

GREEN TOWNSHIP BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
November 5, 2015

At 7:35 p.m. the Board Chairman, Eugene Bambara **CALLED THE MEETING TO ORDER** and then led everyone in recitation of the **PLEDGE OF ALLEGIANCE**. He then read the **OPEN PUBLIC MEETING** statement.

ROLL CALL: The Acting Temporary Board Secretary, Patty DeClesis called the Roll finding Eugene Bambara, Matthew Fox, Dennis Walker, Alt. #1, and Jeffrey Wilson, Alt. #2, in attendance. Also present: Lyn Aaroe, Esq.; Ms. Gabbie Cook, Applicant; Chief Jon Dooley and Assistant Chief Tom Charles, Applicants; and Mrs. Linda Peralta, Township Clerk/Administrator

MOTION TO EXCUSE ABSENT MEMBERS: The Chairman entertained said motion to excuse Louis Tommaso, Sharon Mullen, Michael Roller, and Carmine Torella. Walker so moved. Fox seconded. **VOICE VOTE:** All members present voted “aye” in the affirmative. No abstentions. No objections. **Motion carried.**

MOTION TO APPROVE MINUTES

From July 2, 2015, Regular Meeting

CHANGES REQUESTED: None, so the Chairman entertained a motion for approval of the draft document provided. Wilson so moved. Walker seconded. **VOICE VOTE:** All members present voted “aye” in the affirmative. No abstentions. No objections. **Motion carried.**

OLD BUSINESS:

Application: BA1213

Applicant: Doggone Farm, LLC

Location: Block 25, Lot 2 – 221 Brighton Road

Action: Status report

Chairman stated that the Board had granted a six month extension which expires today, November 5, 2015. Ms. Gabbie Cook stated she has decided not to ask for an extension as she won't be able to come to an agreement with the County. Ms. Cook claimed that in order to get a kennel license, she would have to pave her entire yard. Ms. Cook stated she plans on trying to get the law changed. The Chairman asked the Attorney if Ms. Cook was to appear before the Board in the future, would the Board be able to give consideration for escrows or application fees. The Attorney stated that would be up the governing body. The Attorney stated he will do his best to work with Ms. Cook. Ms. Cook thanked the Attorney and the Board. The Attorney suggested Ms. Cook inform the Zoning Official of her decision to withdraw the application and to write a letter requesting a refund of escrow fees. The Chairman stated that the application will be allowed to expire. The six month extension has ended and will not be renewed, based on the applicant's comments and the issues they are having with the County Board of Health. The laws are written as such that it does not accommodate boarding dogs in homes.

NEW BUSINESS:

Application: BA1511

Applicant: Green Township Fire Department

Location: Block 13, Lot 2 – 173 Kennedy Road

Action: Amended Site Plan Application – Request to add antennae to existing tower at 173 Kennedy Road

The Chairman announced that Mr. Walker is a member of the Green Township Fire Department and the Attorney advised that he cannot take action on this matter. At this time, Mr. Walker recused himself and sat in

the audience. The Attorney advised that due to conflict, the Board can accept a cross-over member from the Planning Board. Mr. Scott Holzhauser, Chairman of the Planning Board arrived at 7:48 p.m.

Mrs. Linda Peralta, Township Clerk/Administrator stated the purpose of this application is to ask the Board for consideration to approve co-locating of emergency services antenna on the existing cell tower at the DPW Building, 173 Kennedy Road. The tower was approved by the Board in 2007. As part of that approval, anyone wishing to co-locate would need Board approval. Mrs. Peralta explained that Green Township decided to change emergency dispatch services and are now using the County 911 Dispatch Services. Chief Jon Dooley discovered that communications were not as dependable and researched, planned and executed a project to co-locate the antenna on the tower. Testing was done at 125 feet, which is the location being requested to mount the new antenna, not to exceed 128 feet. Approval has been obtained from the Zoning Officer and the Fire Department is in the process of obtaining the electrical inspector's approval. A lease will be signed and funding in place.

At this time, Chief Dooley was sworn in by the Attorney prior to his testimony.

Chief Dooley answered questions of the Board members and provided the FCC approval and sketches (attached to and made part of these minutes). The Chairman reviewed the FCC approval and stated that it identifies frequencies of operation, the output of power and the antenna specifications are included along with the patterning of the antenna for field strength.

The Attorney stated this is an amended site plan to show there is existing co-location on this tower and is a variance free application.

The Chairman called for a motion to approve the application for the antenna that will be located by the Fire Department on the existing tower.

Fox so moved. Wilson seconded. **ROLL CALL VOTE:** Wilson – YES; Fox – YES; Holzhauser – YES; Bambara – YES.

No objections. Abstention – Walker. **Motion carried.**

The Attorney suggested a letter be written to the Zoning Official and the Construction Department indicating this has been approved without conditions and permits can be issued. Chairman asked for a motion to approve the letter to allow construction to start prior to the memorializing resolution.

Wilson so moved. Fox seconded: **ROLL CALL VOTE:** Fox – YES; Wilson – YES; Holzhauser – YES; Bambara – YES. No objections. Abstention – Walker. Motion carried.

ORDINANCES: None

EXTENSION REQUESTS: None

OTHER BOARD BUSINESS:

- The Chairman stated that the December 3, 2015, meeting will be his last meeting before his move.
- Mrs. Peralta, Township Clerk/Administrator, explained that the Township Committee introduced an Ordinance at the November 9, 2015, meeting to combine the Planning Board and the Board of Adjustment. The Public Hearing is scheduled for December 14, 2015, when it is expected to be adopted. Memberships will be determined based on the interest of those who would like to continue on the combined Board.

MOTION TO ADJOURN:

@8:11 p.m., Walker so moved. Wilson seconded. VOICE VOTE: All members present voted “aye” in the affirmative. No abstentions. No objections. Motion carried.



Respectfully Submitted By
Patty DeClesis, Acting Temporary Secretary