

September 1, 2022

Harmony Land Use Board
3003 Belvidere Road
Phillipsburg, NJ 08865

**RE: DISH Wireless, LLC (American Tower Corp.)
Review No. 1 (Completeness and Technical Review
Eligible Facilities Request under Amended final site plan
Block 44, Lot 20
Harmony Land Use Case #22-3
Our Project Number 5402.056**

Dear Board Members:

We are in receipt of the following documents related to an application for Site Plan Approval for the above-referenced property:

- A. Memorandum issued by Harmony Land Use Board dated July 7, 2022
- B. Correspondence letter prepared by RRH&C dated July 6, 2022.
- C. Harmony Township Land Use Board Application with enclosures dated July 6, 2022.

Project Description:

The Applicant is proposing to add additional wireless communication antenna and operation controls at the existing telecommunications tower and compound located at Block 44 Lot 20 (160 Esposito Road). The Applicant has applied for amended site plan approval and noted that under FCC order 14-153 as relates to jurisdiction/ability to the Board to deny the application.

I. Completeness Review

The Applicant applied for a final amended site plan approval with request for waivers. The Applicant further is seeking the approval of the site under various state and federal regulations related to telecommunication facilities. Our office recommends the Board deem the application incomplete unless the Board grants relief noted below based on testimony from the Applicant to justify the requested relief and the applicants professionals providing documentation that are authorized by NJ to offer such services (Certificate of Authorization).

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Leesport, PA
610-670-6630

1. 137-5 – Taxes and Assessments Current
Verification Required – Applicant noted in their application this item was requested.
2. 137-10.A(1) – Plan Size
Waiver requested – Applicant submitted plans that are smaller than required and requested relief, we have no objection to this request.
3. 137-10.A(2)(c) – Title block information – Plan classification
Variance Requested – Applicant did not include plan classification information and requested relief, we have no objection to this request.
4. 137-10.D(1) – An application for final site plan shall be substantially the same as the approved preliminary site plan or a stage or section thereof; however, it shall show final and detailed design and engineering which shall be designed in accordance with the review and design guidelines in § 137-11.
Interpretation Required – Applicant requested relief from this requirement as they did not apply for amended preliminary approval as they opinioned the alteration is minor. Should the Board find they have jurisdiction over this application based on the FCC regulation, the Board should then consider if a revised preliminary approval is needed.
5. 137-10.D(3)(h) – Boundary Survey
Incomplete – Applicant did not submit a survey, as such the Applicant shall submit a survey.
6. 137-10.D(3)(h) – Existing topography based upon New Jersey Geodetic Control Survey datum, for the site and areas within 50 feet of the site, and proposed grading, both with a maximum of two-foot contour intervals.
Incomplete – Applicant did not submit a plan with topography, as such the Applicant shall submit a plan with such details.
7. 137-10.D(3)(i) – All setback dimensions and minimum setback lines, fences and landscaped areas and trees as required by Subsection C(3)(c) of this section.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
8. 137-10.D(3)(m) – A landscape and planting plan which, as a minimum, shall spot the location of all existing plantings to be retained and all plantings to be established and shall contain a schedule, keyed to the plantings shown, calling out the type (common name and botanical name), size (height, spread and trunk diameter) at time of planting and at maturity and quantity of all plantings shown on the plan.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
9. 137-10.D(3)(n) – All existing and proposed signs and lighting standards, including design calculation and indications of size, type of construction and location.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.

10. 137-10.D(3)(o) – The location, type and size of all existing and proposed catch basins and storm drainage facilities with profiles thereof, including design calculations, plus all required design data supporting the adequacy of all existing facilities to accept the additional stormwaters.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
11. 137-10.D(3)(p) – The location, type and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof, and all off-street loading areas, together with the dimensions of all the foregoing on the site in question and within 100 feet of said site.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
12. 137-10.D(3)(q) – The location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in question and the location, size and description of any lands to be dedicated to the Township or to the county or other agency.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
13. 137-10.D(3)(r) – The location and size of all sanitary sewer lines and profiles thereof.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
14. 137-10.D(3)(s) – Location, size and type of all proposed utility lines and structures, including but not limited to telephone, electric, water, sanitary sewer, gas and CATV, and letters from each that the facilities are adequate to serve the site development.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
15. 137-10.D(3)(t) – The location, size and nature of remaining lands or contiguous lots in which the developer has a direct interest.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
16. 137-10.D(3)(u) – All proposed easements and public community access.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
17. 137-10.D(3)(v) – The location, size and type of all proposed off-site improvements.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
18. 137-10.D(3)(w) – All points of vehicular ingress and egress for the site, indicating the size of driveways and sight triangles.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.

19. 137-10.D(3)(x) – Provision for refuse and garbage disposal.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
20. 137-10.D(3)(y) – Location of all points in pedestrian access, including internal circulation patterns.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
21. 137-10.D(3)(z) – Location and design of all fire prevention measures, including emergency lanes, hydrants, sprinkler and siamese connections and fire zones.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
22. 137-10.D(3)(aa) – The present and proposed number of units and number of tenants, employees, customers or occupants of each unit and a summary of the total number of each expected to be on the site each day.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
23. 137-10.D(3)(bb) – The location of any other feature directly on the property and beyond the property, if such feature has an effect on the use of said property.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
24. 137-10.D(3)(ee) – A complete list of the site improvements, except principal and accessory buildings, by item, and the quantities thereof to be constructed.
Incomplete – Applicant did not submit a plan with required information, as such the Applicant shall submit a plan with such details.
25. 137-10.D(4) – The plan shall be prepared and signed by a professional engineer licensed in New Jersey except for certification by other licensed professionals as required by this chapter or New Jersey law.
Incomplete – Applicant did not provide plans signed by licensed professionals as required and in addition the site engineer may not be authorized to provide such services in NJ.

Technical Review comments

1. Applicant shall provide testimony to demonstrate their facilities they propose to operate under the FCC regulation.
2. Applicant shall provide testimony to demonstrate the improvements proposed are permitted within FCC order/report such as number of antenna proposed, compound improvements and similar.
3. Applicant shall provide testimony to demonstrate the improvements will have no impact on the public health and welfare.
4. The plan sheet prepared by the Surveyor should be signed and sealed by the Surveyor.

5. NJ Certificate of authorization number should be provided on the title blocks for engineering firm and surveyor plans, or the documents should be revised and prepared by a firm authorize to practice in NJ.
6. The plans should be revised as the digital signature certificate is obstructing notes/details on the plan.

We reserve the right to further comment based on applicant's testimony and future submittals.

Very truly yours,
Van Cleef Engineering Associates

s/Stanley J. Schrek

Stanley J. Schrek, PE, AIA, PP, CME, LEED AP
Planning Board Engineer

cc: All Board Members (Via LUB Secretary)
Greg Gianforcaro, Esq. Board Attorney (Via email: gianforcarolaw@msn.com)
Applicant's Engineer
Applicant's Attorney