EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 15, 2009

A meeting of the East Norriton Township Planning Commission was held at the East Norriton Township Building, 2501 Stanbridge Street in East Norriton, Pennsylvania on Wednesday, July 15, 2009. Chairman, Keith Tornetta called the meeting to order at 7:00p.m. Attending were Township Planning Commission members Keith Tornetta, Joseph Gavanus, William Griffin, Colleen Henderson, Joan Morello, Robert Schottmiller, Krystl Wiernicki and Kevin McDevitt. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the June 17, 2009 Planning Commission Meeting:

Chairman Tornetta made a motion to approve the June 17, 2009 meeting minutes with one correction. The motion was seconded by Mrs. Henderson and the motion passed 8-0.

2. Review of ZHB Case #2009-13, 2803 Stanbridge Street:

Present: Richard Lemanowicz, Attorney for Applicant
Bryan Grebis, RF Design Engineer
Michael Gallo, CMX, Engineer

Mr. Lemanowicz explained that T-Mobile has identified a coverage gap in their service area and described the proposal to install three equipment shelters and nine antennas on the roof of the Timberlake Apartment building to improve coverage. Mr. Lemanowicz added that some of the antennas would be on sleds, that they would be approximately 88 feet above the ground level and that they would be painted to match the building. Where possible, cables serving the antennas would be hidden behind the parapet wall.

Referring to an exhibit showing an existing service coverage gap, Mr. Grebis displayed a second exhibit showing the improved coverage if the antennas were installed as proposed.

Mr. Schottmiller asked if the service coverage exhibit includes other area antennas. Mr. Grebis noted that it does and that the two closest locations are at the DeKalb Apartments and also near the fire company's second station.

Mrs. Henderson asked if the installation was proposed as a result of complaints about poor service from T-Mobile customers. Mr. Grebis explained that the coverage gap was identified by drive tests which are used to determine signal

strength and noted that the installation is needed to better serve existing customers.

Mr. Griffin asked if the applicant would have to come back to raise the antennas. Mr. Bortnichak explained that the antennas and equipment would have to be installed in accordance with the exhibits and testimony presented to the Zoning Hearing Board, and that the applicant would have to come back to the Planning Commission and Zoning Hearing Board if changes were proposed.

Mrs. Henderson asked how long the installation would be good for and if upgrades were required. Mr. Grebis explained the difference between coverage gaps and capacity needs and noted that they are designing to solve a coverage problem in this instance. He added that the capacity would be adequate for five to ten years into the future.

Mr. McDevitt asked if other providers are able to install equipment on the same building as they do with towers and also inquired about interference with police and fire radios which operate in the 800 MHz band. Mr. Grebis noted that T-Mobile's agreement with Timberlake Apartments does not preclude other providers from installing their equipment on the building. He added that T-Mobile's equipment operates at 1900 MHz, but that if there were a problem with interference, they are required by the FCC to shut down their equipment until the interference problem can be resolved.

Chairman Tornetta asked how the equipment would be attached to the building. Mr. Gallo explained that the cabinets and some of the antennas would be bolted to the penthouse. The remaining antennas would be attached to sleds which would be weighted down by block. Chairman Tornetta asked for clarification as to the sleds and asked if they are bolted to the roof. Mr. Gallo explained that the sleds are not attached to the roof, but that the metal frameof the sleds are weighted with cinderblock or a similar material.

Chairman Tornetta asked if any form of beacon or lighting is needed and what will happen when the equipment is no longer used. Mr. Lemanowicz explained that no beacon or lighting is proposed and that part of their lease agreement requires that the equipment be removed if it is no longer in use.

Mr. McDevitt asked if a compressor will be running on the rooftop to cool the equipment cabinets. Mr. Grebis noted that there would be but that it is small like a refrigerator, not like a typical ground based application for a tower with a large equipment shelter. Mr. Lemanowicz noted that it would be attached to the penthouse.

Mr. Griffin inquired about problems with lightning. Mr. Gallo noted that the equipment would be grounded to the water main. In response to a question from

Mrs. Henderson about power surge protection, Mr. Gallo noted that they will bring in their own electricity to the site.

Mr. Gavanus asked about the power output of the site. Mr. Grebis noted that each of the three sectors would have an output of approximately 600 – 800 watts and noted that this is within the FCC's requirements. Mr. Lemanowicz added that the site must operate within FCC exposure guidelines and provided a report from Kenneth R. Foster and Associates regarding an analysis of the site.

Mr. Bortnichak inquired about the installation height of the antennas and asked if consideration had been given to mounting the antennas directly to the wall of the building as opposed to the sled installation which is proposed. Mr. Lemanowicz noted that the lease agreement prohibits the mounting of the antennas to the face of the building.

Mrs. Wiernicki noted Section D on page three of the report and asked about signage. Mr. Lemanowicz stated that signage required by the FCC will be installed.

Deb Knawby of 3100 North Wales Road asked why existing towers cannot be used to fill the coverage gap and asked about the life expectancy of the antennas. Mr. Lemanowicz explained that they already have antennas on existing towers and that the antennas are typically changed out in five to ten years. Ms. Knawby asked about lighting for airplanes, Mr. Lemanowicz noted that the height of the installation does not warrant any lighting.

Chairman Tornetta made a motion to recommend approval of the variance to with the conditions that 1) The applicant adhere to E. Van Rieker's letter dated July 9, 2009 and 2) That the applicant adhere to Dr. Foster's report dated July 15, 2009. Mr. Schottmiller seconded the motion. The motion passed 8-0.

3. Review of ZHB Case #2009-14, 222 Brookside Road:

Present: Denise Luongo, Applicant
Ted Bowers, Contractor

Mr. Bowers introduced the application noting that Ms. Luongo desires to install a 9' x 31' screened porch to the rear of her home. He explained that the proposed porch is the only addition ever added to the house and that it will be ascetically pleasing in that it will match the existing color scheme and have a low roof profile. He added that the 25' setback makes it impossible to put the porch addition onto the corner property without a variance.

Mrs. Henderson asked for a clarification as to whether this will be a porch or a patio. Mr. Bowers explained that it would be a 9' x 31' screened in porch without heat or plumbing.

A discussion ensued regarding the fence that separates the adjacent property.

Chairman Tornetta made a motion to recommend approval of the requested variance. The motion was seconded by Mr. Griffin. The motion passed 8-0.

4. Other Business:

Planning Commission members reviewed the construction and land development update provided by Mr. Bortnichak.

5. Adjournment:

Mr. Gavanus made a motion to adjourn. The motion was seconded by Mrs. Henderson, and passed 8-0. The meeting adjourned at approximately 8:00p.m.

Respectfully submitted,

Bryan Bortnichak
Zoning Officer

Keith Tornetta
Chairman