

VENTNOR CITY ZONING BOARD
MINUTES
FEBRUARY 18, 2009

1. CALL TO ORDER/FLAG SALUTE

Jim Reynolds called the meeting to order and led the flag salute.

2. ROLL CALL

PRESENT

JIM REYNOLDS

CLYDE YOST

MIKE WEISSEN**

LORRAINE SALLATA

DAN SMITH

KEN CUTUGNO

ABSENT

GREG MAIURO

** MR. WEISSEN WAS LATE FOR THE MEETING BUT DID MAKE IT IN TIME TO HEAR BOTH APPLICATIONS.

3. ADOPTION OF THE MINUTES FROM JANUARY 09

A motion was made by Lorraine Sallata and seconded by Ken Cutugno.

All members were in favor.

4. ADOPTION OF THE FOLLOWING RESOLUTIONS:

A motion was made by Dan Smith to approve Resolutions Z1-Z6 of 2009, and seconded by Lorraine Sallata, all members were in favor.

5. APPLICANT

Dr. Jack Shipon

106 S. Wissahickon Ave. Blk 34 Lot 10

Rep. Christopher Baylinson, Esq.

Mr. Baylinson stated that his client wants to renovate and add a third floor addition and he is requesting c-variance relief for front, side and rear yard setbacks.

Mr. Baylinson then introduced the architect John Obelenus, who spoke of the design. He stated that the north side of the house was shifted to the left, they had three off street parking spots. They want to relocate the rear basement door to the side of the property. They will remove 2 bdrms on the first floor and make this a huge playroom. The second floor basically is removal of the peaked roof and continue up, over the existing footprint. For the third floor the applicant has requested to change the plans from a deck in the front to a new extended deck along the southerly side yard and this deck is now proposed inside the building setbacks.

Mr. Baylinson then submitted two pictures:

A-1 105 S Wissahickon

A-2 107 & 109 S. Wissahickon

All those properties are doing more than what the applicant requested, height wise
As they applied for permits prior to the changing of the zones.

Mr. Baylinson also stated that he revised the plans extensively because of what The neighbors were in opposition to, and they new plans have been approved by The neighbor, this was confirmed by Helen Lazar, Board Secretary.

Public Portion- no one spoke in favor or in opposition.

VOTE

A motion was made by Mike Weissen and seconded by Dan Smith with the following conditions, a landscape plan must be submitted and the basement Must be designated as family room, no bedrooms.

Dan Smith- Yes, due to the constraints, amount of work they put in with the neighbors, existing conditions, minimal impact.

Mike Weissen – Yes, hardships exist due to existing conditions, and they worked hard with the neighbors.

Ken Cutugno – Yes, neighbors are happy, made the necessary changes, basically they are just filling in the gaps.

Clyde Yost- Yes, proved the hardship and they worked well with neighbors.

Lorraine Sallata- Yes, reasonable hardship exists, removed all objections from their neighbor.

Jim Reynolds – Yes, wonderful to see that you worked things out with the neighbor, it's a win win situation.

Therefore by a vote of 6 in favor 0 opposed the motion is granted.

6. APPLICANT

Metro PCS Pennsylvania, LLC
236 N Derby Ave. Blk 157 Lot 17
Requesting “D” Variance
Rep. Kevin Sheehan, Esq.

- note- let the record reflect that Planning Board Member Michael Advena has arrived and has been seated for this application as it is a Use Variance.

Kevin Sheehan stated that his client Metro PCS went on the air last July. His client wishes to place 6 antenna to the side of the penthouse, all the equipment will be inside the building , the height off the ground will be 144 ft.

Shannon Morton an Engineer with a Bachelor of Science, stated that currently there is nothing on air in this area by PCS. She produced two photographs.

A-1 Ventnor Map showing the site location
A-2 Proposed reliable coverage should the grant aapproval.

Richard Carter asked if they had looked at VOTB as a site, and the answer Was yes however it was too crowded with servers.

Ms. Morton continued, the equipment will be inside the penthouse bldg and Will be in the form of 3 groups of two cabinets. There is a battery backup inside.

Dr. Kenneth Foster – Professor of Bio-Engineering who also has a PHD in Physics, who does studies in regards to Electromatic Interference, stated The FCC regulates the limits of exposure and NJ has even stricter limits OET 65, these units are a huge margin under these limits

Craig Zidman- Master of Science Civil Engineer. This site will comprise of 6 antenna, same level 4 ft tall, 6 inch wide 3 inch deep, and will be painted to match the building. There will be a chain link fence built to surround the cabinets the Main service should it go down is covered by an 8 hr battery back up.

Dick Carter questioned them on the emergency cut-offs, stating that even if there is a cut-off for the electric, then the batteries would kick in, and in the event of a major fire.etc. they would need to figure out how to shut down both.

Metro said they will address this issue.

Mike Advena asked if the space inside would provide more room for other Providers and the answer was, probably but none known of at this time.

James Miller a licensed Planner was the next to speak. He stated that the positive criteria was the existing structure was less impact than creating a new structure. He showed a picture of how this will look, that the paint and the flush mounting of the antenna will not make it obvious to the eye. That society now relies on wireless communications 3 out of 10 Americans have a wireless phone, and the 16% of Americans choose to use just wireless.

Mr. Carter asked if this signals or antenna would do any harm to the police Repeater up on this building, the answer was no, however they would be happy to meet with Bill Melfi from the City to coordinate things.

Public Portion- no one spoke in favor or opposed to this.

The Board was ready for a vote:

A motion was made by Mike Weissen and seconded by Ken Cutugno with the following conditions.

1. The applicant must guarantee that the site shall not interfere with the police repeater system that is currently on the penthouse.
2. As to the antennae and cable tray: the Board requested that this be designed and certified by the applicant that this will withstand 120 mph wind loadings.

3. With the exception of the antennae and cable tray all other support equipment shall be located within the existing penthouse. As this will be with an existing structure, the locations and methods of the connection shall be approved by both the Fire and Construction Dept.
4. The air conditioning unit inside the penthouse to keep the equipment cool must not create a noise hazard.

Mike Weissen – Yes, the presentation was excellent.

Dan Smith - Yes, no impact, no negative criteria for today's society this is a plus.

Mike Advena – Yes, appears wise, no negative impact, the company has been more than reasonable.

Ken Cutugno – Yes, presentation was very articulate and nothing negative .

Clyde Yost. Yes, very professional presentation.

Lorraine Sallata- Yes, approves as long as all conditions are followed.

Jim Reynolds – Yes, your professionals explained things very easily.

Therefore by a vote of 7 in favor 0 opposed the motion is granted.

Being no further business the meeting was adjourned.

Respectfully submitted,

Helen M. Lazar
Board Administrator