

Ventnor City Planning Board

Minutes

October 14, 2020, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:36pm.

1. Flag Salute

2. Roll Call

Present

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlett

Absent

Commissioner Landgraf

Commissioner Kriebel

Tom Halpin

Professionals

Leo Manos Esq, Board Solicitor

Roger McLarnon, Board Engineer & Professional Planner

Carmella Malfara, Board Administrator

Procedure

Chairman Cooke announced that the meeting is being held in accordance with due public notice thereof and pursuant to the New Jersey State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meeting and procedures which to follow.

3. Minutes

Motion to adopt October September 28, 2020 minutes was made by Tim Koob and seconded by Lorraine Sallata. The motion was unanimously approved.

4. Resolutions

Motion to approve the following resolutions was made by Lorraine Sallata and seconded Roman Zabihach and were unanimously approved.

P – 35 – 2020 – JAB Development Corp – 115 S Newport Ave.

P – 36 – 2020 – Frank & Lori Morello – 9 S Newark ave.

5. Applications

**T – Mobile Northeast LLC – 111 S Buffalo Ave, block 32, lot 1, located in the R – 3 zone. The applicant is seeking a D “Use” variance along with possible others. The applicant is proposing a telecommunication facility consisting of the collocation of nine antennas on the existing rooftop of the condominium. The applicant is being represented Christopher Schubert Esq.

Mike Sanders, Site Acquisition Consultant, 200 N Warner Rd, King of Prussia, Pa, is sworn in.

Kevin Risner, Radio Frequency Engineer, 475 Virginia Ave, Fort Washington, PA, is sworn in.

Mikko Aholoa, Licensed Professional Engineer, in the State of New Jersey, is sworn in and his credentials are accepted.

Brian Seidel, Licensed Architect, in the State of New Jersey, is sworn in and his credentials are accepted.

Mr. Manos, Board Solicitor, informs the Board of a letter written by Mr. Tom Dudek requesting an adjournment.

Tom Dudek, property owner, 110 S Richards Ave, is sworn in, he requests a postponement, He states that he does not have adequate information concerning this application. He has concerns as to the placement of the equipment.

Mr. Manos informs Mr. Dudek that he will have time to speak during the public portion of the meeting.

Chris Schubert, attorney for the applicant, presents the application.

Chairman Cooke inquires as to T-Mobile have permission from the property owner to construct the new wireless antennae site on the roof top.

Mr. Schubert informs the Board that a lease agreement has been signed.

Mike Sanders gives clarification of his duties and experience with T-Mobile.

Chairman Cooke inquires as to any certifications that Mr. Sanders may have.

Mr. Sanders describe the location and the condition of the site. He informs the Board that he has looked at other sites and that 111 S Buffalo would be an ideal location. This site is along the coast line which is most important. He also describes the need for an additional wireless site.

Mr. Schubert asks Mr. Sanders to describes the placement of the equipment cabinet and platform as well as the structure on the side of the building. He also describes the materials being used.

Chairman Cooke inquires as to Mr. Risner being a Licensed Engineer.

Mr. Risner informs the Board that a license is not required. He also informs the Board of his credentials. He states that T-Mobile has all licensing rights to the bands required to provided services to the area.

Mr. Schubert discuss the site plan.

Mr. Schubert asks Mr. Risner to explain the importance of the placement of the antennas and property maintenance.

Mr. Risner states that maintenance will be done quarterly and the antennas and bay stations cannot be heard.

Mr. Wiesen inquires as to if the tenants of the building are aware of the placement of the antennas as well as if they send out radiation.

Mr. Risner informs the Board that the antennas are not radioactive.

Mikko Aholoa, Licensed Engineer, describes how the antennas will be attached to the platform. He also discusses the size of the platform, wind speed, steel framing and safety rails.

Mrs. Sallata states her concerns as to corrosion and the velocity of the wind speed.

Ms. Bartlett inquires as to the sustained wind speed.

Mr. Aholoa, states that it will comply with all building codes.

Mrs. Sallata inquires as to the maintenance due to corrosion.

Chairman Cooke inquires as to who is responsible for fixing any broken handrails. He also would like to know the dimensions of the platform as well as the setbacks.

Brian Seidel, describes the property as being an ocean front multiunit Condominium in a residential area. He also describes the D "Use" variance and how the application meets the criteria for the variances being requested. He also states the positive criteria outweighs the negative.

Mr. McLarnon, is sworn in and reads his review dated 10/10/2020, which is attached. He states as a condition of approval a site plan and survey with setbacks must be submitted.

Public portion opens.

Tom Dudek, withdraws his request for postponement. He informs the Board that all questions and concerns were answered in the presentation.

Jules Freeman, property owner, 105 S Buffalo Ave, is sworn in and states his concerns for public safety. He is not in favor of the application.

Joseph Berenato, 106 S Buffalo Ave, is sworn in and is not in favor of the application.

Public portion closes.

Mr. Schubert addresses the concerns of the public safety. He claims there are no adverse effects from cell phone towers.

Mrs. Sallata would like clarification of the Government safety regulations regarding radio frequency waves.

Mr. Risner states that the level of radio frequency waves from a cell site are extremely low and will not cause harm to the public.

Chairman Cooke recommends a different location for the cell site. He does not think that the site is large enough.

Mr. Risner assures the Board that the proper research has been done and he feels this location is the best place for the cell site.

Mr. Tocco inquires as to the number of users that would benefit from the new cell site.

Mr. Manos informs the Board that the vote will be for D "Use" variance only. If approved the applicant shall come back to the Board for a minor site plan approval.

Chairman Cooke inquires as to the mylar wraps becoming part of the application.

Mr. Schubert replies that he would like the mylar wraps included in the application.

Mr. Manos reviews the D "Use" variance and D height variance. The vote is for D variances only. If approved the applicant shall return to the Board for a minor site plan, repairs shall be made to hand rails, specifications of mylar wraps are required as well as a new survey.

The motion to approve D variances was made by Lorraine Sallata and seconded by Peter Tocco. The motion was denied for in the negative and three in the affirmative. Nays; Jay Cooke, Lorraine Sallata, Mike Wiesen, and Greer Gaskill. Ayes; Roman Zabihach, Peter Tocco and Tim Koob.

6. Other Business

Mr. McLarnon informs the Board that the ordinance changes will be submitted to the Commission for consistency review and final approval.

Mr. Manos has a brief discussion regarding duplexes in the R – 7 zone that allows two-family dwellings to be demolished and rebuilt. He would like the Board to review the verbiage of the ordinance for changes.

There being no further business, the motion to adjourn was made by Peter Tocco and seconded by Roman Zabihach.

Respectfully submitted
Carmella Malfara
Planning Board Administrator

[Engineer Report 2020\101020 rdm ventnor planning Board planning and engineering report 111 South Buffalo Avenue.pdf](#)

