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May 24, 2021

Seaside Park Borough Planning Board
1701 North Ocean Avenue
PO Box B
Seaside Park, NJ 08752

Attn: Ms. Sandra Martin – Board Secretary

**Re: Verizon Wireless Communication Facilities at Batches 1-3
Public Right-of-Way Work - Review #1
Location: Various
Seaside Park, New Jersey 08752
Our File: HSSP0000.01**

Dear Planning Board Members:

In accordance with your authorization, our office has performed a review of the following information relative to the above-referenced Bulk Variance application:

- Various plan sets for the installation of antennas at various locations, prepared by Scherer Design Group, LLC, dated March 23, 2021, unrevised.
- Various Structural Assessments for existing utility poles at various locations, prepared by Scherer Design Group, LLC, dates ranging between November 11, 2021, to December 4, 2021; and
- Summary for Borough Council Workshop, prepared by Remington & Vernick Engineers, dated May 20, 2021, unrevised.

Based upon our review of the above information, we offer the following comments for your consideration:

1. Property Description

The Applicant, Verizon New Jersey, Inc., is proposing to install wireless communication facilities at eleven (11) locations throughout the Borough. Eight (8) existing utility poles will be utilized in the current condition, and three (3) utility poles will be replaced at the following locations in the Borough of Seaside Park:

Site Name	Street Address	FEMA Map Info*	Structure Configuration
JS SEASIDE PARK 2 SC	47 7 th AVE	AE-7	Existing Utility Pole
JS SEASIDE PARK 3 SC	701 South Ocean Ave	X	Existing Utility Pole
JS SEASIDE	915 South Ocean Ave	X	Replace Utility Pole

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Site Name	Street Address	FEMA Map Info*	Structure Configuration
PARK 5 SC			
JS SEASIDE PARK 6 SC	64 Island Ave	AE-8	Existing Utility Pole
JS SEASIDE PARK 7 SC	501 North Ocean Ave	X	Replace Utility Pole
JS SEASIDE PARK 8 SC	102 F Street	AE-8	Existing Utility Pole
JS SEASIDE PARK 9 SC	125 Farragut Ave	AE-7	Existing Utility Pole
JS SEASIDE PARK 10 SC	111 I Street	AE-8	Existing Utility Pole
JS SEASIDE PARK 11 SC	1801 North Ocean Ave	X	Existing Utility Pole
JS SEASIDE PARK 12 SC	144 K Street	AE-9	Replace Utility Pole
JS SEASIDE PARK 13 SC	1315 Southwest Central Ave	AE-7	Existing Utility Pole

***Note:** AE = Special Flood Hazard Area X = Area Outside 0.2% Annual Floodplain

2. Based upon our review, we agree with the following comments outlined in the Remington & Vernick Report dated May 20, 2021:
 - a. Per §405-33(b) the applicant shall demonstrate that the ability for future collocation at each pole location.
 - b. In accordance with §405-33(c)ii., no pole shall be taller than thirty-five (35') feet or one hundred and ten percent (110%) of the height of poles in the surrounding streetscape, whichever is higher. The Applicant is seeking to replace twenty-five (25) foot high poles with thirty-eight and a half (38.5') foot high poles. The Applicant must demonstrate compliance with this section or reduce the height of the replacement pole to comply.
 - c. In accordance with §405-33(c)ii., distance from the curb line; no pole shall be further than eighteen (18) inches from the curb line. Applicant shall demonstrate compliance with this requirements for the replacement poles.
 - d. Applicant shall provide additional details pertaining to the finish of the proposed antennas and load center in accordance with §405-33(h)i.1.(a) and 2.(b).
 - e. Applicant shall verify who will be responsible for maintain the equipment and poles.



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- f. Applicant shall verify material of proposed pole.
 - g. Applicant to provide additional scientific data regarding safety of wireless technology and anticipated change to overall levels of public exposure to transmitted radiofrequency radiation.
 - h. Applicant shall verify if there are any known studies or supporting data regarding impact to GPS Navigation for water crafts.
 - i. Applicant shall verify any concerns with interference with the Borough's SCADA system or existing telecommunications used for Police Dispatch or Fixed Base Meter Read Systems.
3. In addition, the Applicant should be prepared to discuss the following issues with the Board:
- a. As per the FEMA mapping, several of the proposed sites are located within an AE-7, AE-8, and AE-9 special flood area. Applicant should discuss compliance with regulations regarding same, specifically the height and locations of all the electric equipment (meter box, junction box, etc.).
 - b. The Applicant should clarify the service area of each antenna. The Applicant should discuss any future upgrades to the proposed areas and/or the installation of additional antennas.
 - c. We note that several of the existing utility poles are within County and/or NJDOT right of-ways. The Applicant shall address the Board regarding the status of all outside agency approvals and copies of same shall be forwarded to this office.
 - d. The Applicant shall verify compliance with §405-33.c.iii. items 6-8, where no pole shall inhibit any existing sights triangles; allows adequate room for the public to pass and repass along and across the public Right-of-Way; and is finished and/or painted so as to blend in compatibly with its its background so as to minimize its visual impact on surrounding properties.
 - e. As per §405-33.d.i., underground cabinets/vaults are the preferred method of cabinet siting within the Borough of Seaside Park and permitted in the municipal right-of-way. The Applicant should verify compliance with this Section and/or provide evidence indicating that underground cabinets/vaults are not feasible in the proposed areas and pole mounted cabinets are preferred as per §405-33.d.ii.
 - f. The Applicant shall clarify the structural assessments provided for the benefit of the Board. As per §405-33(h)i.3. the Applicant will be required to provide a certification from a licensed engineer attesting to the structural integrity of any pole mount antenna or pole mounted cabinet. Further, the Applicant shall discuss the ability to co-locate future wireless equipment at the same utility poles.



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g. The Applicant shall verify compliance with §405-32, §405-33, and §405-35 prior to the issuance of any permit approval.

The right is reserved to present additional comments pending the receipt of revised Plans and/or testimony of the Applicant before the Board

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

CME Associates

Douglas M. Rohmeyer, PE, CME, CFM
Planning Board Engineer

DMR/DEP/dol

cc: Gregory Hock, Esq. – Planning Board Attorney
Gary Royer – Zoning Officer
Verizon New Jersey, Inc. – Applicant
Scherer Design Group, LLC – Applicant's Engineer