

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

November 12, 2025

Meeting Commences at 7:00 PM

Announcement Made by Secretary:

THIS MEETING IS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, PUBLIC LAW 1975. ADEQUATE NOTICE HAS BEEN PROVIDED TO THE COAST STAR AND THE ASBURY PARK PRESS POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND THE BOROUGH WEB-SITE. NOTICES ARE ON FILE WITH THE BOARD SECRETARY. OFFICIAL ACTION MAY BE TAKEN ON THE MATTERS LISTED.

A. Flag Salute

B. Roll Call:

Board Members present: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Tom Martin, Michael Milano, Adam Anzzolin, Councilwoman King, Councilwoman Degnan-Spang, Roy Francolino Joseph Layton

Board Members absent: Anna Kuntz,

Board Professionals present: Mark Kitrick Esq. , Michael Shafai, PE, Barbara Van Wagner, Secy.,

C. Minutes:

Meeting of July 9, 2025

Motion to approve: Tom Martin

Seconded by: Chair Eilenberger

Voted in Favor: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Tom Martin

Opposed: None

Meeting of September 17, 2025

Motion to approve: Tom Martin

Seconded by: Chair Eilenberger

Voted in Favor: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Tom Martin

Opposed: None

D Courtesy Board Review:

Borough of Spring Lake Heights, 525 Old Mill Road, block 24 lot 18

Telecommunication monopole for New Cingular Wireless PCS, LLC ("AT & T")

Mark – this is the first time this Board will have a Courtesy Review. This is a Capital Improvements Project by the Borough, there will be no testimony, don't swear in witnesses and no vote. The provider is not seeking approval. The Board's role is to make recommendations if need be.

Christopher Quinn- this is a Courtesy Review of the Governing Body, this site has three water tanks. The tallest one has three antennas - AT & T, T-Mobile, and Verizon, since 2002, there are also other antennas for the County. Want to put up a monopole and relocate the antennas from the water tank and hopefully for other antennas. It makes it easier to maintain the water tank.

A bid was released two years ago, March 2024, the bid was awarded to AT & T. They are working with the Borough, the County and Emergency Services. They have a fully executed lease. Here for full disclosure to the public and to answer any questions. Per the Borough's request, Public Notice was given even though not legally required. Wanted to have full disclosure. This property is exempt from the

Ordinances as this is on Municipal Property and has a public purpose. The Engineer will discuss the details. Detective Sergeant Casey Willms is a witness

Tom- when was original installed?

Quinn- originally installed in 2002 for AT & T on the water tower

Sgt. Willms – worked with the developers and engineer. Will be allowing the equipment to be moved to the monopole from the water tank. It is beneficial for emergency telecommunications at the higher elevation and will provide better coverage. There is new equipment available, now have end of life equipment. Want to move the radio equipment and County will move the antennae. This will help Spring Lake Heights and surrounding area.

Brian – is this the highest point? Higher than the Coast Guard one. This is the best location for the area.

Dennis – how high is the pole?

Sgt. Willms – 160 feet, existing is 121 feet and lighting rod on top

Brian- no fake tree on tree?

Eileen- any other that tall around?

Tom- will this increase the capability

Casey – no fake tree. This will offer the best possible radio transmission. AT & T will move antennae. Ground equipment is Borough's responsibility. There will be cost sharing for both entities. There will be a 12 foot by 12 foot shelter.

Quinn- equipment on the tower will be tucked away. AT & T will install the pole and take own equipment off the water tank. Will coordinate with other carrier.

Tom – what is the time frame?

Quinn- 6 months to start with the foundation for the tower

Robert Dawson, Monmouth County Sheriff – had dead zones, the closest is in Allenwood at 140 feet high, with 2 transmissions

\$1.5 million in equipment- an investment to improve transmission for fire, police department, EMS, and Emergency Management.

Quinn- there is a similar tower in Belmar at 151 feet high at 200 Marconi Road

Greg- (GT Wireless Engineer) the base is usually 6 – 8 feet in diameter, base of the tower is 6 feet and tapers up and will be designed to industry standard. There will be a 6 foot fence around it. AT & T from the water tank and remove the cable bridge. It is 160 foot monopole at the northwest corner of the property with a 12 foot antennae on top. AT & T will do a cabinet swap, same amount of equipment or one less but will look the same on the same footprint on the same Pad size. Additional pads for town and County with 6 foot fence and gate to the AT & T generator. Will need to remove 4 trees for the tower installation and will replace with 4 arborvites for screening and remove one dead tree. Equipment on the tower for town and County. More like 3 to 4 months to start.

Eileen – if have other carriers will have more.

Dennis- is it an undersized lot for this project?

Greg- no

Dennis – how will this effect the neighborhood? Any visual impact?

Quinn- no. it will have 5 G capacity

Dennis – what is the commotion about 5 G?

Mike – speed. If it topples, is it in the radius of the homes?

Greg – yes, there are homes in the area

Quinn- provided public notice

Tom-any of these ever fall?

Quinn- yes, once in Massachusetts- 20 years ago, very crowded and was a fire at the top that melted base and no one was hurt

Brian – so, not wind related

Eileen- any additional carriers?

Quinn- AT&T, T-Mobile, Verizon, can have another carrier at a lower level. Highly unlikely there will be other carriers, they would need to be higher so can send a signal. County and Town will also be on the tower at about 140 feet and 137.7 feet

Tom- won't lose communication?

Willms – the switch over will be seamless

Joe May- We need to do structural repairs to the water tower so need to move the antennas

Joe – will it be in conflict with aircraft?

Quinn- no

Shafai – how to do without damage to other trees?

Quinn- 20 foot links and there is an access road

Shafai- concrete at the apron on the access road

Greg- will talk to the carrier

Shafai-limited info on the plan, can it show additional info with surrounding area and trees

Greg-just showed the project being proposed

Shafai – want landscaping to be reviewed by the Borough Engineer

Greg- will work with the Borough

Shafai – no barbed wire. Any noise?

Greg- the generator on site will make some sound

Eileen – any new fencing?

Greg-will replace with new black fence within the fence

Quinn- existing fence will remain, there will be additional fencing around the concrete pad, new fencing for the new equipment

Tom- how many homes within the fall zone?

Quinn- maybe 3 from the north

Daniel Panesso, AT & T Engineer – 5 G – 5th Generation, 570 megahertz to get date rate. Will comply with FCC guidelines. Will be well under the guidelines at 4%, full power 365 days. Non-ionizing and won't damage cells, can't remove electron from the atom, perfectly safe

Dennis – anything different?

Panesso- less emissions, was at a lower height, was in compliance but will be less because its higher, no different with emissions even if another carrier comes on. As with a flashlight, the emissions disperse and dissipate as it moves away from the source.

Dennis – safe to live next door?

Panesso- yes, its safe. If stays on water tank, its in compliance with FCC, this proposed pole will make them higher. The new equipment will be the base station, antennas and radio heads. Fiber optics go from radio head to the antennae.

Mike – will there be lights on the tower?

Quinn- no, its not required for lights to be there. Its over 200 feet within proximity of airport and not in the flight paths.

Mark – is this consistent with the Master Plan?

Quinn- yes, consistent with the Master Plan, placing on public land, shared services on one tower, has screening, minimal negative impact to housing or community. Providing a public service.

Mark – I will write a letter to the Mayor and Council stating that the Board has determined that this is consistent with the Master Plan.

Motion to approve recommendation to Mayor & Council: Tom Martin

Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Tom Martin, Michael Milano, Adam Anzzolin, Councilwoman King, Councilwoman Degnan-Spang, Roy Francolino, Joseph Layton

Opposed: None

Motion to Adjourn: Brian Brendle

Seconded by: Dennis Pearsall

All Members Vote to Adjourn at 7:55 pm