

Borough Planner	Joseph Burgis of Burgis Assoc., Inc.
Special COAH Counsel:	Robert Kasuba of Bisgaier Hoff, LLC
Recording Secretary:	Marilyn Hayward

A motion to re-appoint the professionals and staff referenced above and to adopt the Professional Services Resolutions for Board Attorney, Board Engineer and Borough Planner was made by Mayor Tomasko and seconded by Gayle Gerstein. The motion was carried unanimously.

RE-ADOPTION OF PLANNING BOARD BY-LAWS:

A motion to re-adopt the Planning Board By-Laws with a change to the wording in Rule 2:4-9, deleting the reference to the Time of Decision Rule and inserting a reference to the Time of Application Rule in accordance with the current statute, was made by Gayle Gerstein, seconded by Mayor Tomasko and carried unanimously.

MEMORIALIZATION OF RESOLUTION:

Montammy Golf Club Preliminary & Final Site Plan Approval, Block 11 Lot 2: A motion to accept the resolution was made by Mayor Tomasko and seconded by David Andrews. The votes were as follows: Andrews: yes; Fromm: yes; Gerstein: abstain; Kupferschmid: yes; McGuire: yes; Robinson: yes; Tomasko: yes.

OPEN TO PUBLIC (NON-AGENDA ITEMS): There were no members of the public in attendance.

CHANGE IN AGENDA: A motion was made by Mayor Tomasko and seconded by Gayle Gerstein change the order of the agenda in order to hear the Metro PCS application prior to Executive Session. All were in favor.

NEW APPLICATIONS:

Site Plan Application: Metro PCS NY LLC, Route 94, Block 11 Lot 1:

Board Attorney Phillips announced that he was once employed by Price Meese, the firm representing the applicant, but because it was so many years ago he did not believe it to be a conflict of interest. Attorney Gregory Meese concurred.

Gregory Meese, the attorney representing Metro PCS NY, LLC, stated that this application is for a co-location of wireless communication antennas and equipment on an existing Borough owned tree pole. Mr. Meese stated that similar applications by other carriers have been before this board and some members may be familiar with the site and with these applications. They have brought their professionals to provide as much detail as needed. The application requires conditional use approval. There are no new bulk variances requested, although there are some existing non-conformities.

The first witness called was the Site Engineer James Murawski. Mr. Murawski was sworn in by Attorney Phillips, stated his credentials and was accepted as an expert witness in the field of Civil Engineering. Mr. Murawski stated that the Borough owned parcel known as Block 11 Lot 1 is located along Route 9W, situated between 9W and the country club's golf course. The site currently accommodates five wireless carriers along with a treed monopole that is approximately 125 feet 6 inches tall. Mr. Murawski referred to drawing SP-1, which was submitted with the application. The northern part of the parcel is shown; the existing non-conformities are the front and rear yard setbacks. They are proposing installation of four outdoor equipment cabinets on a slab on grade. The tallest one is approximately 6 feet 6 inches high. Cables that communicate with the antennas will be routed from the cabinets to the monopole. Additionally, they will be tapping existing equipment for power and telephone service. There is power on site but they will need to add a new meter and disconnect switch.

Mr. Murawski testified that all of the proposed equipment will be within the existing rear and front yard setbacks.

Mr. Murawski referred to drawing SP-2, also submitted with the application, showing the elevation of the tree pole. They are proposing six new antennas, nested between elevation 111.2 at the top and elevation 98.4 below. The antennas are approximately 4 feet tall, to be located at elevation 105.6. There will additionally be two one-foot diameter microwave

antennas nested among the six antennas. All additional cables added are proposed to be routed along the tree pole but will have to be routed outside of the monopole since the interior is full. Therefore, they will be routed along the outside of the pole and camouflaged with a cover colored to match the color of the monopole.

Mr. Murawski testified that no other equipment is proposed, such as generators or any device which would create loud noises or any other disturbance, and that no other site work, aside from the aforementioned, is proposed.

Gayle Gerstein asked if the applicant could do a better job of landscaping the area so that all the equipment on the ground could be hidden. David Andrews echoed that request, and added that whatever was planted there has died because it wasn't cared for.

Dr. Andrews also asked if the fake branches interfere with the projection of waves. Mr. Murawski responded that they do not, but they have another expert available to answer that question. Dr. Andrews commented that if they do not interfere, more should be added or they should be made longer.

Mayor Tomasko commented that they have had limited success with regard to the plantings since there is no water at that site.

Ms. Gerstein suggested that if landscaping is not an option perhaps a decorative fence can be installed. Mr. Meese stated that their planner, who is in attendance this evening, may be able to address that issue. There is something called a perma hedge that goes within the chain link fence.

There were no other questions for Mr. Murawski.

The next witness called was Michael L. Bohlinger, a Principal of KM Consulting Engineers, Inc. Mr. Bohlinger was sworn in by Attorney Phillips, stated his credentials as a Structural Engineer, and was accepted as an expert witness. Mr. Meese asked Mr. Bohlinger to explain the discrepancy between the structural report submitted by KM Consulting Engineers, dated October 26, 2011 and a previous structural analysis prepared by EBI Consulting, dated April 21, 2010. Mr. Bohlinger stated that the 2010 analysis recommended reinforcing the tower shaft to bring it to a 98% rating out of 100%. That analysis was done utilizing the EIA/TIA-222-F standards, which did not take into account any shielding effects due to antenna mounts or pine branches. When his firm did the analysis in 2011 they utilized the guidelines of ANSI/TIA-222-G, which were the newer standards adopted by the State in March, 2011, and found that the tower does not require any shaft reinforcement.

Mr. Meese asked Mr. Bohlinger if any additional branches could be added. Mr. Bohlinger stated that branches could be added but it would catch more wind, in which case more shielding could be added. The Mayor commented that some branches have fallen over the years and asked if the applicant would agree to replace the fallen branches. Mr. Bohlinger agreed to do so.

Engineer Vander Veer asked if they noticed if the base plate had been reinforced when they did their analysis. Mr. Bohlinger answered that he visited the site and looked at previous drawings and the base plate has been reinforced. Mr. Vender Veer added that the reinforcement was done by a prior occupier of the tower.

Mr. Meese called Christopher Olson as his next witness. Mr. Olson stated that has been employed as a Radio Frequency Consultant for Metro PCS for the past four years, has had over 23 years experience as a Radio Frequency Engineer in the New York/New Jersey area and has testified before numerous boards in the area. Mr. Olson was sworn in by Attorney Phillips and was accepted as an expert witness.

Mr. Olson stated that Metro PCS was licensed by the FCC to provide wireless communication services. Mr. Olson presented for display two maps, marked A-1 and A-2, which were not submitted with the application. Map A-1 shows the municipal boundary and the locations of Metro PCS sites, existing and planned, and the areas of coverage. Map A-2 is a coverage map with the addition of the proposed site. Mr. Olson stated that the proposed installation would improve the coverage gap on Route 9W and the Palisades Interstate Parkway, along with improvement of residential coverage in the area.

Mr. Vander Veer commented that the original design for this tower allowed ten feet of space between each antenna. He asked if the proposed location of the antennas, which would be between two other carriers and with less than twenty feet, would result in any interference with the other carriers. Mr. Olson replied that the ten foot rule is a very general rule, but because they are vertically separated on the tower, they get extreme isolation and can stack the antennas closer together. They have done thousands of installations as close together as this and have never experienced a problem.

In response to a question by Dr. Andrews, Mr. Olson stated that the silver antennas could be painted with a special type of paint. There were no further questions of Mr. Olson.

The next witness was David Karlebach, who stated that he has an undergraduate degree in Landscape Architecture and a masters degree in City and Regional Planning, is a Licensed Professional Planner in the State of New Jersey and has testified before many boards in the State. Mr. Karlebach was sworn in by Attorney Phillips and accepted as an expert witness.

Mr. Karlebach stated that he is familiar with the subject application and with the Alpine code. An exhibit consisting of nine photos taken by Mr. Karlebach, which were included with the application submission, were marked as Exhibit A-3. Mr. Karlebach commented that a number of measures can be taken to improve the esthetics of the site; the antennas can be painted to match the color of the environment; the missing branches can be replaced; and a perma hedge can be woven into the existing chain link fence. Those three recommendations should address the site plan issues and can be added as a condition of approval. Mr. Meese commented that they may reach out to the tower owner with respect to the branches, but the other two items can be addressed by Metro PCS.

Mr. Fromm asked if the perma hedge can be installed above the fence height so that the building is shielded. Mr. Karlebach replied that it cannot. He recommended painting the shelter if possible.

There were no further questions from the board. Vice-Chair McGuire opened the hearing to the public, and there were no members of the public in attendance.

Vice-Chair McGuire asked for a motion, and Attorney Phillips read the conditions, as follows:

- 1) Change the antenna color.
- 2) Replace the missing branches on the tower.
- 3) Attach a perma hedge to the fence.

A motion to approve the application with the above referenced conditions was made by Mayor Tomasko and seconded by Gayle Gerstein. The votes were as follows: Andrews: yes; Fromm: yes; Gerstein: yes; Kupferschmid: yes; McGuire: yes; Parilla: abstain; Robinson: yes; Tomasko: yes.

Chairperson Parilla requested that the board go into Executive Session at this time.

EXECUTIVE SESSION: A Resolution providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.

Upon a motion by Gayle Gerstein, seconded by Catherine McGuire

WHEREAS the Alpine Planning Board is subject to certain requirements of the Open Public Meetings Act NJSA 10:4-6 et seq. more particularly NJSA 10:4-12 which provides an Executive Session not open to the public may be held for certain specified purposes when authorized by Resolution and

WHEREAS it is necessary for the Alpine Planning Board to discuss:

- 1) a matter of potential litigation as authorized by NJSA 10:4-12b subsection 7.

NOW, THEREFORE, BE IT RESOLVED by the Alpine Planning Board assembled in public session on Tuesday, January 24, 2012, that an Executive Session closed to the public shall be held to discuss the aforesaid matter and

BE IT FURTHER RESOLVED that the deliberation conducted in closed session may be disclosed to the public upon determination of the Alpine Planning Board that the matter has been resolved and the public interest will no longer be served by such confidentiality.

The motion to enter into Executive Session to discuss potential litigation was made by Mayor Tomasko and seconded by. All were in favor. The Planning Board entered into Executive Session at 8:26 PM.

The Planning Board concluded the Executive Session and resumed open session at 8:45 PM.

COMMUNICATIONS: All duty noted: no comments.

FINANCIAL REPORT:

The Planning Board’s budget for the year 2011 was \$10,000; total expenditures were \$1,504. Since no major expenditures are anticipated for this year, the board concurred that the budget can remain the same for the year 2012. All were in favor of proposing a \$10,000 budget to Mayor & Council.

2011 CALENDAR: The 2011 Calendar was approved as presented. Meeting dates are as follows: 1/24, 2/28, 3/27, 4/24, 5/22, 6/26, 7/24, 8/28, 9/18, 10/23, 11/27, 12/18. Chairperson Parilla announced that she has a commitment on Tuesday nights between now and May and will be arriving late, but all agreed that the meeting can begin at 7:30 and will be run by the Vice-Chair until she arrives.

BILLS:

Sills Cummis	\$ 680.00	Montammy (escrow)
Sills Cummis	\$ 200.00	October Appearance
Azzolina & Feury	\$1,052.25	Metro PCS (escrow)
Azzolina & Feury	\$ 645.00	Montammy (escrow)

A motion to approve the above referenced bills was made by Catherine McGuire and seconded by Gayle Gerstein. All were in favor.

COMMITTEE REPORTS:

Northern Valley Mayors & Planners Assoc.: The Mayor reported that the meeting on Thursday night will be combined with the Bergen County League of Municipalities. A presentation will be made by the County Sheriff on the subject of Community Policing.

Board of Health: A meeting will be held on Feb. 7th.

Environmental Commission: No report.

Building Department: The reports were distributed. There were no comments.

NJ Transit Update: Ms. McGuire reported that a meeting was held today in Tenafly. She was unable to attend but will try to attend an upcoming meeting in Englewood. Tenafly has been opposed to the extension of the light rail.

COAH Update: There were no comments.

ADJOURNMENT:

A motion to adjourn the regular Planning Board meeting was made by Mayor Tomasko and seconded by Gayle Gerstein. All were in favor. The meeting adjourned at 8:54 PM.

Respectfully submitted,

Marilyn Hayward
Recording Secretary