affect transportation or unduly burden public facilities.
12. The telecommunications facility complies with all applicable standards established by the Federal Communications Commission.
13. The telecommunications facility shall not cause radio frequency interference with other communications facilities located in the City.
14. The applicant is licensed by the Federal Communications Commission to operate the telecommunications facility.
15. The telecommunications facility shall comply with all applicable Federal Aviation Administration Regulations.

16. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed use. There will be no signs or lights mounted on the facility.

17. The telecommunications facility will be maintained in a safe manner in accordance with the requirements of the City's Building Code.

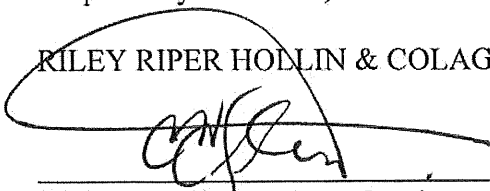
For all of the reasons stated above, T-Mobile requests the above referenced relief and any other relief the Planning Board deems necessary. Detailed Plans of the proposed use have been submitted to the Planning Board, and are incorporated by reference herein for consideration before the Board.

Respectfully submitted,

RILEY RIPER HOLLIN & COLAGRECO

Date: 8/17/2020

By: \_\_\_\_\_

  
Christopher H. Schubert, Esquire  
Attorney for Applicant  
T-Mobile Northeast LLC

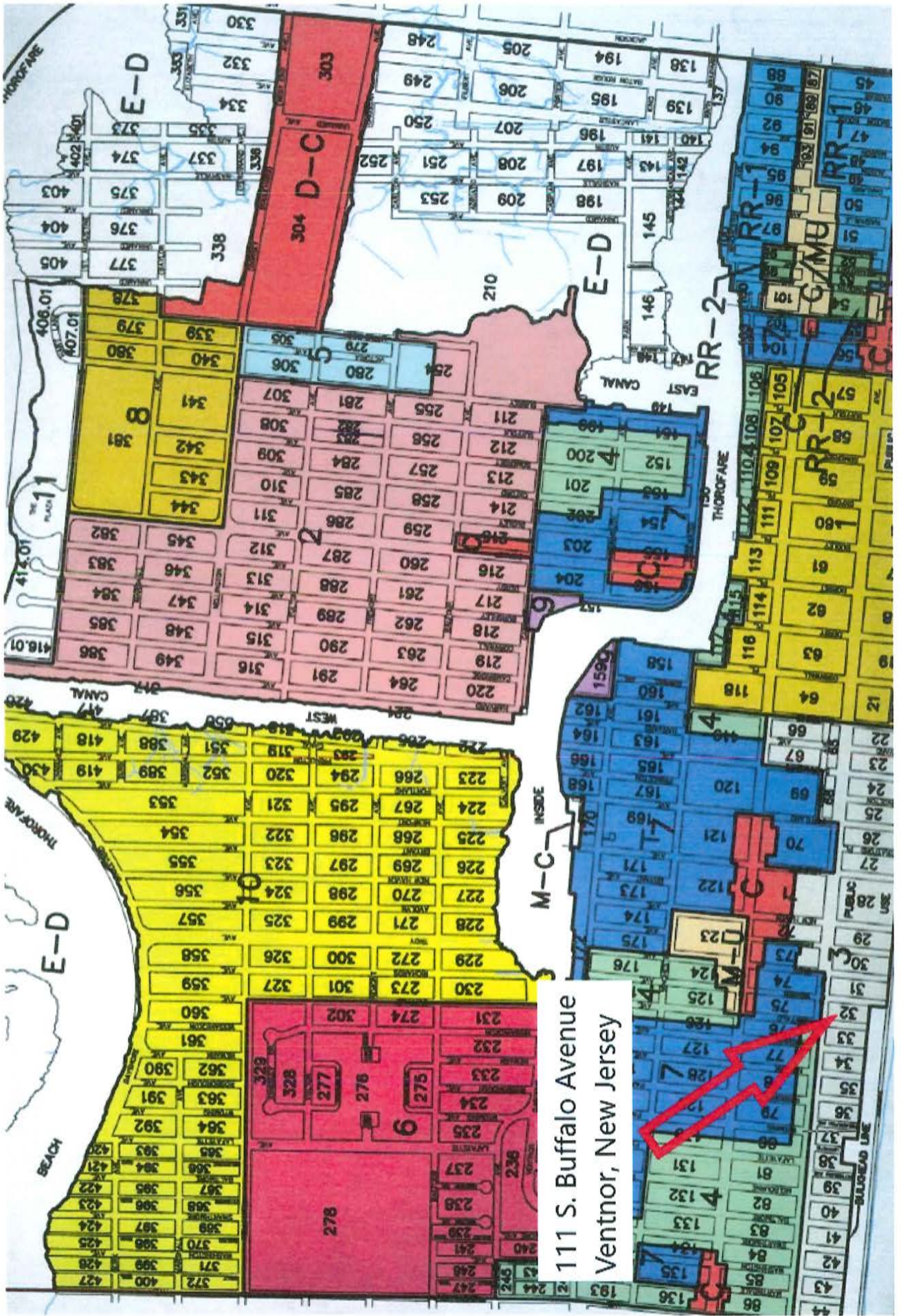
**City of Ventnor City Planning Board**

**Application Checklist**

**This list is for each and every copy submitted of application**

- I.  Signed and Notarized application
- II.  Copy of Ventnor City Tax map highlighting the applicant property
- III.  Set of color photographs showing front, oblique, and rear views (if applicable)
  - a. Include photos of neighboring properties if applicable
- IV. Waiver Sealed copy of property survey that is not older than 2 years
  - a. Any survey older must be updated or a signed statement noting no changes
- V.  Copies of professional plans or detailed sketches of proposed plans
- VI.  Detailed sketch (s) of current conditions
- VII.  Detailed Sketch (s) or plans of proposed plan
- VIII.  Statement of Existing and Proposed use of property
- IX. Filed Copy of Ventnor City Residential Property Card
  - a. This is available from the Ventnor City Tax Assessor
- X. Filed Certification that Property Taxes are current
  - a. This can be obtained from Tax Office
- XI.  Statement and/or drawings of existing and proposed Building heights
  - a. If applicable
- XII. Waiver Statement and/or drawings of existing and proposed off-street parking
  - a. If applicable
- XIII.  Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
  - a. If applicable
- XIV. Waiver Detailed plan for landscaping or street trees as required
  - a. Notice if requesting a waiver for such
- XV.  Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI.  Check for Escrow fee as per fee structure
  - a. Need to include Tax ID # or Social Security # of name on check

# City of Ventnor City Zoning Map



111 S. Buffalo Avenue  
Ventnor, New Jersey



BEFORE (LOOKING SOUTHWEST)



AFTER (LOOKING SOUTHWEST)

**NOTE:**  
 ALL ANTENNAS AND STEEL  
 PAINT TO MATCH BUILDING  
 EXTERIOR.

**T-Mobile**  
**NORTHEAST LLC**  
 215 VERMONT STREET, SUITE 100  
 BOULDER, CO 80301  
 PH: (303) 440-1904  
 FAX: (303) 440-3282



[www.aerosolutionsllc.com](http://www.aerosolutionsllc.com)  
 5555 CENTRAL AVE, SUITE 100  
 BOULDER, CO 80301  
 PH: 720.304.6882  
 FAX: 720.304.6883

DESCRIPTION

1A14189C  
 111 S. BUFFALO  
 PHOTOSIM VIEW:  
 BEFORE & AFTER



BEFORE (LOOKING NORTHWEST)



AFTER (LOOKING NORTHWEST)

**NOTE:**  
 ALL ANTENNAS AND STEEL  
 PAINT TO MATCH BUILDING  
 EXTERIOR.

**T-Mobile**  
**NORTHEAST LLC**  
1000 W. WASHINGTON AVE. SUITE 100  
 BOULDER, CO 80302  
 PH: 720.304.6882  
 FAX: (303) 440-3383



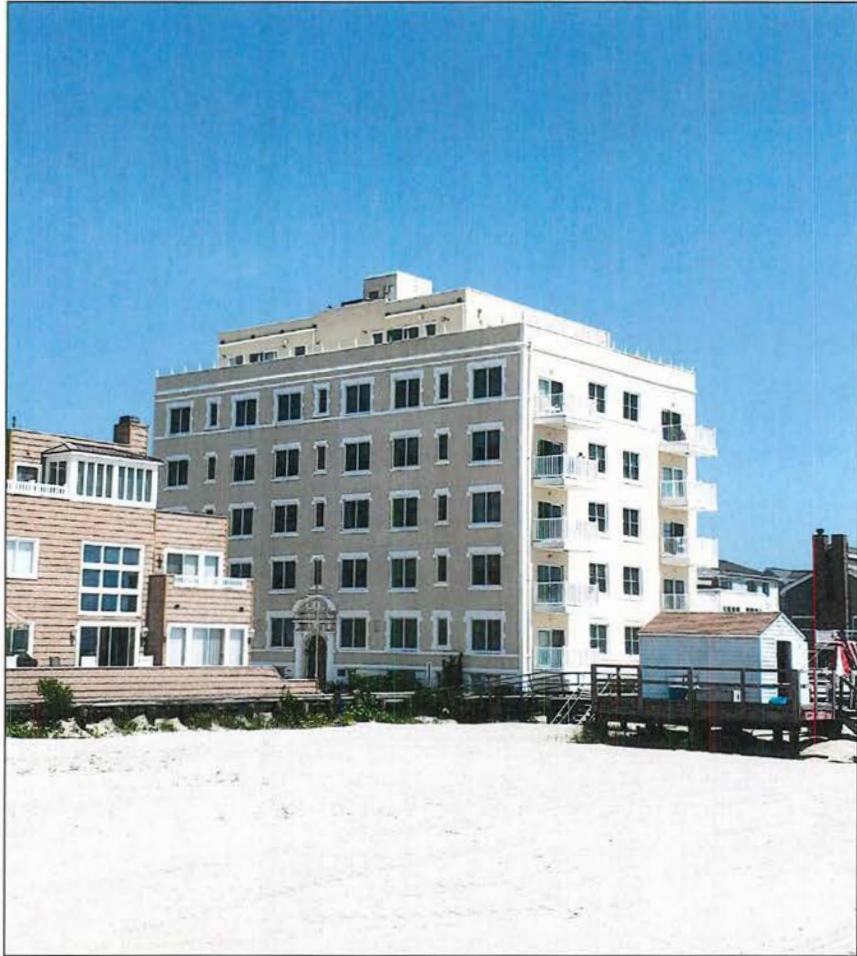
**AeroSolutions LLC**  
 Optimizing Your Wireless Infrastructure

[www.aerosolutionsllc.com](http://www.aerosolutionsllc.com)  
 5555 CENTRAL AVE, SUITE 100  
 BOULDER, CO 80301  
 PH: 720.304.6882  
 FAX: 720.304.6883

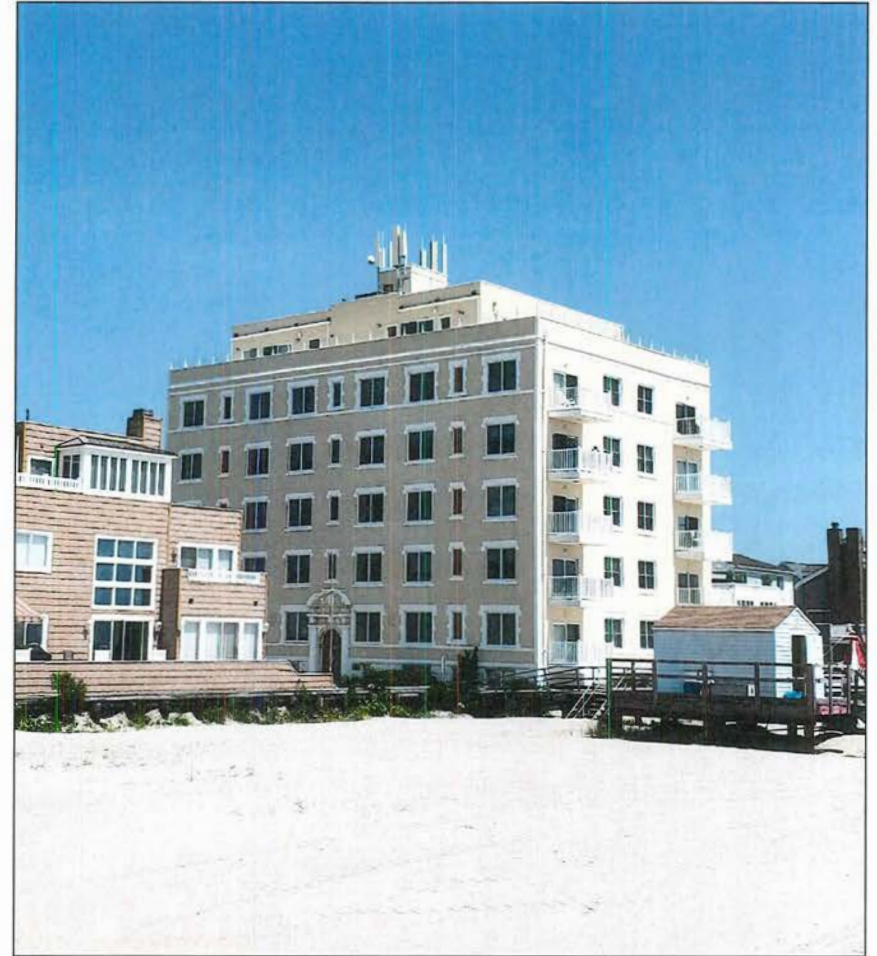
1AT4189C  
 111 S. BUFFALO

DESCRIPTION

PHOTOSIM VIEW:  
 BEFORE & AFTER



BEFORE (LOOKING NORTHEAST)



AFTER (LOOKING NORTHEAST)

**NOTE:**  
 ALL ANTENNAS AND STEEL  
 PAINT TO MATCH BUILDING  
 EXTERIOR.

**T-Mobile**  
**NORTHEAST LLC**  
T-MOBILE NORTHEAST LLC  
 249 VIRGINIA DRIVE  
 FORT WASHINGTON, PA 19034  
 PHONE: (215) 633-6200  
 FAX: (215) 633-6292

 **AeroSolutions LLC**  
*Optimizing Your Wireless Infrastructure*

[www.aerosolutionsllc.com](http://www.aerosolutionsllc.com)  
 5555 CENTRAL AVE, SUITE 100  
 BOULDER, CO 80301  
 PH: 720.304.6882  
 FAX: 720.304.6883

DESCRIPTION

1AT4189C  
 111 S. BUFFALO

PHOTOSIM VIEW:  
 BEFORE & AFTER

# T-Mobile NORTHEAST LLC

SITE NAME:

1AT4189C

111 S. BUFFALO

SITE ADDRESS:

111 S. BUFFALO AVE  
VENTNOR, NJ 08406

ZONING DRAWINGS



**Know what's below.  
Call before you dig.**

UTILITY NOTIFICATION CENTER  
TOLL FREE 1800-227-2600

**T-Mobile**  
NORTHEAST LLC  
T-MOBILE NORTHEAST LLC  
475 VIRGINIA DR  
FORT WASHINGTON, PA 19034  
PHONE: (215) 633-5200  
FAX: (215) 633-5393

**velocitel**  
complete wireless solutions  
200 NORTH WARNER ROAD, SUITE #215  
KING OF PRUSSIA, PA 19406  
610-992-4101 (MAIN)  
610-992-4109 (FAX)

**AeroSolutions LLC**  
Optimizing Your Wireless Infrastructure  
5555 CENTRAL AVENUE #100  
BOULDER, COLORADO 80301  
PH: (720) 304-6882  
FAX: (720) 304-6883

AERO PROJECT #: 205-19-0033

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
5	08-06-20	LCW	FINAL ZONING
4	07-15-20	RPH	FINAL ZONING
3	06-19-19	LCW	FINAL ZONING
2	06-10-19	LCW	FINAL ZONING

DRAWING TITLE:

TITLE SHEET

DRAWING SHEET:

T-1

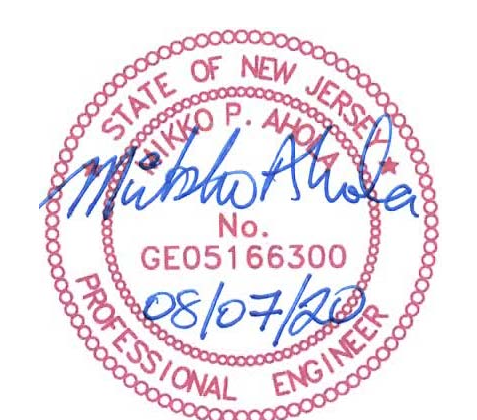
SHEET NUMBER:

1 OF 5

SITE INFORMATION:

SITE NAME:  
1AT4189C  
111 S. BUFFALO  
SITE ADDRESS:  
111 S. BUFFALO AVE  
VENTNOR, NJ 08406  
JURISDICTION:  
CITY OF VENTNOR,  
ATLANTIC COUNTY, NJ

CERTIFICATE OF AUTHORIZATION  
#0400409660

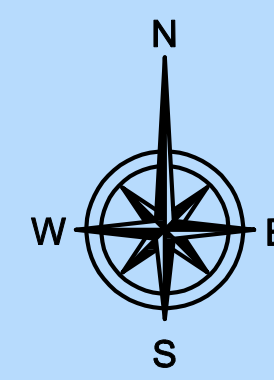
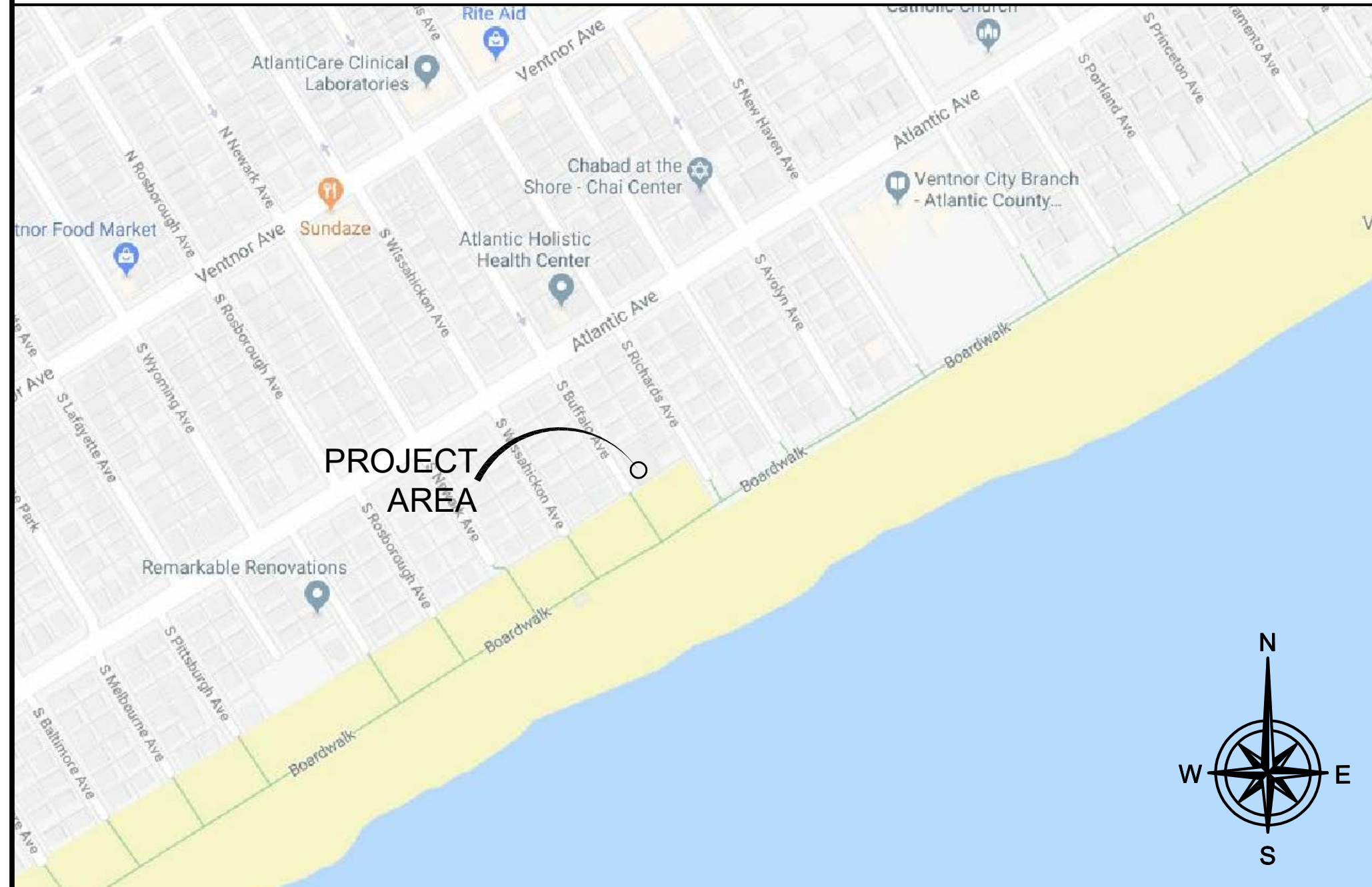


MIKKO AHOLA, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE #24GE05166300 (EXP. 04/30/2022)

SITE DIRECTIONS

FROM 475 VIRGINIA DR, FORT WASHINGTON, PA: TAKE I-276 E TO I-76 E. TAKE THE WALT WHITMAN BRIDGE ONTO NJ-42 S. TAKE NJ-42 S TO ATLANTIC CITY EXPRESSWAY. TAKE EXIT 2 FOR N ALBANY RD. TURN RIGHT ONTO WEST END AVE. TURN LEFT ONTO DORSET AVE. TURN RIGHT ONTO ATLANTIC AVE. TURN LEFT ONTO S BUFFALO AVE. SITE IS ON THE LEFT.

VICINITY MAP



VENTNOR, NJ

PROJECT DATA

JURISDICTION: CITY OF VENTNOR,  
ATLANTIC COUNTY, NJ  
BLOCK: 32  
LOT: 1  
ZONING: RESIDENTIAL  
APN: 22-00032-0000-00001  
PARCEL SIZE: 0.14 AC  
ELEVATION: 8.3' (NAVD 88)  
STRUCTURE TYPE: ROOFTOP  
STRUCTURE HEIGHT: 84'-0" (TOP OF PENTHOUSE)  
ANTENNA RAD CENTER: 88'-0" AGL  
COORDINATES: 39° 20' 03.12" N (NAD83)  
74° 29' 04.62" W (NAD83)  
APPLICANT: T-MOBILE NORTHEAST LLC  
APPLICANT CONTACT: 475 VIRGINIA DR  
FORT WASHINGTON, PA 19034  
PHONE: 240-264-8600

SHEET INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ELEVATION
Z-4	EQUIPMENT PLAN

CLIENT

T-MOBILE NORTH EAST LLC  
475 VIRGINIA DR  
FORT WASHINGTON, PA 19034  
PHONE: 240-264-8600

PROJECT MANAGER

VELOCITEL, LLC  
200 N. WARNER ROAD, SUITE 215  
KING OF PRUSSIA, PA 19406  
CONTACT: MICHAEL SANDERS  
PHONE: (610) 992-4101

PROJECT DESCRIPTION

1. INSTALL NEW T-MOBILE EQUIPMENT ON NEW ELEVATED STEEL PLATFORM.
2. INSTALL (18) NEW LINES ROUTED UP EXISTING BUILDING EXTERIOR.
3. INSTALL (15) NEW T-MOBILE ANTENNAS ON NEW CUSTOM STANDOFF MOUNTS
4. INSTALL (15) NEW T-MOBILE RRUS.
5. INSTALL (1) NEW MICROWAVE DISH ANTENNA.
6. INSTALL (1) NEW GPS ANTENNA

PROPERTY MANAGER

HAWKEYE MANAGEMENT  
PO BOX 3182  
MARGATE CITY, NJ 08402

ENGINEER

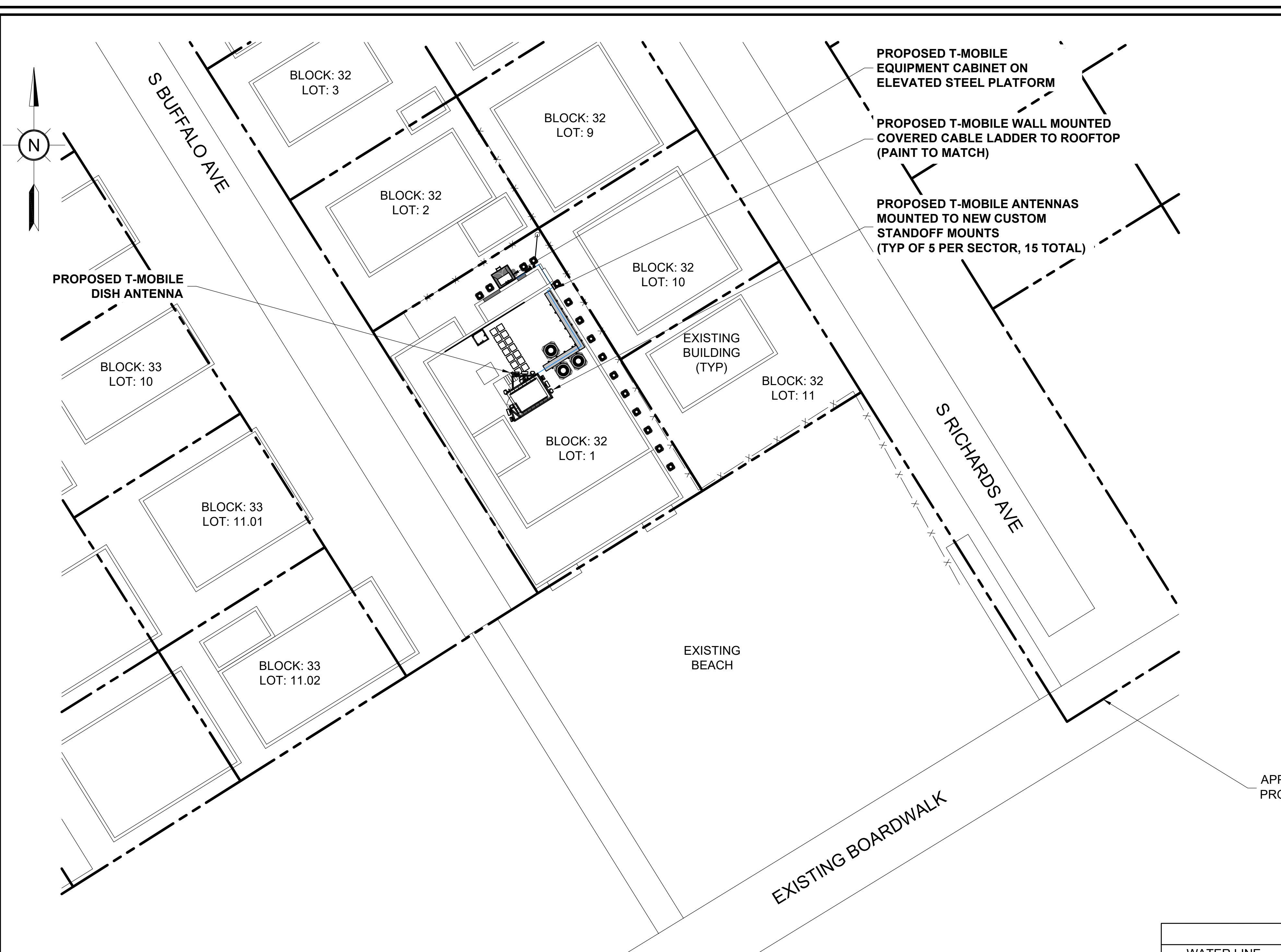
AERO SOLUTIONS, LLC  
5555 CENTRAL AVE #100  
BOULDER, CO 80301  
PHONE: 720-304-6882

CODE ANALYSIS

BUILDING CODE:	IBC 2018 (NJ EDITION)
ELECTRICAL CODE:	NEC 2017
FIRE SAFETY CODE:	IFC 2018
USE GROUP:	U - UTILITY
CONSTRUCTION TYPE:	IIB

PROPERTY OWNER

6800 BOARDWALK CONDOMINIUM ASSOCIATION, INC  
111 S BUFFALO AVE, UNIT 201  
VENTNOR, NJ 08406



**GENERAL NOTES:**

1. THIS PLAN WAS PREPARED USING TAX MAPS, DEEDS AND DOCUMENTS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE SITE SURVEY.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.

**T-Mobile**  
**NORTHEAST LLC**  
 T-MOBILE NORTHEAST LLC  
 475 VIRGINIA DR  
 FORT WASHINGTON, PA 19034  
 PHONE: (215) 633-5200  
 FAX: (215) 633-5393

**velocitel**  
 complete wireless solutions  
 200 NORTH WARNER ROAD, SUITE #215  
 KING OF PRUSSIA, PA 19406  
 610-992-4101 (MAIN)  
 610-992-4109 (FAX)

**AeroSolutions LLC**  
 Optimizing Your Wireless Infrastructure  
 5555 CENTRAL AVENUE #100  
 BOULDER, COLORADO 80301  
 PH: (720) 304-6882  
 FAX: (720) 304-6883

AERO PROJECT #: 205-19-0033

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
5	08-06-20	LCW	FINAL ZONING
4	07-15-20	RPH	FINAL ZONING
3	06-19-19	LCW	FINAL ZONING
2	06-10-19	LCW	FINAL ZONING

DRAWING TITLE:  
**SITE PLAN**

DRAWING SHEET:  
**Z-1**

SHEET NUMBER:  
 2 OF 5

SITE INFORMATION:  
 SITE NAME:  
**1AT4189C**  
 SITE ADDRESS:  
**111 S. BUFFALO AVE**  
**VENTNOR, NJ 08406**  
 JURISDICTION:  
**CITY OF VENTNOR,**  
**ATLANTIC COUNTY, NJ**

CERTIFICATE OF AUTHORIZATION  
 #0400409660

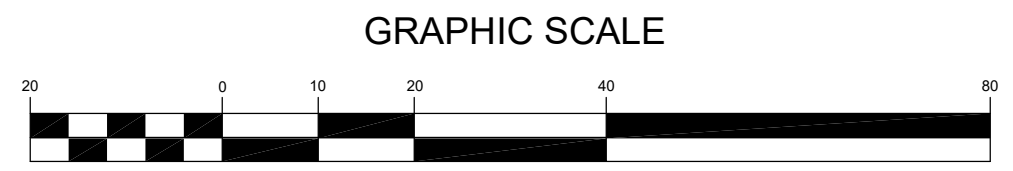


MIKKO AHOLA, P.E.  
 NEW JERSEY PROFESSIONAL ENGINEER  
 LICENSE #24GE05166300 (EXP. 04/30/2022)



**Know what's below.**  
**Call before you dig.**  
 UTILITY NOTIFICATION CENTER  
 TOLL FREE 1800-227-2600

**1 SITE PLAN**  
 SCALE: 1" = 20'-0"

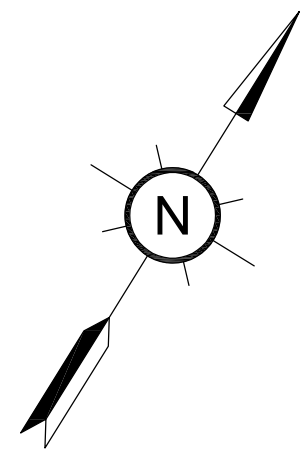


(IN FEET)  
 1 inch = 20ft.  
 (SCALE BASED ON FULL SIZE 22"x34" SHEETS ONLY)  
 (DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

BULK REQUIREMENTS			
ZONING DISTRICT:	RESIDENTIAL		
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. AREA:	3,000 SF	6,221 SF	NO CHANGE
MIN. FRONT YARD:	12 FT	0 FT*	NO CHANGE
MIN. SIDE YARD:	5 FT	0 FT*	NO CHANGE
MIN. REAR YARD:	10 FT	0 FT*	NO CHANGE

\*PRE-EXISTING CONDITION

WATER LINE	— W ——— W ——— W ———	STORM DRAIN	— SD ——— SD ——— SD ——— SD ———
SANITARY SEWER	— SS ——— SS ——— SS ———	UG ELECTRIC	— UE ——— UE ——— UE ———
GAS LINE	— GAS ——— GAS ——— GAS ——— GAS ———	ELECTRIC	— E ——— E ——— E ———
FIBER LINE	— F ——— F ——— F ———	OH TELCO	— OT ——— OT ——— OT ———
OH ELECTRIC	— OE ——— OE ———	PROPERTY LINE	— ——— ——— ———
UG TELCO	— UT ——— UT ———	FENCE IRON	— O ——— O ——— O ———
FENCE CLF	— X ——— X ——— X ———	UG UTILITIES	— UG ——— UG ———
RIGHT OF WAY	— ——— ——— ———	OH UTILITIES	— OHU ——— OHU ———
WATER METER	WM	SIGNAGE	—
WATER VALVE	WV	CATCH BASIN	CB
IRRIGATION VALVE	ICV	STORM MANHOLE	D
SAN SEWER MH	S	POWER POLE	PP
TELCO MAN HOLE	T	TRAFFIC SIGNAL	TS
LIGHT POLE	L	ELECTRIC VAULT	EV
ELEC PULL BOX	E	ELECTRIC CABINET	CAB
ELECTRIC EQUIP	EQ	ELECTRICAL XFMR	ET



PROPOSED T-MOBILE HANDRAIL ON TOP DECK WALL NEAR ACCESS HATCH

EXISTING ACCESS HATCH

PROPOSED T-MOBILE WALKING PADS FROM ACCESS HATCH

PROPOSED T-MOBILE DISH ANTENNA W/ RADIO MOUNTED ON NEW STANDOFF BRACKET. LOCATION TO BE DETERMINED

PROPOSED T-MOBILE PPC & BACKHAUL CABINET ON PENTHOUSE WALL

PROPOSED T-MOBILE FLOODLIGHT ON PENTHOUSE WALL

PROPOSED T-MOBILE GPS ANTENNA

EXISTING DECK WITH STAIRS

PROPOSED T-MOBILE ANTENNAS MOUNTED TO NEW CUSTOM WALL STAND OFF MOUNT (TYP OF 3 PER SECTOR, 9 TOTAL) (PAINT TO MATCH)

EXISTING DOOR

PROPOSED T-MOBILE RRUS MOUNTED BEHIND ANTENNAS (TYP OF 2 PER SECTOR, 6 TOTAL)

EXISTING FENCE  
EXISTING HVAC (TYP)  
RELOCATE EXISTING HVAC AS NEEDED FOR CONSTRUCTION  
PROPOSED T-MOBILE CUSTOM PLATFORM ACCESS LADDER  
EXISTING WINDOW (TYP)

PROPOSED T-MOBILE 6'-0" HIGH EQUIPMENT CABINET ON NEW ELEVATED STEEL PLATFORM

EXISTING COURTYARD AT GRADE

EXISTING LOWER ROOFTOP

EXISTING UPPER ROOFTOP

EXISTING PENTHOUSE

EXISTING UTILITY POLE

EXISTING METER BANK MOUNTED TO WALL AT GRADE

PROPOSED T-MOBILE WALL MOUNTED COVERED CABLE LADDER TO ROOFTOP (PAINT TO MATCH)

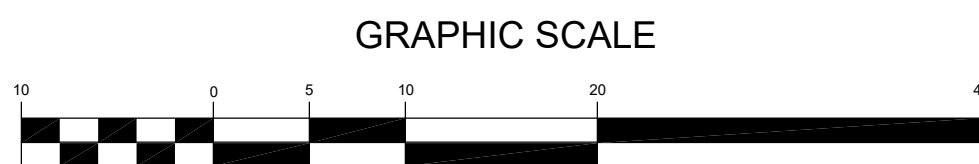
PROPOSED T-MOBILE ROOFTOP CABLE TRAY MOUNTED ON PVC SLEEPERS & RUBBER PADS ON TOP OF ROOFTOP (TYP)

PROPOSED (3) T-MOBILE LINES ROUTED ALONG CABLE TRAY TO ANTENNAS

EXISTING HVAC (TYP)

PROPOSED CUSTOM ANTENNA MOUNT (SEE ST SHEETS FOR MORE DETAIL) (PAINT TO MATCH BUILDING EXTERIOR)

**1 ENLARGED SITE PLAN**  
SCALE: 1" = 10'-0"



(IN FEET)  
1 inch = 10ft.  
(SCALE BASED ON FULL SIZE 22"x34" SHEETS ONLY)  
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

**T-Mobile**  
NORTHEAST LLC  
T-MOBILE NORTHEAST LLC  
475 VIRGINIA DR  
FORT WASHINGTON, PA 19034  
PHONE: (215) 633-5200  
FAX: (215) 633-5393

**velocitel**  
complete wireless solutions  
200 NORTH WARNER ROAD, SUITE #215  
KING OF PRUSSIA, PA 19406  
610-992-4101 (MAIN)  
610-992-4109 (FAX)

**AeroSolutions LLC**  
Optimizing Your Wireless Infrastructure  
5555 CENTRAL AVENUE #100  
BOULDER, COLORADO 80301  
PH: (720) 304-6882  
FAX: (720) 304-6883

AERO PROJECT #: 205-19-0033

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
5	08-06-20	LCW	FINAL ZONING
4	07-15-20	RPH	FINAL ZONING
3	06-19-19	LCW	FINAL ZONING
2	06-10-19	LCW	FINAL ZONING

DRAWING TITLE:  
**ENLARGED SITE PLAN**

DRAWING SHEET:  
**Z-2**

SHEET NUMBER:  
**3 OF 5**

SITE INFORMATION:  
SITE NAME:  
**1AT4189C**  
SITE ADDRESS:  
**111 S. BUFFALO AVE  
VENTNOR, NJ 08406**  
JURISDICTION:  
**CITY OF VENTNOR,  
ATLANTIC COUNTY, NJ**

CERTIFICATE OF AUTHORIZATION  
#0400409660



MIKKO AHOLA, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE #24GE05166300 (EXP. 04/30/2022)



**Know what's below.  
Call before you dig.**  
UTILITY NOTIFICATION CENTER  
TOLL FREE 1800-227-2600

PROPOSED T-MOBILE ANTENNAS MOUNTED TO NEW CUSTOM WALL STAND OFF MOUNT (TYP OF 3 PER SECTOR, 9 TOTAL) (PAINT TO MATCH)

PROPOSED T-MOBILE DISH ANTENNA W/ RADIO MOUNTED ON NEW STANDOFF BRACKET. LOCATION TO BE DETERMINED

PROPOSED T-MOBILE RRUS MOUNTED BEHIND ANTENNAS (TYP OF 2 PER SECTOR, 6 TOTAL) (PAINT TO MATCH)

PROPOSED T-MOBILE FLOODLIGHT ON PENTHOUSE WALL

PROPOSED T-MOBILE HANDRAIL ON TOP DECK WALL NEAR ACCESS HATCH

PROPOSED T-MOBILE PPC & BACKHAUL CABINET MOUNTED TO UNISTRUT ON PENTHOUSE WALL

EXISTING FIRE ESCAPE

PROPOSED (3) T-MOBILE LINES IN NEW WALL MOUNTED CABLE TRAY UP TO ROOFTOP CABLE TRAY

PROPOSED T-MOBILE WALL MOUNTED COVERED CABLE LADDER TO ROOFTOP (PAINT TO MATCH)

PROPOSED FLOODLIGHT ABOVE EQUIPMENT CABINET

PROPOSED T-MOBILE EQUIPMENT CABINET ON NEW ELEVATED STEEL PLATFORM

EXISTING WINDOW (TYP)

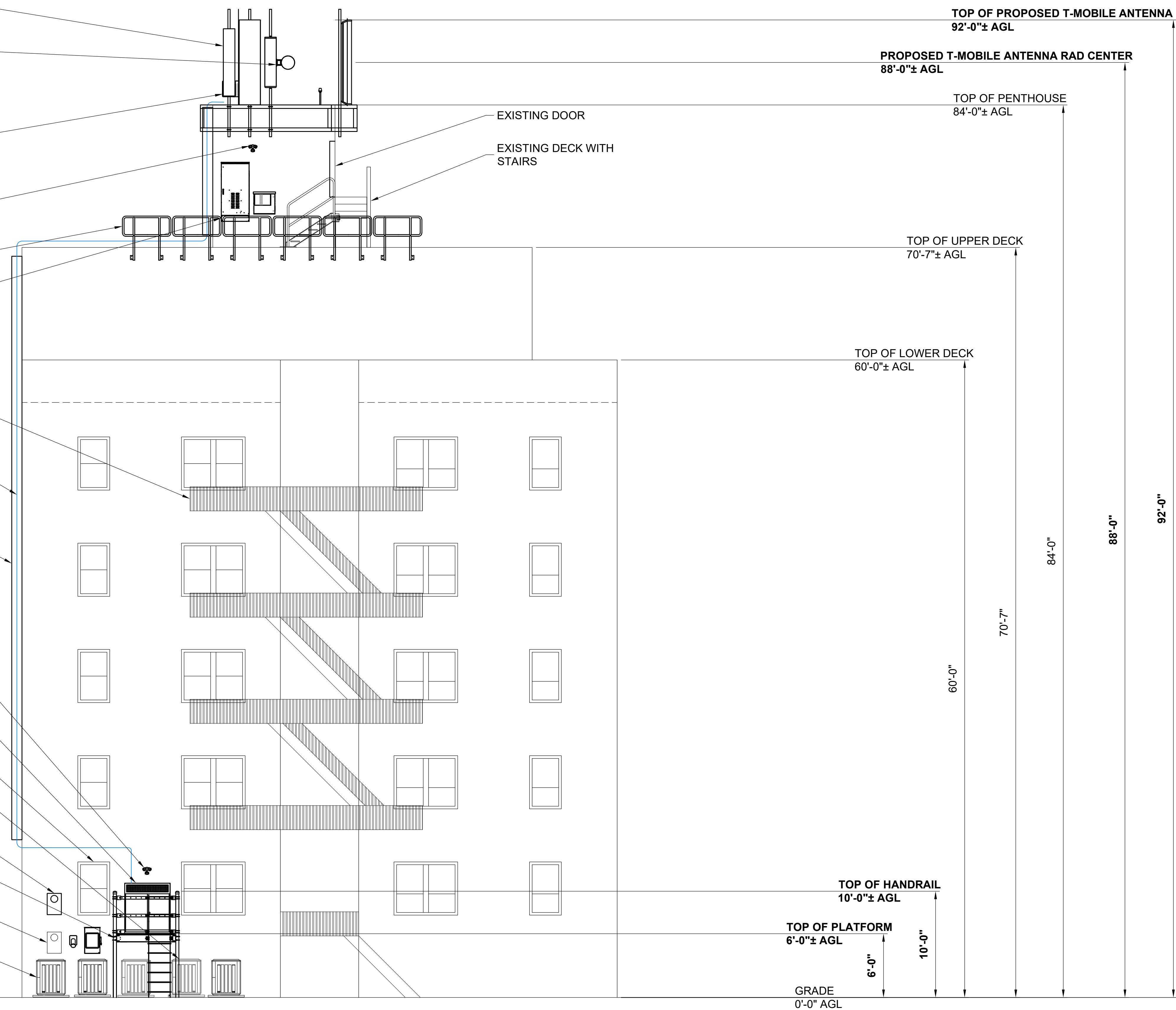
RELOCATE EXISTING HVAC AS NEEDED FOR CONSTRUCTION

PROPOSED T-MOBILE METER ATTACHED TO EXISTING EXTERIOR WALL

PROPOSED T-MOBILE CUSTOM ELEVATED STEEL PLATFORM WITH ACCESS LADDER

EXISTING METER

EXISTING HVAC (TYP)



**T-Mobile**  
NORTHEAST LLC  
T-MOBILE NORTHEAST LLC  
475 VIRGINIA DR  
FORT WASHINGTON, PA 19034  
PHONE: (215) 633-5200  
FAX: (215) 633-5393

**velocitel**  
complete wireless solutions  
200 NORTH WARNER ROAD, SUITE #215  
KING OF PRUSSIA, PA 19406  
610-992-4101 (MAIN)  
610-992-4109 (FAX)

**AeroSolutions LLC**  
Optimizing Your Wireless Infrastructure  
5555 CENTRAL AVENUE #100  
BOULDER, COLORADO 80301  
PH: (720) 304-6882  
FAX: (720) 304-6883

AERO PROJECT #: 205-19-0033

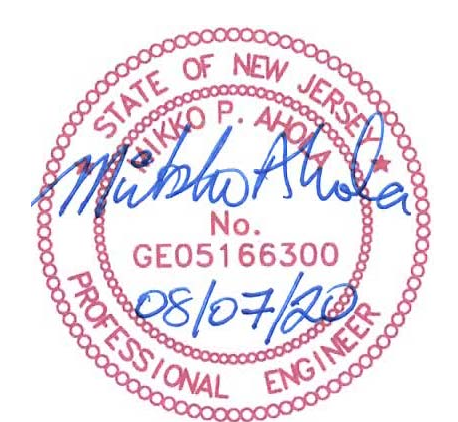
REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
5	08-06-20	LCW	FINAL ZONING
4	07-15-20	RPH	FINAL ZONING
3	06-19-19	LCW	FINAL ZONING
2	06-10-19	LCW	FINAL ZONING

DRAWING TITLE:  
**ELEVATION**

DRAWING SHEET:  
**Z-3**

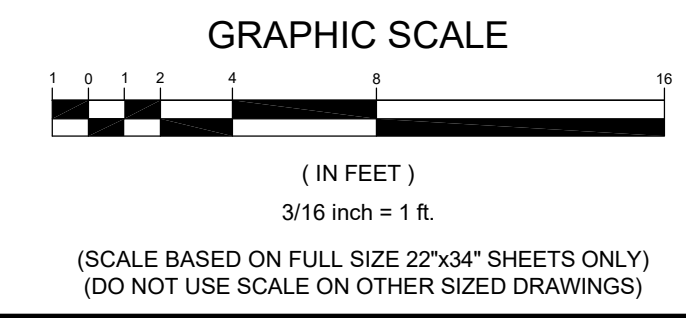
SHEET NUMBER:  
**4 OF 5**

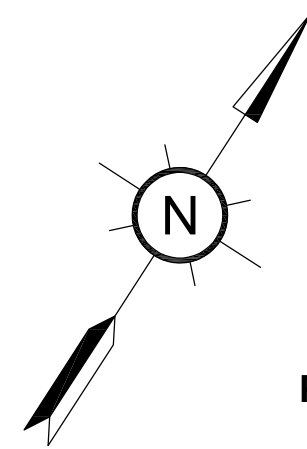
SITE INFORMATION:  
SITE NAME:  
1AT4189C  
SITE ADDRESS:  
111 S. BUFFALO AVE  
VENTNOR, NJ 08406  
JURISDICTION:  
CITY OF VENTNOR,  
ATLANTIC COUNTY, NJ  
CERTIFICATE OF AUTHORIZATION  
#0400409660



MIKKO AHOLA, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE #24GE05166300 (EXP. 04/30/2022)

**1 ELEVATION**  
**Z-3 SCALE: 3/16"=1'-0"**

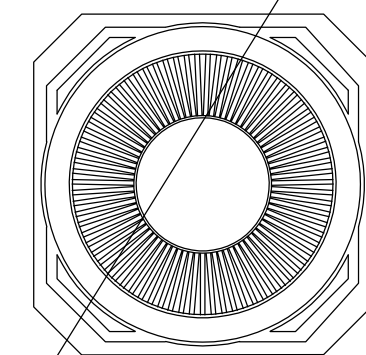
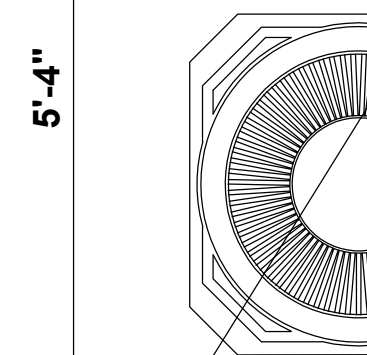
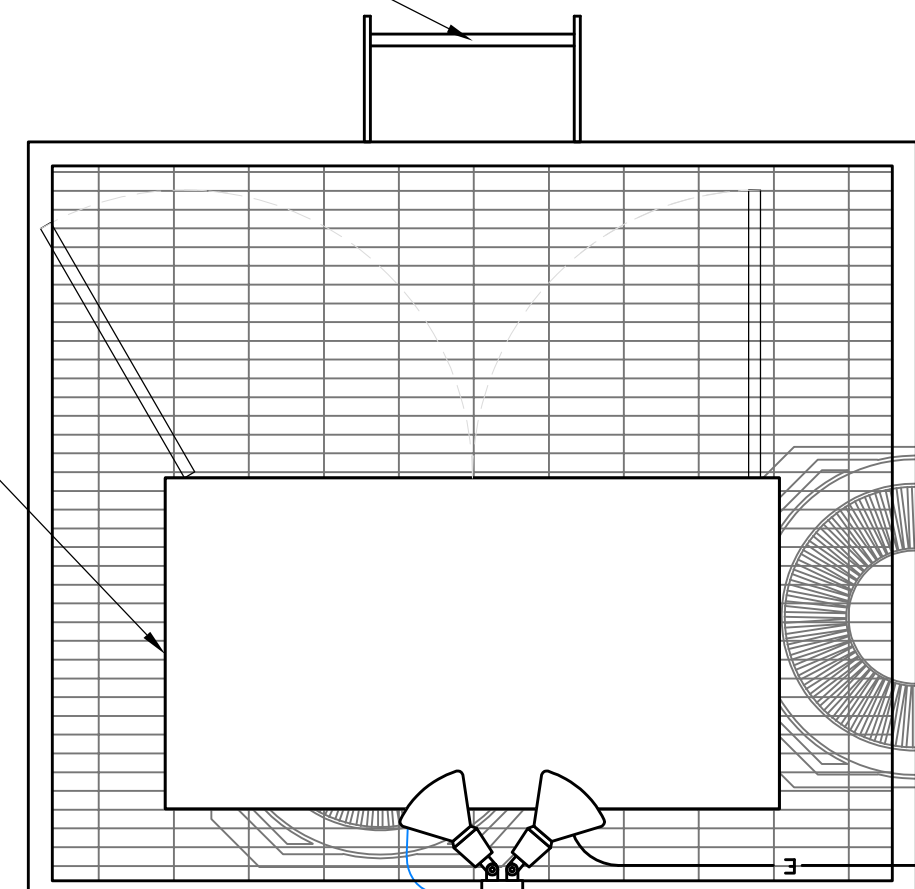
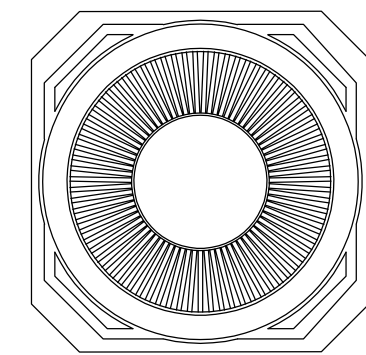




PROPOSED T-MOBILE  
PLATFORM ACCESS  
LADDER

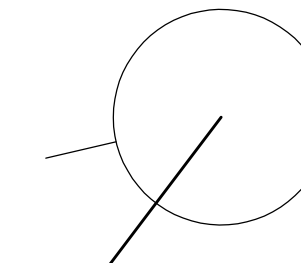
PROPOSED T-MOBILE  
EQUIPMENT CABINET  
ON NEW ELEVATED  
STEEL PLATFORM

EXISTING COURTYARD  
AT GRADE



RELOCATE EXISTING HVAC AS  
NEEDED FOR CONSTRUCTION

EXISTING WINDOW (TYP)



EXISTING UTILITY POLE

PROPOSED GENERATOR PLUG  
MOUNTED TO EXTERIOR WALL

EXISTING FENCE

EXISTING HVAC (TYP)

PROPOSED T-MOBILE METER  
MOUNTED TO EXTERIOR WALL

PROPOSED (3) T-MOBILE  
LINES RUN UP EXTERIOR  
WALL TO ROOFTOP

EXISTING MAIN SWITCH

EXISTING ENCLOSED  
METER BANK

PROPOSED T-MOBILE WALL MOUNTED  
COVERED CABLE LADDER TO ROOFTOP  
(PAINT TO MATCH)

EXISTING HVAC  
(TYP)

PROPOSED T-MOBILE  
ROOFTOP CABLE TRAY  
MOUNTED ON PVC SLEEPERS  
& RUBBER PADS ON TOP OF  
ROOFTOP (TYP)

PROPOSED (3) T-MOBILE  
LINES ROUTED ALONG CABLE  
TRAY TO ANTENNAS

6'-2"

8'-7"

PROPOSED DISCONNECT  
MOUNTED TO EXTERIOR WALL

**1**  
**Z-4** **EQUIPMENT PLAN**  
SCALE: 3/4"=1'-0"



(IN FEET)  
3/4 inch = 1 ft.  
(SCALE BASED ON FULL SIZE 22"x34" SHEETS ONLY)  
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

**T-Mobile**  
**NORTHEAST LLC**  
T-MOBILE NORTHEAST LLC  
475 VIRGINIA DR  
FORT WASHINGTON, PA 19034  
PHONE: (215) 633-5200  
FAX: (215) 633-5393

**velocitel**  
complete wireless solutions  
200 NORTH WARNER ROAD, SUITE #215  
KING OF PRUSSIA, PA 19406  
610-992-4101 (MAIN)  
610-992-4109 (FAX)

**AeroSolutions LLC**  
Optimizing Your Wireless Infrastructure  
5555 CENTRAL AVENUE #100  
BOULDER, COLORADO 80301  
PH: (720) 304-6882  
FAX: (720) 304-6883

AERO PROJECT #: 205-19-0033

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
5	08-06-20	LCW	FINAL ZONING
4	07-15-20	RPH	FINAL ZONING
3	06-19-19	LCW	FINAL ZONING
2	06-10-19	LCW	FINAL ZONING

DRAWING TITLE:

**EQUIPMENT PLAN**

DRAWING SHEET:

**Z-4**

SHEET NUMBER:

**5 OF 5**

SITE INFORMATION:

SITE NAME:  
**1AT4189C**  
SITE ADDRESS:  
**111 S. BUFFALO AVE**  
**VENTNOR, NJ 08406**  
JURISDICTION:  
**CITY OF VENTNOR,**  
**ATLANTIC COUNTY, NJ**

CERTIFICATE OF AUTHORIZATION  
#0400409660



MIKKO AHOLA, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE #24GE05166300 (EXP. 04/30/2022)