

**THE BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 5 June 2019 5 p.m.**

Chairman Patrick Davenport called the meeting to order at 5:00 p.m. and lead the Pledge of Allegiance and read the statement of compliance with the open Public Meetings Act.

Roll call was taken by the secretary: Alvarado, present; Cava, absent; Davenport, present; D'Antonio, present; Melchiorre, present; Schiff, present; Hunt, present; Mettler, present; Gould, present; Thompson, absent; Solicitor Belasco, present; Secretary Rogers, present.

Mrs. Gould moved to dispense with the public reading of the minutes of the meeting of 1 May and approve as distributed, Mrs. Hunt seconded. Roll call: Alvarado, abstain; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, yes. Minutes approved as distributed.

There were no applications to come before the Board.

There were no administrative resolutions.

Under New Business representatives from AT&T were present to discuss the matter of small cell installations. Althea Yancey of AT&T internal affairs, Andrew Peterson of DVM Engineering and John Green, area manager for AT&T opened the presentation. It was explained to the Board the influx of people and onslaught of data demand necessitates additional small cell installations. These proposed installations were described as cylindrical antennae to be placed on existing utility poles, the space for which will be leased from Atlantic City Electric. In answer to Board member queries, it was explained these installations are proposed on existing poles, although some poles may need to be replaced in which case replacement will be in the same location; this application is particular to AT&T, any other carriers will apply for themselves; each carrier will use its own pole, no colocation. Borough Solicitor Ronald Gelzunas said the pending ordinance is an "umbrella" with Borough Administrator Connie Mahon adding each carrier will be required to make separate application. Mr. Green said the current application is for 5 – 7 locations, and there are plenty of existing poles. In answer to concern expressed by Mrs. Hunt, he said the antenna "cans" are galvanized and nay rust or decomposition is addressed quickly as the equipment housed inside is valuable. Commissioner Gould expressed concern about radiation, noting the City of Brussels has banned these installations. Mr. Green replied the FCC has very specific guidelines for these installations as they produce radio waves, saying the centerline height of the lowest pole is 34' 6" limiting exposure to less than .25% of the FCC limit, and the NJ limit is less stringent. Board Solicitor Belasco said the FCC has prohibited municipalities from prohibiting small cell sites. Mr. Green noted these installations will be for 4G, 5G is not yet available in this area and has limited rollout. The Board expressed concerns about the esthetics of these installations. In answer to Chairman Davenport, Solicitor Gelzunas said the proposed ordinance pertains to all installations and any deviations would require application to the Zoning Board of Adjustment. In answer to Mr. Melchiorre, Ms. Mahon and Solicitor Gelzunas agreed installations would be on a first – first served basis; there would be no colocation of other company's equipment on the poles. Chairman Davenport mentioned the flood elevation requirements are addressed in the ordinance, and all equipment will be installed above the BFE. Solicitor Gelzunas said the ordinance has been introduced; the Planning Board is being asked for review and comments.

In the public portion, Alan Seijas, 6810 Seaview Ave., (ZBA Chairman), asked about the location of the meter boxes on the poles and was assured these are above the BFE. Solicitor Gelzunas said all applications will be reviewed for compliance with the ordinance and exceptions would come to the ZBA, noting the Borough is regulating everything it can regulate. The chairman closed the public portion.

In deliberation, Mr. Mettler asked about procedures in a power failure. Mr. Green said limited backup is provided, but service diverts to the macro-towers.

There being no further discussion or questions, Mr. Schiff moved to endorse adoption of Ordinance 1305 by title to the Board of Commissioners as Resolution PB-19-10; Mr. Mettler provided the second. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, abstain. Resolution memorialized.

The matter of combining the Planning Board and ZBA was discussed. No Board members spoke favorably. Zoning Official Alexander Bauer was introduced and said he serves on a combined Board, however, in the Borough's circumstance, he opined "don't fix what isn't broken."

Merger of 30' lots as part of larger parcels was discussed. Solicitor Belasco cited case precedent and the Loechner doctrine. It was decided Board members would discuss this with Tax Assessor Jason Hesley.

Mr. Alvarado asked if underground electric installation can be required for new construction. Chairman Davenport replied possibly where feasible and asked the secretary to contact Planner Michelle Taylor in this regard.

Under new business, the NJ Ave subcommittee will invite Mickey McLaughlin to meet with them in the future to discuss electric car charging stations.

Mr. Mettler reported he will meet with Administrator Connie Mahon to get an update on dredging issues.

Mr. Schiff added the outfall pipes on the beach are covered.

As there are no applications or further business, on motion of Mrs. Hunt, second by Mr. Schiff and unanimous voice vote, the Board voted to cancel the meeting of 3 July.

No members of the public spoke.

There being no further business, Chairman Davenport adjourned the meeting on motion of Mrs. Gould, second by Mr. Schiff, and unanimous voice vote, at 6:25 p.m.

Deborah Rogers  
Planning Board Secretary