

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – OCTOBER 27, 2008

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on October 27, 2008. Chairman Bush called the meeting to order at 7:40 p.m.

Those present:

Planning Commission: Tony Bush, Chairman
 Dean Dickson, Secretary
 John Pazdera, Member

Others: Nancy Frick, Director Zoning, Inspection, and Planning
 John Donaghy, Township Solicitor
 James Majewski, Township Engineer

Absent: Karen Friedman, Planning Commission Vice Chair
 Mark Fried, Planning Commission Member
 Steve Santarsiero, Supervisor Liaison

APPROVAL OF MINUTES

Mr. Dickson moved, Mr. Pazdera seconded and it was unanimously carried to approve the Minutes of September 8, 2008 as written.

#593-A – CRICKET COMMUNICATIONS, INC. – CONDITIONAL USE
APPLICATION (WOODSIDE ROAD, T.P.N. 20-17-47-1) RECOMMENDATION

Mr. Donaghy stated on Conditional Use Applications which are to be considered by the Board of Supervisors, the Supervisors can request that the Planning Commission review and issue an advisory opinion concerning the requested Application. He stated unlike the Special Exception, there is not any real guidance as to what the advisory opinion should concern, but he feels it should relate to issues that are within the normal parameters of planning and review.

Mr. Richard Lemanowicz, attorney, was present and stated the request is to install antennas on the communication tower located at 1371 Woodside Road. He stated this is a Conditional Use Application to install three antennas at 160' above ground level on an existing 230' tower. He stated the antennas to be installed are 74.9" tall, 6.6" wide, and 3.3" deep. There will be two equipment cabinets to be installed which are 30" by 30" square and 50" tall and will be placed on a 4' by 8' perforated steel platform within the existing compound that surrounds the existing tower. They will not be increasing the height of the tower or the size of the compound.

Mr. Lemanowicz noted the review letter from the Township engineer dated 10/20/08 and they will comply with all items listed. He noted Item #3 of the review letter which states the location of the proposed Cricket equipment conflicts with the location of the proposed Metro PCS equipment. Mr. Majewski stated he feels there is a slight discrepancy on the Plan as to the location of the Metro PCS equipment, and he does not feel it is shown in the proper location compared to the Metro PCS Plans. Mr. Lemanowicz stated prior to the Board of Supervisors meeting, he would agree to clarify exactly where Metro PCS has or will install their equipment and make sure that the Cricket equipment does not conflict with this.

Mr. Lemanowicz noted Item #3B regarding the height of the chain link fence adding their Plans show a 6' fence. Mr. Majewski stated previous Plans have shown this to be an 8' fence, and the Ordinance requires a 7' fence. He stated they need to correct this discrepancy.

Mr. Lemanowicz stated Item #3C indicates there is a conflict regarding the location of the Bucks County antennas, and they will change the Plan to show the correct location. He noted the T-Mobile antennas are at 190', and the Bucks County antennas are at 199.5'. Mr. Majewski stated if they check the previous Plans which were done by American Tower, they will be able to see the conflicts on the location of the other antennas. Mr. Lemanowicz stated they will revise the Plans as necessary.

Mr. Majewski stated the structural report should include all existing and proposed antennas. Mr. Lemanowicz stated he does have with him this evening a revised structural analysis. He provided one copy this evening, and he will provide additional copies to the Township.

Mr. Majewski stated typically the Board of Supervisors likes to see catalog cuts of what the cabinets will look like.

Mr. Pazdera moved, Mr. Dickson seconded and it was unanimously carried to recommend to the Board of Supervisors approval of the Conditional Use Application for the Woodside Road location subject to compliance with the CMX letter dated 10/20/08.

#594-A – CRICKET COMMUNICATIONS, INC. – CONDITIONAL USE APPLICATION (STONY HILL ROAD, T.P.N. 20-16-41-5) RECOMMENDATION

Mr. Lemanowicz stated this is a 120' communications tower on Stony Hill Road where they propose to install three antennas at 75.5' above ground level as well as two 30" by 30" by 50" equipment cabinets located on a 4' by 8' steel platform in the existing compound.

He noted the 10/20/08 review letter from CMX, and they will comply with all items. He noted the request to indicate the proposed buffer plantings, and he asked if they should be specific plants. Mr. Dickson stated they should be native plants, and Mr. Majewski suggested white pines and Douglas firs.

It was noted there is a compound expansion proposed at this location by Metro PCS, but the Cricket cabinets will be placed in the existing compound.

Mr. Pazdera stated the structural report indicates the tower is 118' rather than 120'. Mr. Lemanowicz stated he will insure that the structural analysis relates to the size of the tower.

Mr. Pazdera moved to recommend to the Board of Supervisors approval of the Conditional Use Application for the location on Stony Hill Road subject to compliance with the CMX letter dated 10/20/08 and that they provide an updated structural analysis reflecting the correct height of the tower prior to going before the Board of Supervisors.

Mr. Dickson stated there should be an addition that the buffer plantings be native plants; and Mr. Majewski stated the plantings will be planted by others so he feels this has been taken care of by a previous Application. He stated they need to show on the Plan, "plantings by others."

Mr. Dickson seconded the Motion, and the Motion carried unanimously.

**#588-A – CRICKET COMMUNICATIONS, INC. – CONDITIONAL USE
APPLICATION (EDGEWOOD ROAD, T.P.N. 20-34-22-2) RECOMMENDATION**

Mr. Lemanowicz stated this is a request for installation of three antennas on an existing tower at 100' above ground level. Equipment cabinets to be 30" by 30" by 50" tall will be installed on a perforated steel platform. He noted the CMX review letter dated 10/20/08, and they will comply with all items.

Mr. Pazdera moved, Mr. Dickson seconded and it was unanimously carried to recommend to the Board of Supervisors approval of the Conditional Use Application for the location on Edgewood Road subject to compliance with the CMX letter dated 10/20/08.

October 27, 2008

Planning Commission – page 4 of 4

There being no further business, Mr. Dickson moved, Mr. Pazdera seconded and it was unanimously carried to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

Dean Dickson, Secretary