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November 8, 2021

Zoning Board of Adjustment
Township of Berkeley Heights
29 Park Avenue
Berkeley Heights, New Jersey 07922

Attn.: Ms. Connie Valenti, Secretary (via e-mail, cvalenti@bhtwp.com)

Re: Site Plan Application – Engineering Review

Applicant: New Cingular Wireless PCS, LLC., (“AT&T”)
Owner: Board of Education of the Township of Berkeley Heights
175 Watchung Boulevard (Block 4903, Lot 36)
Township of Berkeley Heights, Union County, New Jersey
NEA File No.: BERKSPL21.017

Honorable Board Members:

Neglia Engineering Associates (“NEA”) has reviewed the application and plans for the above-referenced development. Specifically, we have reviewed the following:

- A transmittal letter from Christopher J. Quinn, Esq., to Connie Valenti, Board Secretary for Applicant: New Cingular Wireless PCS, LLC., (“AT&T”), AT&T Site Number: W-2487 Governor Livingston H.S., Block 4903; Lot 36, 175 Watchung Boulevard, Berkeley Heights Township, New Jersey, dated September 22, 2021;
- A Township of Berkeley Heights Zoning Board of Adjustment Application for Site Approval for Application Number 21-21, dated September 23, 2021;
- A copy of W-9 Form;
- Proposal for Site Plan Waiver;
- Corporate Ownership Disclosure Statement, New Cingular Wireless PCS, LLC;
- Letter of Authorization, dated September 3, 2021;
- Zoning Permit Denial of Application, issued by Thomas Bocko, Zoning Officed, dated June 21, 2021;
- Real Estate Tax Certification, dated August 12, 2021;
- A Township of Berkeley Heights Zoning Board of Adjustment, Site Plan Check List, dated August 31, 2021;
- A Township of Berkeley Heights Planning Board/Zoning Board of Adjustment Design Standards Check List;
- A Township of Berkeley Heights Case No. 2-16 Resolution;
- A signed Structural Analysis Report, prepared by Jason Martin, P.E., of Paul J. Ford & Company, dated September 13, 2021;
- Antenna Site Conformity FCC RF Assessment and Report prepared for FCC Licensee New Cingular Wireless PCS, LLC., Site ID “W-2487”, 175 Watchung Boulevard, Berkeley Heights, N.J. 07922, prepared by Frequenz RF Technical Services, dated August 27, 2021;

LYNDHURST

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- A signed and sealed Antenna Mount Structural Analysis, entitled “Homeland N-143, Pace Job #: MRNYJ013368, Site ID: W-2487, FA Location: 15473636, 175 Watchung Boulevard, Berkeley Heights, N.J. 07922, Union County,” prepared by Jeremy K. McKeon, P.E., of Azimuth Engineering Group, LLC., dated August 27, 2021; and
- A signed and sealed set of engineering plans consisting of twenty-six (26) sheets, entitled “Site ID: W-2487, Governor Livingston H.S., MRNYJ013368, Wireless Edge Tower- WEC-NJ-41, 175 Watchung Boulevard, Berkeley Heights, N.J. 07922, Union County,” prepared by prepared by Jeremy K. McKeon, P.E., of Azimuth Engineering Group, LLC., dated June 1, 2021, last revised August 25, 2021.

Project Description

The subject property is identified as Block 4903, Lot 36 per the Township of Berkeley Heights Tax Map and is further identified as 175 Watchung Boulevard. Per the Township Zoning Map, the subject property is located in the “OL” Open Land Zone and is situated on the Governor Livingston High School site. The subject is located on the south side of Watchung Boulevard. The site currently consists of a high school building and campus, parking lots area, athletic fields and running tracks. The Applicant for the project is New Cingular Wireless PCS, LLC (“AT&T”), located at 160 Morris Street, Morristown, NJ 07960. The Owner of the property is The Board of Education of the Township of Berkeley Heights, located at 345 Plainfield Avenue, Berkeley Heights, NJ 07922.

The Applicant is seeking a waiver on site plan approval to install sixteen (16) antennas on the existing 130-foot-tall transmission tower, as well as constructing an AT&T walk-in cabinet at the base of the subject tower. In addition, the Applicant proposes to construct a backup generator.

NEA has not reviewed this application for conformance with the zoning ordinance, and therefore defers all matters pertaining to variances and zoning compliance to the Board Planner. NEA offers the following comments related to engineering:

Engineering Comments

- 1.1. At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to address questions from the Board.
- 1.2. The Applicant’s professionals shall provide testimony in support of all required variance and waiver relief.
- 1.3. The Applicant shall provide testimony addressing the aesthetic and visual impacts of the proposed telecommunications facility improvements on the subject site and adjacent properties.
- 1.4. In addition to the submitted Radiofrequency Report, the Applicant shall provide supporting testimony by a qualified expert to address compliance with Federal Communication Commission (FCC) standard for the proposed antennas and associated equipment, as well as the need for these improvements to this site.
- 1.5. The Applicant shall provide testimony addressing existing/proposed screening associated with the wireless telecommunication facility platform and proposed improvements.
- 1.6. Testimony shall be provided regarding the proposed generator operations associated with the new wireless telecommunications antennas and equipment. This testimony shall discuss screening, noise, test cycles, frequency of use and other issues that may influence the Board’s understanding of the application.
- 1.7. The Applicant shall provide testimony regarding any proposed signage for the project including but not limited to, size, location, purpose, and compliance with Township ordinances.
- 1.8. The Applicant shall supply full-size, mounted photo-simulated renderings of the existing and proposed views of the structure, with and without the proposed telecommunication facility upgrades as well as associated screening. NEA recommends that these renderings be provided in color so the Board can better evaluate the effectiveness of any proposed screening and lines of sight associated with facility upgrades.

1.9. Should the Board act favorably upon this application, and upon completion of construction, the Applicant's engineer shall provide a certification letter indicating that the structural components were installed in accordance with the plans, reports and meet all applicable local, state, and federal standards and codes.

2. Final Comments

2.1. Should the Board look favorably upon this application, a performance bond and inspection escrow will be established, if and as required by the Municipal Land Use Law.

2.2. The Applicant shall obtain all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, Union County, and Somerset-Union Soil Conservation District, as well as the Berkeley Height Police Department, Fire Department, Emergency Services and Department of Public Works. It is the applicant's responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.

2.3. Any new or revised materials shall be filed with the Township and shall not be sent directly to the Board's professionals. The Township will forward the application and related materials to the Board's professionals when they are finished with their review. Materials submitted directly to NEA will not be reviewed.

2.4. Revised reports, plans and exhibits, which are to be considered at the hearing, should be submitted ten days prior to the scheduled hearing.

2.5. The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provided new or updated comments as additional information becomes available.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates



Thomas R. Solfaro, P.E., C.M.E., C.P.W.M.
Township/Board Engineer
Township of Berkeley Heights

TRS/EMJ/jv

Very truly yours,
Neglia Engineering Associates

Evan M. Jacobs, P.E., P.P., C.F.M.
For the Township/Board Engineer
Township of Berkeley Heights

- cc: Steven K. Warner, Esq. – Zoning Board Attorney (via e-mail, swarner@summitlawyers.net)
Keenan Hughes, P.P., A.I.C.P. – Board Planner (via e-mail, khughes@phillipspreiss.com)
New Cingular Wireless PCS, LLC., ("AT&T") – Applicant (via USPS, 160 Morris Street, Morristown, N.J. 07960)
Board of Education of Twp. of Berkeley Heights – Owner (via USPS, 345 Plainfield Avenue, Berkeley Heights, N.J. 07922)
Christopher J. Quinn, Esq. – Applicant's Attorney (via e-mail, cquinn@pinilishalpern.com)
Jeremy K. McKeon, P.E. – Applicant's Engineer (via USPS, 695 Route 46 West, Suite 300, Fairfield, N.J. 07004)

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