

MINUTES
HOPE TOWNSHIP PLANNING BOARD MEETING
JULY 23, 2018

A special meeting of the Hope Township Planning Board was held on Monday, July 23, 2018. Chairman Fish called the meeting to order at 7:31 p.m. He announced that notice of the meeting was given in compliance with the "Open Public Meetings Act – This meeting has been advertised in accordance with the provisions of the Open Public Meetings Act, Chapter 231, P.L. 1975." He led the Board in the pledge to the flag.

Roll Call:

Members present: Betsy Peterson, Terry Urfer, Matthew Koski (Alternate 2), Robert May, Mayor Timothy McDonough, Chris Maier, Marvin Fish, and John Koonz.

Members absent: Steve Larena, Tom Toohey (Alternate #1), and Neil Rosenberg

Also Present: Board Attorney Roger Thomas, Board Engineer Ted Rodman, and Board Secretary Alfia Schemm.

New Business:

#18-001 Allentown SMSA, Block 1000, Lot 400

Both Mayor McDonough and Mr. Urfer recused themselves and sat in the audience. Michael Stanzione, Esq. was present on behalf of the Applicant. Chairman Fish questioned the status of the lease/agreement. Brian Martinelli stated that no construction would commence until the lease is ratified and Board Attorney Thomas stated that he believes that the issues may be addressed during the hearing. Mayor McDonough stated that the documentation has been reviewed by the Township Attorney.

Petros E. Tsoukalas was sworn in and he provided his experience and qualifications as an Engineer. He then displayed the plan submission, dated 7/12/18, and he went on to describe the proposed monopole, fenced compound, and the backup emergency propane generator. He reviewed the proposed antennas, the interior cables, the utilities, the design of the foundation to encourage co-locators, and the remote monitoring. The Applicants then went on to review Board Engineer Rodman's report of July 19, 2018, with the Board and the Board Professionals. They confirmed that they will file their application with the Hope Township Fire Department. They also addressed the trimming of trees, the removal of the barb wire, the sound levels for the generator and its weekly remote testing, tower finishes, structural analysis, designing for co-locators, Environmental Commission input, asbuilts, outside agency approvals, submission of a drainage report, preconstruction and inspection escrows, and lighting. The following was submitted and marked as an Exhibit:

A-1 Sheet Z-4

Engineer Tsoukalas addressed the proposed 12 antenna panels. There were many questions by the Board Members in regards to the structural integrity, wind loads, security cameras, JCP&L and power outages, underground utilities and electrical capacity, inspections, maintenance, liability insurance, FAA lighting, the proposed salt shed location, the tower installation, lighting, and antenna direction.

The hearing was opened to the public. With there being no public questions, the hearing was closed to the public.

The following was submitted as an Exhibit

A-2 Photo Simulations-5 Photographs with photo location map, dated 12/28/16

Mr. May questioned if the Hope Historical Commission has provided any comments on the proposal and if they are satisfied.

Michael Fischer distributed several reports and he was sworn in and he provided his qualifications as an RF Engineer. He went on to review his reports, which were marked as Exhibits:

A-3 Radiofrequency Design of Proposed Communications Facility, 7-19-18

A-4 RF Safety FCC Compliance of Proposed Communications Facility, 7-19-18

Mr. Fischer stated that the proposed tower is mainly being proposed for gap coverage and to provide reliable coverage. He went on to summarize the submitted Exhibits and the latest technology and interference issues

A-5 Non-Interference Certification of Proposed Communications Facility, 7-19-18

A-6 FAA Screening for Proposed Communications Facility, 7-19-18

Mr. Fischer continued to review the Exhibits and the proposal, which were discussed with the Board. Board Attorney Thomas questioned the size of the antennas.

The hearing was opened to the public. With there being no public questions, the hearing was closed to the public.

Paul Ricci was sworn in and he provided his qualifications as a Planner. He went on to review the proposal and he stated that the proposed site is a good site from a planning standpoint. He reviewed the variances being requested and the positive and negative criteria. He continued to review the proposal and he stated that the benefits out weight any detriments.

Board Attorney Thomas had some additional questions for Mr. Fischer in regards to the tower height co-locators and coverage, which were discussed with the Board and the Applicants.

The hearing was opened to the public. With there being no public questions, the hearing was closed to the public.

Attorney Stanzione reviewed the variances being required and requested. Board Attorney Thomas reviewed the possible conditions of an approval: geotechnical study for the foundation, structural study to meet all appropriate wind standards, Board Engineer Rodman's report and comments, noise testing will be once a week (during daytime hours 10am-4 pm), drainage calculations to be submitted, the concealed lighting, lease information to be submitted, maintenance of tower and equipment, and liability insurance. He stated that the Board will have to address the need for barb wire and the color of the tower. The Board continued to discuss the expansion of the tower for co-locators and the required foundation. After a brief discussion it was agreed to no barb wire and a tower color to be galvanized.

Mr. Maier made the motion to approve the application with no barb wire and tower color to be galvanized. Motion seconded by Mr. Koonz. In a roll call vote, all were in favor.

Adjournment:

With there being no further business a motion was made and seconded to adjourn the meeting at 9:51 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
9/26/18