

DUMONT JOINT LAND USE BOARD

MINUTES FOR MEETING OF AUGUST 25, 2015

Flag Salute

SESSION: This is a meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Senior Center.

AUGUST 25, 2015
7:30 P.M.

SUNSHINE LAW: This meeting is a regularly scheduled meeting of the Joint Land Use Board of the Borough of Dumont, held in the Dumont Senior Center on August 25, 2015. This date, time and location were established by the resolution of the Board. A copy of the resolution was forwarded to ***The Record, the Ridgewood News*** and posted in the Borough Hall. All notice requirements of the Open Public Meetings Act of the State of New Jersey have been fulfilled.

ROLL CALL:

Thomas Trank	E		Michael Affrunti	E		Councilman Matthew Hayes	P	
Michael Worner	E		Timothy Hickey	E		Elmer Pacia	P	Y
Joseph Hakim	P	Y	Barbara Chen	P	Y	Michael Cremin Alt #1	P	Y
Alfred Moriarty Alt #2	E		Janet Masio Alt #3	E		Ken Armellino Alt #4	P	Y
Chairman William Bochicchio	P	Y						

Others:

Board Attorney	Mark D. Madaio, Esq.		P
Board Engineer	Boswell Engineering	B. Mirandi	P
Board Planner	Maser Consulting	Darlene Green	E
Board Clerk		Lois Rusch	P

BUSINESS: Review and Approval of Business Professional Invoices

- Chairman William Bochicchio stated he would go to the Building Department to review/sign off on invoices.

BUSINESS: Approval of Minutes of July 28, 2015

- Motion made to Approve: Michael Cremin
- 2nd by: Elmer Pacia
- All in Favor

RESOLUTION:

26 New Milford Avenue: Approval
Block 902, Lot – 7
Joseph and Linda Galvin

- A Resolution of Approval of a Variance for the Galvin’s was presented.
- Motion to approve the Variance was made by Ken Armellino.
- Seconded by Barbara Chen.

DUMONT JOINT LAND USE BOARD

MINUTES FOR MEETING OF AUGUST 25, 2015

ROLL CALL:

Thomas Trank	E		Michael Affrunti	E		Councilman Matthew Hayes	P	
Michael Worner	E		Timothy Hickey	E		Elmer Pacia	P	Y
Joseph Hakim	P	Y	Barbara Chen	P	Y	Michael Cremin Alt #1	P	Y
Alfred Moriarty Alt #2	E		Janet Masio Alt #3	E		Ken Armellino Alt #4	P	Y
Chairman William Bochicchio	P	Y						

All in Favor

FORMAL: 15-01 Alladin Avenue: New Cingular Wireless PCS, LLC (AT&T)
Block - 1105, Lot - 18
AT&T Cell Tower Site

Pinilis Halpern, LLP, Attorney's for Cingular Wireless PCS, LLC
Judy Fairweather, Esq. appearing in place of Chris Quinn, Esq.,

- Witnesses for Cingular Wireless:

John Post, Supervisor/General Manager, Commercial Tower North testified that the certified (Nat'l Association of Tower Erectors) pole climber under his supervision inspected and found conditions of existing antennas, hardware, measurements, openings and conditions of mounts were all satisfactory and up to all requirements. No recommendations for the tower.

Chris Scirrotti, Licensed Professional Engineer, Dewberry Engineers testified that the only active antenna today is Verizon at 110', but approvals are in place for one at 119' and one at 121', both marked T-Mobile. Once the pole is extended, AT&T would be the third carrier.

Motion to open to the public by Barbara Chen,
Michael Cremin seconded.

All in favor

David Lee, One Tobin Court, Dumont questioned the impact of the wind on a fully loaded antenna at 150'. Question deferred to Mr. Post.

Bill Wicker, 4 Dance Boulevard, Dumont questioned who pays for the engineering and studies. It was established that AT&T is paying everyone. Concerns about aesthetics of the tower, could there be additional 'arrays' added. It was determined that there could not. Aesthetics are not usually taken into account, as they are towers, unavoidable in this day and age.

Motion made to close to the public by Michael Cremin
Seconded by Joseph.Hakim

All in favor.

John Yu, Licensed Structural Engineer, Dewberry Engineers, testified that no modifications are needed to the existing tower, which is at 96% capacity compared to percent of the land. The foundation needs to be modified by inserting steel rods into the bedrock to anchor it further. Mr. Yu clarified the question regarding wind speeds: tower was designed to withstand wind speeds of 105 mph, Risk Category 1, although Code says 98 mph.

DUMONT JOINT LAND USE BOARD

MINUTES FOR MEETING OF AUGUST 25, 2015

3

Mr. Scirrotti testified that the foundation has a pier 23' x 23' by 3' thick. The rock anchor is drilled through that into bedrock 34' below ground and anchored an additional 13' of bond length into the rock.

Motion made to adjourn for 5-minute recess by Barbara Chen

Seconded by Joseph.Hakim

All in favor.

The only foreseeable change to this tower besides the standard full load, or 12 antennas, would be to the computer equipment. There is one mount across the 150' tower and each sector has four for a total of 12. The tower has been in place for less than 5 years. There are no plans for emergency communication as the police department has the main communication tower in town. . The Boro Engineer, Boswell, has to sign off on this as well as the town building department as well as the construction engineers before this were to be approved.

Motion made to open to the public by Michael Cremin

Seconded by Ken Armellino

All in favor.

Dan Monti, 107 Second Street, Dumont

Mr. Monti had concerns regarding whether 105 mph falls within industry standard and the anchors will not be tied into a grounding system, as it is underground. Corrosion preventatives are in place and the life expectancy is 25+ years for the tower. The tower does not decrease in capacity over time unless it is damaged. There is an inspection of the tower every three years or after every hurricane.. The soil condition and anchor tension has been considered and there is no compression concern. There is a safety factor of two on this foundation, code is 1.5. Consideration given to the apartment complex nearby and possible EMF's and it is well within the federal limits. It is non-ionizing radiation, not like an x-ray.

Linda Lee, One Tobin Court, Dumont had concerns regarding stability, safety from ice.

Drilling the platform does not make it less stable. 'Drop zone' for potential icfall is 150', as tall as the tower and it will be mostly confined the DPW yard. The possibility of earthquakes and hurricane's in north Jersey have been considered and it considered within safety limits.

Gary Vaccaro, 2 Tobin Court, Dumont

Had concerns regarding evergreen branches to make the pole more aesthetic. The pole was designed as a monopole, not monopine, so it cannot be done. Excel owns this pole and the board has no idea of the cost.

Dumont had the foresight to want all antennas in one place, and the DPW area was thought to be the best place, open fields around, least impact on area. Cannot hide a tower, they are a part of everyday life as over 40% of homes no longer have land lines, only cellular phones. This tower cannot go up any higher; this is the maximum. Governing body would have to approve.

Motion made to close to the public by Barbara Chen

Seconded by Joseph Hakim seconded

All in favor.

DUMONT JOINT LAND USE BOARD

MINUTES FOR MEETING OF AUGUST 25, 2015

Chairman Bochicchio called for a motion to approve or deny the aforementioned application.

Motion made to approve the application by Joseph Hakim.

Seconded by Barbara Chen

ROLL CALL:

Thomas Trank	E		Michael Affrunti	E		Councilman Matthew Hayes	P	--
Michael Worner	E		Timothy Hickey	E		Elmer Pacia	P	N
Joseph Hakim	P	Y	Barbara Chen	P	Y	Michael Cremin Alt #1	P	Y
Alfred Moriarty Alt #2	E		Janet Masio Alt #3	E		Ken Armellino Alt #4	P	Y
Chairman William Bochicchio	P	Y						

Resolution passes

Motion to Adjourn: Barbara Chen

Seconded by: Michael Cremin

All in Favor

Meeting adjourned at 9:45 PM.

Minutes submitted by:

Lois Rusch

Joint Land Use Board Clerk

* Please Note: Full Transcript of This Meeting Available.