

**CITY OF NEW BRUNSWICK  
BOARD OF ADJUSTMENT  
AUGUST 22ND, 2011  
MINUTES  
7:30 p.m.**

**I. ROLL CALL**

John Cox  
Kim Maloney  
Deb Celey  
Margaret Chester  
John Sutton  
Doug Sheehan

**Board Staff:**

Aravind Aithal, Board Attorney  
Hank Bignell, PP, Board Planner  
Glenn Patterson, AICP, PP, Board Secretary  
Mark Siegle, AICP, PP, Principal Planner City of New Brunswick

**II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**

**III. SALUTE TO THE FLAG**

**IV. MINUTES OF THE BOARD'S JULY 25TH, 2011 MEETING**

Approved.

**V. COMMUNICATIONS AND REPORTS-  
Resolutions of Memorialization of Approval**

- A. DOMITILLO CARRENO, Z-2011-04**, Variance application for the reconstruction of an existing dwelling to create two additional bedrooms located at 108 Lee Avenue, Block 198 Lot 23, Zoning District: R-5A

Motion to approve made by Ms. Celey, seconded by Ms. Chester

Chester- Yes  
Celey Yes  
Sutton- Yes  
Cox Yes  
Sheehan Yes

**VII. OLD BUSINESS**

- A. SCOTT KWONG, #Z-2011-07**, Variance application of the construction of an addition located at 37 Senior Street, Block 86, Lot 3, Zoning District: R-5A

Applicant was unable to retain a professional planner to give testimony. Application was adjourned to the September 26, 2011 meeting with no further notice required.

## VIII. NEW BUSINESS

- B. METRO PCS, Z-2011-10** Site plan and variance application for the location of six (6) panel antennas on an existing water tank and placement of related equipment at the base of the tank located at 1 Comstock Street, Block: 700, Lot 3, Zoning District: IN-2

Applicant was represented by Michael Levine, Esquire. He stated that the application was for a co-location of cellular antenna at the water filtration facility along with existing Verizon antennae that are currently there. He stated that the application is asking for two "D" variances (use and height) and two bulk variances (impervious coverage and front yard setback). Mr. Levine stated that the applicant had received updated planning and engineering review memos and they have no objections to any of the comments made.

Mustafa Hussain, RF engineer, was sworn in. He stated that Metro PCS is a FCC licensed carrier. He introduced exhibit A-1 (coverage map) and stated that the coverage map shows a service area gap near the proposed antenna. He introduced exhibit A-2 (coverage map with new antenna) and stated that the gap area would be filled in with the proposed mounted antenna.

John C. Ferrante, Engineer, was sworn in. He stated that the submitted plans showed the proposed antenna location and equipment shelter. The antenna will be located at the same height as existing Verizon antenna and will be painted to match the color of the water tower. He stated that the facility would be unmanned and would require no signage.

David Carlebach, Planner, was sworn in. He stated that the site is an existing telecommunication facility so there is no change in use. The Sica balancing test is met as; 1. the FCC license meets the public interest test; 2. the site is particularly suited as in a service gap area and the gap is filled by using an existing structure with telecommunication use on it; 3. detrimental effects are negligible as the water tower existing and bulk variances for setbacks are due to the fence. The height variance allows antenna to work and the impervious coverage variance is de minimus. He introduced exhibits A-3 and A-4 (various photos of the site, photo rendered to show the proposed antennae).

Public Comment:

None

Motion to approve made by Mr. Sutton, seconded by Ms. Celey.

Celey Yes

Sutton Yes

Chester Yes

Sheehan Yes

Maloney Yes

Cox Yes

## IX. ADJOURNMENT