



**791347 WASHINGTON TOWNSHIP  
BURLINGTON COUNTY**

2436 ROUTE 563, GREEN BANK  
EGG HARBOR CITY, NEW JERSEY 08215  
PH: (609) 965-3242 FAX: (609) 965-1641

Daniel James – Mayor

Paul Seybold – Township Committee

C. Leigh Gadd, Jr. – Township Committee

Lisa H. Hand, RMC – Township Clerk

Kimberly Smith – Tax Collector

James Renwick – Tax Assessor

## **PLANNING & ZONING BOARD MINUTES AUGUST 2, 2023**

### **ATTENDANCE:**

Conrad -Present; Downs - Present; Gadd - Present; James - Present;  
Michel - Present; Murray - Present; Peranteau - Present; Rubsam –  
Present; Chew - Present

### **MINUTES:**

The Minutes of the July 5, 2023 Meeting were approved on a motion by  
Downs seconded by Murray. A roll call vote was taken no eligible  
members voting Nay.

### **Codes/Regulations:**

No pending issues.

### **FINANCES: None**

## **GENERAL CORRESPONDENCE & COMMUNICATIONS**

The New Jersey Planner was distributed to each member.

## **OLD BUSINESS**

Continuation from July 5, 2023 Variance Application

On July 25, 2023, Mr. Darcy requested another continuance until  
September 6, 2023.

## **NEW BUSINESS**

### **Review of Application 2023-02-Valore, LLC – Lower Bank Fire Company – Use Variance(s) and Site Plan Waiver for construction of a 150’ Cellular Communication Tower and related Facilities – Block 55.01, Lot 136**

**Prior to this matter being heard Members James and Gadd recused themselves and joined the audience.**

Attorney Michael Ridgway who represents the Applicant Valore LLC gave a brief overview for the purpose of filing the Variance Application. The following individuals were sworn in by Planning Board Solicitor Petrone prior to them providing any testimony.

Frank DeGenova who is the Manager of Valore LLC gave testimony dating back to initially being contacted by the Lower Bank Fire Department regarding weak cell phone service in the area and phone calls being dropped. Mr. DeGenova added that the hand held radios utilized by the fire department in certain areas were limited in distance and reception of transmissions. Persons within the area calling 911 would be connected to a 911 Operator unfamiliar with Lower Bank. Then transferred to another agency all this occurring during an emergency when time is of the essence. Mr DeGenova added that the Lower Bank Fire Department for public safety reasons is a unique site for installation of the 150’ Cellular Communication Tower. Mr DeGenova advised that a FCC license is required when site is operational and monitoring is required to insure public safety.

Roger Johnson a Manager at Valore LLC is also a Civil Engineer informed the Board that the Tower will be 50’ high within a 45’ x 45’ fenced compound. He provided additional information regarding the construction of the entire site. He added that the compound housing would be 45’ by 45’ enclosed with a chain link fence and only

authorized personnel would be allowed within the compound. He added that the FCC requires monitoring any emissions from the tower.

Andrew Peterson a radio frequency expert informed the Board that the FCC requires monitoring of the Tower and antenna emissions. Mr. Peterson does not recall any emissions that violated safety limits at other sites he has been associated with.

Brian Seidel a Certified Professional Planner distributed photographs from different locations within a close proximity of the proposed Tower depicting existing conditions and a photo simulation of the proposed installation.

Board members inquired if the proposed compound and antenna could be moved further away from River Road. Frank DeGenova acknowledged that he believed that was possible.

Chairman Michel opened the Meeting for public comment regarding this matter. Solicitor Petrone sworn in all individuals prior to their testimony. Upon completion of the public comments Member Dowd makes a motion seconded by Conrad that the Application be approved on the Condition that the Compound and Tower be located the maximum allowable distance from River Road. All members voted Yea there were no Nay votes.

Adjournment: Meeting adjourned on motion Peranteau seconded by Conrad at 9:10 pm.

Richard Jankowski  
Board Secretary

