

PLANNING BOARD MINUTES  
AUGUST 9, 2011

PRESENT: Chairman Valente  
Councilman Jimenez  
Mr. Ganci  
Mr. Caminiti  
Mr. Nebbia  
Mr. Riede  
Mr. Shim

DJJ, INC.  
500-506 BROAD AVENUE

Ms. Testa requested an adjournment to the September meeting so her architect can revise the plans.

A motion was made by Mr. Caminiti and seconded by Councilman Jimenez to approve the adjournment without having to renotify. The roll was called and the motion carried.

BLESSING CHURCH  
705 GRAND AVENUE

The transcript that was distributed to the board members was incomplete and the board members were unable to read it, so Ms. Testa stated that she will resupply the transcript for the board members' review.

NEW CINGULAR WIRELESS  
540 BERGEN BOULEVARD

Miss Fairweather, attorney for the applicant, stated that since the last meeting she has changed the plans, so she would like to start over. She stated that it is a bifurcated application. The first part of the application will be to get approval for the already existing antennas on the property and the second part of the application will be to add two patch antennas next to the already existing patch antennas at the site.

Chairman Valente questioned if the landlord can be produced to explain how the antennas were put up in the first place due to the fact that

there is no record of any prior approvals for same. Ms. Fairweather stated that through the paperwork that they have found, they entered into a lease with the landlord in 1997. She stated that AT&T takes full responsibility for their being no records for the prior approval. Ms. Fairweather consented to waive the 120 day time limit to produce the landlord at the next meeting to try to explain how there is no paperwork for a prior approval or even a permit being issued for that site.

Bruce Eisenstein, RF expert for the board, was sworn. Bernard Morgan, RF expert for the applicant, was sworn. A map consisting of a computer generated coverage plot was marked as A-1. Mr. Morgan went through other sites in Ridgefield that have their antennas on them. Mr. Morgan testified about the different colors on the map that represent different coverages. He stated that if they remove the antennas from this property, they will lose coverage. Ms. Fairweather stated that they are licensed by the FCC and they comply with all of the FCC regulations regarding radio frequency output and exposure. Mr. Eisenstein questioned why section four of the report is missing and requested that same be provided to him for his review. He also requested that a characteristic sheet for the existing antennas be provided. Mr. Eisenstein stated that signage should be placed at the site so people are aware of the existence of the antennas and do not go into the control area.

Miss Fairweather stated that she can only supply the board with a list of AT&T sites and cannot provide a list of competitor's sites.

Ekada Shah, engineer, was sworn. She stated that currently there are two patch antennas and 1 GPS located on the site. She stated that the size of the patch antennas are eight and a half inches by eight and a half inches. Ms. Shah stated that all of the equipment connected to the antennas is located inside the building in an equipment room. She stated that the antennas are located approximately 19 feet from the ground.

Mr. Schettino clarified that they are only seeking approval at this point for the two existing antennas on the site and they will come back for site plan approval for the additional ones.

Peter Tolischus, planner, was sworn. He stated that they are requesting a use variance and that the antennas are color coated to match the building so that there is no negative visual impact.

The meeting was opened to the public. John Pontecorvo stated that he was unaware of the existence of these antennas until he received notice of this application. The meeting was closed to the public.

Ms. Fairweather stated that she will supply the board with what was requested, will install signage on the property and will produce the landlord at the next meeting.

Agnes Pontecorve questioned whether there are any health hazards to her children whose bedroom windows abut and face the property where the antennas are located. Ms. Fairweather stated that the antennas are located in the front of the building and do not transmit behind the building toward Ms. Pontecorvo's home. She stated that they are directional antennas that emit radio frequency waves like a flashlight. Mr. Eisenstein stated that even if it reached their home, it would be comparable to what is emitted from a refrigerator or a microwave.

FULL GOSPEL YOUNGSAN CHURCH  
1013 VIRGIL AVENUE

Steven Polinski, attorney for the applicant, stated that the property is located in the G Zone, which has no bulk requirements.

David Bilow, architect, was sworn. Mr. Bilow stated that the applicant is looking to expand and reorganize the property to fit the church's needs. He stated that currently it is a one story, 5,100 square foot, brick building consisting of offices, a reception area, a sanctuary, a kitchen and multipurpose rooms. Mr. Bilow stated that they are proposing to build a second story and relocate the sanctuary to the second floor. He stated that the footprint of the building will expand by 1,000 square feet. Mr. Bilow stated that presently the site can seat 150 patrons in the sanctuary and that they are proposing 300 seats in their application. He stated that they are proposing the second floor to consist of the new sanctuary, a choir room, a pastor's office and bathrooms. He stated that the first floor will consist of a reception area, a multipurpose room, offices and bathrooms. Mr. Bilow stated that the building will be constructed of alcidine, which is an aluminum panel that comes in many colors.

Jay Kim, Deacon of the church, was sworn. Mr. Kim stated that he

has an office located in the adjoining property at 725 Grand Avenue. He testified that there will be three full time employees at the site and that they are intending to use the offices for bible studies. Mr. Kim stated that they have no intention of hiring additional staff if the application is approved. He stated that the church has morning services Monday through Saturday between 6:00 and 6:30 and evening services on Wednesdays and Fridays from 8:30 to 9:30 p.m. He stated that he projects a growth of 30 new members a year. Mr. Kim stated that there are currently no other services provided but they would like to offer an after school program and summer bible programs. Mr. Kim stated that he is anticipating 20 to 30 children from different towns but is not proposing any kind of child care center. Mr. Kim stated that on Sundays they have services from 7:30 to 8:30 a.m., which encompasses approximately 20 members, an 11:00 to 1:00 service, which is the main service which encompasses approximately 70 members and a 4:00 to 5:00 service, which encompasses approximately 40 members. Mr. Kim stated that after the main service, 11:00 to 1:00, on Sundays, the members gather for one hour in the multipurpose room.

Mr. Kim stated that currently they have approximately 20 to 25 cars that come to the site and they have 2 minivans and 1 passenger van to transport approximately 37 to 40 members from New York to the site. Mr. Kim stated that they have an agreement with the adjacent property owner to be able to use 34 parking spaces on their premises on Sundays. He testified that they will not be performing catered affairs or weddings at the site. Mr. Nebbia pointed out that when 725 Grand Avenue was before the Board of Adjustment, it was approved with the understanding that they would enter into an agreement with the present applicant that they could use 20 of their parking spaces on Monday through Friday. Mr. Kim stated that the chapel will be used for services for teenagers at the same time that services are being held in the sanctuary.

William Vogt, engineer, was sworn. Mr. Caminiti stated he owns a property within 200 feet and has to recuse himself. Whereupon, Mr. Caminiti departed from the proceedings.

Mr. Vogt stated that they are using the D Zone requirements for this application. Mr. Vogt testified that the parking area is not striped but if he had to estimate, he would estimate that approximately 40 parking spaces could exist on the site.

The meeting was opened to the public. Public speakers present were John Roberts, Felix Gonzalez, Benjamin Perez and Elaina Perez. Their concerns were parking and over crowdedness in the area. The meeting was closed to the public.

## VOUCHERS

A motion was made by Councilman Jimenez and seconded by Mr. Nebbia to approve the vouchers. The roll was called and the motion carried.

Whereupon, the meeting was adjourned.

Respectfully submitted,

Susan Taffaro, Secretary