



PLANNING BOARD
Monday, November 20, 2017
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:30 PM.

PLEDGE OF ALLEGIANCE: Led by John Osorio.

OPMA STATEMENT: Read by John Osorio in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Betty Adler; Carolyn Jacobs; Kevin McCormack; John Osorio; Hugh Dougherty; Moly Hung; Sam Kates; William Carter; Marlyn Kalitan; and Alise Panitch.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James Burns, Esq., Solicitor; and Jacob Richman, PP, AICP, Planner.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from November 6, 2017. Betty Adler made a motion, which was seconded by Kevin McCormack, to adopt the Meeting Minutes from November 6, 2017. Affirmative votes by Adler, McCormack, Jacobs, Hung, Osorio, Kates, and Kalitan. Minutes are approved.

Agenda Item 1:

17-A-0034

Block(s) 150.01 Lot(s) 1
Zone: Institutional (IN) Zone

Cherry Hill Township Police Department

820 Mercer Street
Cherry Hill, NJ

Relief Requested: An administrative (Planning Board Courtesy Review) application to increase the height of the existing radio communications tower by 20' (from 160' to 180'), install new antennas (seven (7) radio antennas and two (2) dish antennas), install a 40 kW generator, and construct a 12' x 20' utility/equipment shed.

Applicant's Representatives: Robert Wright, Esq. – Township Solicitor; Chief William Monaghan – Cherry Hill Township Police Department; David Paintin, PE – Applicant's Engineer; and Dominic Vilecco – Applicant's Radio Engineer.

Exhibits Submitted: None.

Mr. Wright introduced the application for courtesy review and noted that while no notice was required to be provided, the Chief of Police did reach out to neighbors to notify them of the application. Mr. Wright noted that the application is to increase the height of the radio communications tower for the Cherry Hill Police Department (CHPD) from 160' to 180' along with the installation of associated radio equipment, a utility/equipment shed, and a 40kw back-up generator. Mr. Wright stated that they reached out to the FAA to inquire as to whether the tower would need to be lit and found out that it would not be required as the tower is to remain under 200'.

Chief Monaghan reiterated the proposal for the radio communications tower height increase from 160' to 180'. Chief Monaghan stated that the Police Department hand delivered notices to the property owners within 200' of the subject property as well as publishing a notice in the Courier Post. Chief Monaghan explained the importance of radio communications for their operations as well as to help ensure public safety. It was noted that the current radio system is out of date and that replacement parts are not available. Chief Monaghan added that they plan on switching from a 800 MHz system to a 700 MHz system which will help with interoperability throughout Camden County. Chief Monaghan noted that there are currently coverage gaps that the new system will eliminate. The system will be a benefit for CHPD, CHFD, and EMS. Chief Monaghan explained that the Police Department looked at multiple upgrade options and that the one being proposed before the Board is not only the most financially responsible, but it is also the one that will provide the best radio communications coverage.

Chief Monaghan stated that the proposed upgrade involves 20 additional feet of steel plus new equipment including a generator and utility shed. The generator will be tested weekly around 9am on Wednesday and it was noted that they

have never received a noise complaint. The proposed 40kw generator will have more advanced sound dampening technology and that the generators are only re-fueled once or twice per year. Chief Monaghan added that the proposed utility shed will hold CHPD's radio communications equipment. Fencing and bollards will be installed around the new ground-based equipment in order to help protect the equipment and radio communications tower. Chief Monaghan noted that the fencing is to be chain-link to ensure all areas around the tower are visible as the equipment is located right next to the Police station, adjacent to the horseshoe parking area (which is used for online and custody transactions). Chief Monaghan clarified that there are two existing generators, one of which is used as the back-up generator for the building and the other is the back-up generator for the cellular equipment on the tower. The proposed generator will solely be used as the back-up for the radio equipment. It was also noted that CHPD will be maintaining its dispatchers. Chief Monaghan explained that the current radio communications system does not allow for communication with neighboring municipalities but that the new system will allow for easier communication. Chief Monaghan stated that he believes the proposed upgrades will increase public safety and operational efficiency and that the system should be good for 10 to 15 years before another upgrade is required.

Mr. Paintin discussed the proposed utility shed and diesel generator as well as the proposed radio communications tower height increase. Mr. Paintin stated that bollards are being proposed on the south side of the tower while a crash proof railing (steel rail) is proposed along the east and north sides of the tower outside of the perimeter fencing. Mr. Paintin stated that he does not expect or foresee any detriment to the public due to the proposed tower upgrades.

Mr. Villecco addressed radio frequency safety and stated that they will be well within the FCC guidelines (100 times below the threshold) and noted that by increasing the height of the antennas it will cause less impact to individuals. Mr. Villecco noted that the applicant has received FAA approvals and that they are currently working on finalizing their approvals with the FCC. Mr. Villecco affirmed that only police radio equipment will be located above 160' and that this is needed in order to maintain a distance from other antennas which could cause interference. Mr. Villecco expects minimal visual impact due to the proposed 20' height increase and that it will appear minimal when considering it is being added to a tower that is already 160' in height. Mr. Villecco added that nearby trees will help buffer the tower from residential properties.

Public Discussion: None.

Solicitor Burns stated that it is important to do a Resolution to maintain a file/record of the work that is being proposed. Ms. Luciani stated that while the Department of Community Development's review letter addressed landscaping, the testimony put on by the applicant justifies not having landscaping due to security purposes.

Motion: Following the reiteration of the conditions by Solicitor Burns, Sam Kates made a motion, which was seconded by Betty Adler, to approve the courtesy review application. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Dougherty, Hung, Kates, Carter, Kalitan, and Panitch. The application is approved.

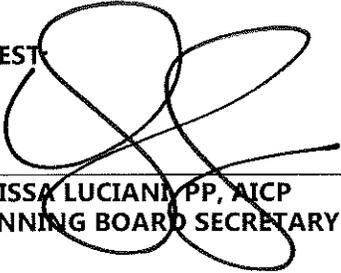
Resolution:

None.

Meeting Adjourned: at 8:07 PM.

ADOPTED: 12/4/17

ATTEST



LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY



JOHN OSORIO, CHAIRMAN