

Harrington Park  
**PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
Monday, July 15, 2020 @ 8:00PM

**SPECIAL MEETING**

**Chairman Capazzi opened the meeting at 8:01PM.**

**Open Public Meeting Act Announcement:** In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

Based on the executive orders from the state, the meeting was conducted via Zoom and was noticed.

**ROLL CALL – Board Members 2020**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
(JC) Chairman John CAPAZZI	X	
(PA) Vice-Chair Peter ARDITO	X	
(PH) Mayor Paul HOELSCHER	X	
(AN) Councilman Allan NAPOLITANO	X	
(JB) Member Jesse BARRAGATO	X	
(RM) Member Richard McLAUGHLIN	X	
(RW) Member Robert WALDRON		X
(DV) Alt. (a) Denise VELA	X	
(SB) Alt. (b) Steve BEUBIS	X	

**Also Present:**

- (JS) John Schettino, Board Attorney
- (EJ) Evan Jacobs, Board Engineer, Neglia Engineering
- (CL) Carolyn Lee, Land Use Secretary

**MINUTES FOR APPROVAL**

April 27, 2020 meeting minutes. The Board did not have any questions or comments.

<b>Vote to approve April 27, 2020 minutes.</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON						X
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

**INVOICES FOR APPROVAL**

**Harrington Park  
PLANNING BOARD  
REGULAR MEETING MINUTES  
Monday, July 15, 2020 @ 8:00PM**

Sykes Family Trust / 41 Peat Street (Escrow – 11/7/19-12/19/19)	Price, Meese, Shulman & D’Arminio	\$ 1,071.30
Sykes Family Trust / 41 Peat Street (Escrow – 3/23-24/20)	Price, Meese, Shulman & D’Arminio	\$ 60.00
Sykes Family Trust / 41 Peat Street (Legal – 1/13-2/20/20)	Price, Meese, Shulman & D’Arminio	\$ 1,604.30
Sykes Family Trust / 41 Peat Street (Legal – 4/7-28/20)	Price, Meese, Shulman & D’Arminio	\$ 2,995.00
Bergen County United Way/ Madeline Housing (Escrow – 8/2-22/2019)	Price, Meese, Shulman & D’Arminio	\$ 765.00
Bergen County United Way/ Madeline Housing (Escrow – 2/4-20/20)	Price, Meese, Shulman & D’Arminio	\$ 195.00
Allegro (Escrow - March 2020)	Price, Meese, Shulman & D’Arminio	\$ 315.00
Allegro (Escrow – 3/29-4/25, 2020)	Neglia Engineering	\$ 370.00
Professional Engineering Services (Feb. 2020)	Neglia Engineering	\$ 1,100.00
Allegro (Escrow – Sept. 2019)	Phillips Preiss Grygiel Leheny Hughes LLC	\$ 775.50
	<b>TOTAL</b>	<b>\$ 9,251.10</b>

<b>Vote to approve the invoices subject to funds.</b>	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO			X			
Mayor Paul HOELSCHER	X		X			
Councilman Allan NAPOLITANO			X			
Member Jesse BARRAGATO			X			
Member Richard McLAUGHLIN		X	X			
Member Robert WALDRON						X
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

**APPLICATION**

**1. New Cingular Wireless PCS, LLC (“AT & T”) – 64 Schraalenburgh Rd.**

Judith Fairweather, AT&T. Listed the witnesses that will testify. The municipality went out for bid and AT&T won the bid at the DPW property on Schraalenburgh Road. By the train tracks there is an existing pole that has Verizon and T-mobile on it. AT&T will increase the height of the pole by 20ft and put the antennas inside. It is a slender pole, that requires 2 rad centers. The

Harrington Park  
PLANNING BOARD  
**REGULAR MEETING MINUTES**  
Monday, July 15, 2020 @ 8:00PM

lease agreement with the municipality indicates that they need to present to the Planning Board for site plan approval. JS swore in the witnesses:

- Daniel Penesso, 15 Midland Avenue, Paramus, Radio Frequency Engineer.
- Paul Ricci, Licensed Professional Planner, 177 Monmouth Ave., Atlantic Highlands, NJ.
- Nicholas Barile, Licensed Civil Engineer, 976 Tabor Road, Morris Plain, NJ.

Daniel Penesso has a BS in Electrical Engineering, He has worked as a Radio Frequency Engineer for 19 years, has testified before boards as an expert witness radio frequency design and implementation for wireless networks throughout NJ in hundreds of applications. The board accepted Mr. Penesso as an expert.

**Exhibit A-1 - Map 1 (4/28/2020)** - AT&T neighboring coverage W-858. Mr. Penesso described the map. The site is necessary to cover Schraalenbugh Road, Old Hook Road, Harriot Avenue, Closter and Lafayette and smaller roads in Harrington Park. The site will provide approximately 3.2 square miles of in-vehicle coverage within Harrington Park.

**Exhibit A-2 - Map 2 (4/28/2020)** AT&T Proposed Composite Coverage - If the site were approved and integrated with AT&T, the area in white is now filled with coverage provided by the proposed site.

AT&T was awarded within the 700MHz band, FirstNet. Every AT&T site will supply first responders emergency services if there were an emergency or catastrophic incident, this band would be dedicated to first responders and emergency workers. They would have a special sim card that would no longer be in the public use. They would have access to data or voice depending on what is needed. This was in response to 911 when NY could not communicate with NJ and counties could not communicate with other counties. This will allow first responders to communicate from other municipalities and states.

There are 2 levels of antenna. In this case there is a stealth monopole and the antenna needs to be flush mounted against the pole and does not allow a standard array. The antenna needs to be stacked. There are multiple bands of spectrum from 700MHz to 2300Mhz in order to communicate with existing poles. 2 antennas on each level is the minimum to achieve communication between existing on air sites. This is not the preferred RF design, but because of the nature of Harrington Park, this is an existing structure and not to build another structure, this will fulfill AT&T's needs. The FCC and NJ Radiation Protection Act has a standard for energy output of the sites. This site has T-mobile and Verizon. AT&T had a report issued regarding the energy output regarding the site. The site is in compliance with both. It is normal that all carriers exist in one structure and the energy levels are so low that all the carriers combined are lower than the NJ radiation protection act and FCC requirements.

Jesse Barragato is also an officer in the Fire Department. He said that the cost for FirstNet is \$39.99/month and the fire department has had it for 1.5 years. JB asked about the coverage because they have been struggling since they received the service because there is no coverage in Harrington Park as shown in the map. Will there still be a dead zone in the service? Mr. Penesso said that the proposed map shows there is reliable in-vehicle coverage (green). There

Harrington Park  
PLANNING BOARD  
**REGULAR MEETING MINUTES**  
Monday, July 15, 2020 @ 8:00PM

will be connectivity with in-building (blue) to the north (3886). In-building coverage will be spotty. The main objective of this site is to have reliable in-vehicle coverage.

AN said that there is a need for this and asked why this was not addressed previously or in the future? Mr. Penesso said that this has been in the works for a long time and the process takes a long time. Ms. Fairweather said that they had gone to a private owner to build a pole and were redirected to the existing pole. The pole was no longer owned by the carrier but to another company. It took time to determine how to structurally add to it because the pole had to be structurally rebuilt.

Nicholas Barile, Bachelor of Science in Civil Engineering from NJIT, been employed as civil engineer for over 15 years and worked in the industry for 10 of those years and testified before many boards for wireless telecom where he has been accepted as a professional. The plans were done under Mr. Barile's supervision.

Ms. Fairweather noted that under the bid with the municipality, the 2 carriers that are on the pole must get off the pole while the AT&T antennas are installed and the pole is reinforced. The carriers will have temporary stands on wheels (about 40-50ft) while the work is done. Under the lease agreement AT&T cannot turn off their coverage. Mr. Barile estimated it will take about 60 days.

**Exhibit A-3 (6/10/2020).** Mr. Barile stated they are proposing to extend the subject tower located on the subject property in order to accommodate new antennas within the new proposed extension. There will be new equipment and a generator at the site. On the plans (Z-1) it shows an existing building at the rear of the DPW site. There is a uni-pole on the southwest of the property. All carriers and equipment are mounted within the tower so no cables or antenna are visible. The building is located 5ft from the south property line and 12'7" to the west property line. The existing tower is a few feet away from the property line. They are proposing to extend the tower. Z-3 this tower is 120ft tall with Verizon antennas at 95ft, T-Mobile at 105ft and 115ft. They are proposing a 20ft extension (two 10 ft extensions) that would house the 4 antennas, 2 at each level, at 130ft and another at 135ft centerline.

Z-2 The related equipment will be placed in a built out room in the existing garage. The southern corner of the building there will be a 15'x20' room that will be built inside and accessible by only AT&T that would house the equipment. Since it is an existing garage, they are proposing 8 steel concrete bollards. To the west, there is the T-Mobile equipment area and generator and north there is the Verizon equipment area and generator housed within a fence. AT&T is proposing to extend the fence by 16'3" north and 11' over (about 179sf). Within the fence will contain the proposed natural gas generator on a concrete pad. This is to be used for outages. It will turn on for a low level testing cycle for about 15-20 mins each week. Within the compound is the HVAC condensing units that support the AC within the equipment room. In this area would be 6 bollards. The fence is about 8ft tall and will match the existing fence. The

Harrington Park  
PLANNING BOARD  
**REGULAR MEETING MINUTES**  
Monday, July 15, 2020 @ 8:00PM

fence will be a sound attenuating fence that complies with CET requirements. The generator is about 3'9" from the property line.

Ms. Fairweather reviewed Neglia's report (6/25/2020). The final utility plan showing the gas utility routing to the generator will be provided once it is confirmed with the utility company. This covers everything in the Borough Engineers report.

PA noted that there have been signs of eagles perching on the current tower, but not nestings. PA requested they consider the eagles when the work is done and ensure that they will make the tower suitable to allow the eagles use the tower in the same way as in the past. Mr. Barile said that the eagles may enjoy the additional height and have not seen nesting. In the event there is nesting, they will take appropriate procedures.

Paul Rico, licenced professional planner in NJ since 2000. He is a member of American institute of certified planners, received a masters of city and regional planning from Rutgers University in 1997. He is a consultant to 5 municipalities and testified throughout the state at about 200 boards and has been qualified in all instances. The chairman accepted the qualifications.

Ms. Fairweather stated that they are seeking height variance, variance for a setback to a residential zone, variance for a generator not being installed below ground and no proposed screening because equipment is going in the building.

Mr. Rico stated that this is an excellent application from the planning perspective for a stealth flagpole as proposed. They have shown that this would provide the FirstNet Service, prompt interaction access and family interaction. These uses promote the public good. They are a principal permitted use. Co-location is stated as a principle purpose of the wireless ordinance. When you co-locate, this eliminates building a new tower and is the least obtrusive means of providing the coverage. This application adheres to all the wireless goals. The radio frequency engineer explained that an appropriate height is required to make the service effective. There is a site that has 100% impervious coverage.

**A-4 (May 20, 2020)** - Aerial photo simulations. 5 locations. Red is the approximate location of the proposed pole. The photo on the bottom right shows there is no visibility from the compound from the street. There is no added benefit with site vegetation from this view. Setbacks from property is an existing condition that is not exacerbated by this application. The setback to the nearest residential property, the applicant does not have control except to move the pole and placing it in a more central place on the property. This does not make sense because the pole would be more visible. The generator is an engineering issue. Placing the generator underground generally doesn't occur in the field. They will meet all the noise control requirements. There will be no negative impact from that regard.

The simulation locations (pictures) were described. Simulation 1 shows the proposed additional height. It is a negligible visual impact. It occurs throughout the pictures.

Harrington Park  
PLANNING BOARD  
**REGULAR MEETING MINUTES**  
Monday, July 15, 2020 @ 8:00PM

The negative criteria these uses are passive. They do not create a demand for population, water and sewer that may be a negative impact. The negative impact is the visibility from the extension of the pole. The impact is negligible. The benefits of the application outweigh the detriments. It is a strong candidate for variance relief.

Ms. Fairweather did not have any questions and there were no questions in the engineering report.

The Board had no questions for the engineer.

EJ reviewed the engineering report for any concerns. The applicant has addressed the concerns. The applicant will provide the final utility plan showing the exact location of gas main connection. Mr. Barile said that the garage has its own existing gas meter and will use it if PSE&G allows. EJ said that rgw applicant has addressed all the comments and satisfied all their concerns.

The Board had no questions.

Open meeting to Public:

Motion: RM Second: PA

In favor, all said "aye". None opposed.

No questions from the public.

Close meeting to Public:

Motion: PH Second: RM

In favor, all said "aye". None opposed.

Ms. Fairweather summarized the application. AT&T does not have sufficient coverage in the area. The governing body going out for a bid and allowing it to collocate on tower was the best thing for AT&T. The applicant entered a lease agreement. The renovation will be done by Phoenix Towers, the owner of the tower. When they receive approval, they will start the work as soon as possible.

AN asked for consideration from AT&T, but the appropriate people may not be at this meeting. He explained that Harrington Park Fire Department is a volunteer department that is funded in part by the town and by donations. They use FirstNet Service and would like AT&T to consider waiving the fee to the Volunteer Fire Department. This is a comment for consideration and not related to the application. Ms. Fairweather said that she will forward the request to the appropriate people. AN said that it was appreciated.

No other discussion.

Harrington Park  
**PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
Monday, July 15, 2020 @ 8:00PM

<b>Vote to approve the AT&amp;T application.</b>	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO			X			
Mayor Paul HOELSCHER			X			
Councilman Allan NAPOLITANO		X	X			
Member Jesse BARRAGATO	X		X			
Member Richard McLAUGHLIN			X			
Member Robert WALDRON						X
Alt. (a) Denise VELA			X			
Alt. (b) Steven BEUBIS			X			

JC congratulated Ms. Fairweather. Ms. Fairweather thanked the Board and appreciated their time.

**OLD BUSINESS**

The board did not have any old business.

**NEW BUSINESS**

**1. Letter from Board of Adjustment regarding 6ft fences.**

JS noted that the Board of Adjustment has had countless applications for 6ft fences. The primary reasons are privacy, young children for security and deer destroying landscaping. There are 6ft fences in town, but there is no precedence on who is entitled to it. It frustrates residents on who can and who cannot. The Board of Adjustment is looking for guidance. If the town wants to allow 6ft fences, we will ask the Planning Board to recommend to the governing body to adopt 6ft high fences. This would save the residents from pursuing an application for a variance and would have some consistency. If the Planning Board does not want to have 6ft fences, this would provide the Board of Adjustment direction to strictly enforce the 5ft height restriction. RM did not want to express his opinion because he is a voting member of the Planning Board. He requested that the Planning Board take a hard look at the subject. It is a recurring issue to the Board of Adjustment. There are some 6ft fences in town as a result of a variance and some from quiet installation.

JC noted that they will take a look at this in the next meeting and discuss with Richard (Preiss). AN added that the letter was read at the prior council meeting. Council members are also thinking about this.

There were no additional items for discussion.

**MEETING OPEN TO THE PUBLIC**

Open the meeting to the public.

Motion: PH Second: RM

In favor, all said “aye”. None opposed.

Harrington Park  
PLANNING BOARD  
**REGULAR MEETING MINUTES**  
Monday, July 15, 2020 @ 8:00PM

There were no comments from the public.

Close the meeting to the public.

Motion: RM Second: PA

In favor, all said “aye”. None opposed.

There was no discussion for the agenda.

**ADJOURN Executive and meeting**

Motion: RM Second: PA

In favor, all said “aye”. None opposed.

Meeting adjourned at 8:50PM.

NEXT SCHEDULED PLANNING BOARD  
REGULAR MEETING  
**Tuesday, August 11, 2020 at 8pm**